

# Far North Proposed District Plan

4 September 2023

**To:** Far North District Council

**Name of Submitter:** Horticulture New Zealand

## Contact for Service:

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# OVERVIEW

## Submission structure

- 1 Part 1: HortNZ's Role
- 2 Part 2: Further submissions on behalf of HortNZ

## Our submission

Horticulture New Zealand (HortNZ) made a submission on the proposed Far North District Plan and welcomes any opportunity to continue to work with council and to discuss our submission.

The details of HortNZ's further submissions and decisions we are seeking from council are set out below.

# HortNZ's Role

## Background to HortNZ

HortNZ represents the interests of approximately 4,200 commercial fruit and vegetable growers in New Zealand who grow around 100 different fruit, and vegetables. The horticultural sector provides over 40,000 jobs.

There is approximately, 80,000 hectares of land in New Zealand producing fruit and vegetables for domestic consumers and supplying our global trading partners with high quality food.

It is not just the direct economic benefits associated with horticultural production that are important. Horticulture production provides a platform for long term prosperity for communities, supports the growth of knowledge-intensive agri-tech and suppliers along the supply chain; and plays a key role in helping to achieve New Zealand's climate change objectives.

The horticulture sector plays an important role in food security for New Zealanders. Over 80% of vegetables grown are for the domestic market and many varieties of fruits are grown to serve the domestic market.

HortNZ's purpose is to create an enduring environment where growers prosper. This is done through enabling, promoting and advocating for growers in New Zealand.



# Further Submission

1. Horticulture New Zealand's (HortNZ) further submissions are contained in the attached table below.
2. HortNZ represents commercial fruit and vegetable growers in the Far North so represents a relevant aspect of the public interest.
3. HortNZ is not a trade competitor and could not gain any advantage in trade competition through this further submission.
4. HortNZ wishes to be heard in support of its further submissions.
5. If others make similar submissions, HortNZ will consider presenting a joint case with them at the hearing.

## Further submission on behalf of HortNZ on proposed Far North District Plan

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
<b>General</b>					
Kapiro Residents Association (S429)	S429.009	General / Process	Oppose	The submitter seeks inclusion of provisions for freshwater to give effect to the NPSFM 2020. It is the regional council responsibility to implement the NPSFM not the district council's.	Disallow S429.009 to include provisions for freshwater. <b>FS354.001</b>
BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited (S335)	S335.006	General / Plan Content / Miscellaneous	Support	The submitter identifies that there is no contaminated land chapter in the Plan. While the NESCS provides the framework for managing contaminated land this can be assisted by an objective and policy framework in the Plan as sought by the submitter.	Allow S335.006 to include provision for contaminated land. <b>FS354.002</b>
Northland Regional Council (S359)	S359.004	General / Plan Content / Miscellaneous	Support	The submitter seeks that the plan give effect to the National Policy Statement for Highly Productive Land (NPSHPL) and the National Policy Statement for Indigenous Biodiversity. HortNZ supports implementation of these higher order documents in the district plan.	Allow submission S359.004 to give effect to the NPSHPL and NPSIB. <b>FS354.003</b>

Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
Northland Regional Council (S359)	S359.019	General / Plan Content / Miscellaneous	Support	The submitter is concerned that the provisions to avoid reverse sensitivity are not sufficient, especially in the rural production zone, and seek these be strengthened with greater setbacks, appropriate visual and physical screening and limitations on intensity of noise sensitive activities. HortNZ seeks to ensure that primary production activities are not constrained because of inappropriate location of sensitive activities.	Allow S359.019  FS354.004
Northland Regional Council (S359)	S359.027	General / Plan Content / Miscellaneous	Support	The submitter seeks protection of LUC1, 2 and 3 soils and possibly some LUC 4 as being highly productive. HortNZ supports this approach as the soils are a valuable resource. Much horticultural production occurs on Class 4 soils.	Allow S359.027  FS354.005
Northland Regional Council (S359)	S359.028	General / Plan Content / Miscellaneous	Support	The submitter seeks that highly productive land be included in the Horticultural zone or Rural Production Zone and that lifestyle development is on poorer soils. This approach is supported.	Allow S359.028  FS354.006
Far North District Council (S368)	S368.005	General / Plan Content / Miscellaneous	Support	The submitter seeks to amend the plan to give effect to the National Policy Statement for Indigenous Biodiversity. The approach is supported but submitters need to be able to be involved in additional provisions.	Allow S368.005 but ensure adequate input for submitters.  FS354.007

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Northland Federated Farmers of New Zealand (S421)	S421.180	General / Plan Content / Miscellaneous	Support	The submitter seeks that all references to high character areas are deleted from the Coastal Environment chapter as they are not necessary to meet the requirements of the RMA, NPSCS or RPS but include large areas of rural land which affects the ability to use it for rural production purposes. HortNZ supports this approach.	Allow S421.180 to delete all references to high character areas from the Coastal Environment chapter  <b>FS354.008</b>
Transpower New Zealand Ltd (S454)	S454.032	General / Plan Content / Miscellaneous	Support	The submitter seeks that all provisions for infrastructure are included in the infrastructure chapter. The intent is supported to the extent that there needs to be clarity where relevant provisions are located within the Plan.	Allow S454.032 to the extent that it provides clarity to the Plan.  <b>FS354.009</b>
Transpower New Zealand Ltd (S454)	S454.033	General / Plan Content / Miscellaneous	Support	The submitter seeks that all provisions for energy are included in the energy chapter. The intent is supported to the extent that there needs to be clarity where relevant provisions are located within the Plan	Allow S454.033 to the extent that it provides clarity to the Plan  <b>FS354.011</b>
Transpower New Zealand Ltd (S454)	S454.132	General / Plan Content / Miscellaneous	Oppose	The National Grid does not traverse the Horticultural Zone so specific provisions in that zone are not needed.	Disallow S454.132  <b>FS354.012</b>
LJ King Ltd (S464)	S464.034	General / Plan Content / Miscellaneous	Oppose	The submitter seeks changes to the objectives and policies for the rural production zone to allow a range of other activities. That approach is inconsistent with	Disallow S464.034  <b>FS354.013</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
				the National Planning Standards as to what is anticipated in the Rural Production Zone.	
Top Energy Limited (S483)	S483.031	General / Plan Content / Miscellaneous	Oppose	The submitter seeks a new objective in the Strategic Direction for 'Regionally Significant Infrastructure' including that it is 'protected'. HortNZ recognises the importance of infrastructure but does not support an objective of 'protect'.	Disallow S483.031. <b>FS354.014</b>
Top Energy Limited (S483)	S483.188	General / Plan Content / Miscellaneous	Oppose	The submitter seeks provisions protecting all 'Critical Electricity Lines' (CEL), i.e. extend the provisions applying to 110kv lines to also include 33kv lines and insert a new chapter addressing the provisions pertaining to the CEL overlay. HortNZ does not support this 'protection' as needs of affected landowners also need to be taken into account.	Disallow S483.188 <b>FS354.015</b>
Ngā Tai Ora - Public Health Northland (S516)	S516.025	General / Plan Content / Miscellaneous	Support in part	The submitter seeks objectives and policies in the Strategic Direction chapters to recognise and provided for the benefits of Regionally Significant Infrastructure.	Allow S516.025 in part to recognise and provide for the benefits of regionally significant infrastructure. <b>FS354.016</b>
Ngā Tai Ora - Public Health Northland (S516)	S516.027	General / Plan Content / Miscellaneous	Support	The submitter seeks to insert a new objective in the Strategic Direction: Avoid reverse sensitivity effects between incompatible activities and zones. Avoiding reverse	Allow S516.027 <b>FS354.017</b>



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				sensitivity is an important issue for HortNZ and growers.	
Ngā Tai Ora - Public Health Northland (S516)	S516.050	General / Plan Content / Miscellaneous	Oppose	The submitter seeks to insert rules for the management storage, use, transport and disposal of hazardous substances in the Far North District. HortNZ supports the approach to managing hazardous substances as in the PDP.	Disallow S516.050  FS354.018
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.022	General / Plan Content / Miscellaneous	Oppose	The submitter seeks additional standards for crop protection structures, including non-complying activity status, which would limit the use for horticultural production in the district. They are used in rural production zones which are working environment and are anticipated in those environments.	Disallow S522.022  FS354.019
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.030	General / Plan Content / Miscellaneous	Support	The submitter seeks to amend rural zones to firm up policies and rules to protect productive land - but elsewhere seeks to limit the use of highly productive land. HortNZ supports 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.	Allow S527.030  FS354.020

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Roger Atkinson (S534)	S534.007	General / Plan Content / Miscellaneous	Oppose	The submitter seeks to delete the Horticultural Zone in its entirety. HortNZ opposes the deletion as the zone has been developed in response to issues faced by growers in the district to ensure that horticultural production can operate without constraints from reverse sensitivity effects. In addition the zone is likely to assist in achieving the objectives of the NPSHPL.	Disallow S534.007 and retain the horticultural zone.  FS354.021
John and Rose Whitehead (S535)	S535.007	General / Plan Content / Miscellaneous	Oppose	The submitter seeks to delete the Horticultural Zone in its entirety. HortNZ opposes the deletion as the zone has been developed in response to issues faced by growers in the district to ensure that horticultural production can operate without constraints from reverse sensitivity effects. In addition the zone is likely to assist in achieving the objectives of the NPSHPL.	Disallow S535.007 and retain the horticultural zone.  FS354.022
<b>Description of District</b>					
Northland Federated Farmers of New Zealand (S421)	S421.002	Significant Resource Management Issue 2	Support	A clear statement of the issues facing the rural environment is supported.	Allow S421.002  FS354.023
<b>General approach</b>					

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Northland Regional Council (S359)	S359.010	Approach to Integrated Management	Support	The submitter identifies the need for water resilience for the Far North district and seeks specific recognition of the issue in the strategic Directions. Lack of water and drought adversely affects horticultural growers so water resilience is supported.	Allow S359.010  FS354.024
<b>Definitions</b>					
Bentzen Farm Limited (S167)	S167.003	Definition Highly productive land	Oppose	HortNZ supports the inclusion of LUC 4 in the definition as horticulture occurs on Class 4 land in the Far North District and supports retention of Class 4 land until the RPS identifies highly productive land so that Class 4 HPL is not lost to rural production in the interim.	Disallow S167.003  FS354.025
Far North District Council (S368)	S368.029	Definition Highly productive land	Support	The clarification sought in the submission is supported.	Allow S368.029  FS354.286
Far North District Council (S368)	S368.116	Definition Highly productive land	Support	The submitter seeks consistent use of the term highly productive land. This is supported	Allow S368.116  FS354.026

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Braedon & Cook Limited (S401)	S401.002	Definition Highly productive land	Oppose	HortNZ supports the inclusion of LUC 4 in the definition as horticulture occurs on Class 4 land in the Far North District and supports retention of Class 4 land until the RPS identifies highly productive land so that Class 4 HPL is not lost to rural production in the interim. The district plan can be more stringent than the NPSHPL.	Disallow S401.002 <b>FS354.027</b>
Kiwi Fresh Orange Company Limited (S554)	S554.004	Definition Highly productive land	Oppose	HortNZ supports the inclusion of LUC 4 in the definition as horticulture occurs on Class 4 land in the Far North District and supports retention of Class 4 land until the RPS identifies highly productive land so that Class 4 HPL is not lost to rural production in the interim. The district plan can be more stringent than the NPSHPL.	Disallow S554.004 <b>FS354.028</b>
Northland Planning and Development 2020 Limited (S502)	S502.003	Definitions HOME BUSINESS	Oppose	The submitter seeks to delete the 2 <sup>nd</sup> clause in the definition. The definition is from the National Planning Standards and should be included in its entirety.	Disallow S502.003 <b>FS354.029</b>
Ngā Tai Ora - Public Health Northland (S516)	S516.018	Definitions INFRASTRUCTURE	Oppose	The definition of infrastructure is from s2 of the RMA so should be included as in the Act and not amended,	Disallow S516.018 <b>FS354.030</b>

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Transpower New Zealand Ltd (S454)	S454.010	Definitions NATIONAL GRID YARD	Oppose	HortNZ has sought another definition for the National Grid Yard.	Disallow S454.010 <b>FS354.031</b>
Radio New Zealand (S489)	S489.007	Definitions NOISE SENSITIVE ACTIVITY	Oppose	Noise sensitive activity is used differently to sensitive activity in the plan so both definitions should be retained.	Disallow S489.007 <b>FS354.032</b>
New Zealand Pork Industry Board (S55)	S55.011	Definitions SENSITIVE ACTIVITY	Support	The additions to the definition are supported.	Allow S55.011 <b>FS354.033</b>
Transpower New Zealand Ltd (S454)	S454.013	Definitions SENSITIVE ACTIVITY	Oppose	The notified definition is consistent with the NPSET definition for electricity transmission.	Disallow S454.013 <b>FS354.034</b>
Director General of Conservation (Department of Conservation) (S364)	S364.019	Definitions WETLAND	Support	The submitter seeks the inclusion of the definition for natural wetland in the NPSFM which clarifies what is a natural wetland. This is supported and seek that the associated rules refer to natural wetlands.	Allow S364.019 <b>FS354.035</b>
New Zealand Pork Industry Board (S55)	S55.001	Definitions New definition Ancillary rural earthworks	Support	HortNZ supports providing for earthworks for biosecurity purposes through the definition of ancillary rural earthworks.	Allow S55.001 <b>FS354.036</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
New Zealand Pork Industry Board (S55)	S55.010	Definitions New definition reverse sensitivity	Support	HortNZ supports the clarity by including a definition for reverse sensitivity.	Allow S55.010  FS354.037
Horticulture New Zealand (S159)	S159.004	Definitions New definition Crop support structure	Support	The summary states: Insert a definition of 'crop protection structures' as follows: Crop support structure means an open structure on which plants are grown.  The new definition sought is for 'crop support structures' which are different to artificial crop protection structures. There should be clarity between the two terms.	Allow S159.004 in part and Insert a definition of 'crop support structures' as follows: Crop support structure means an open structure on which plants are grown  FS354.038
Bentzen Farm Limited (S167)	S167.002	Definitions New definition Helicopter landing areas	Oppose	There should be a distinction between helicopter depots and helicopter landing areas with helicopter depots being used on a regular basis or as a base while helicopter landing areas could be used on a less regular basis.	Include a definition for 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 FS354.039
Director General of Conservation	S364.084	Definitions New definition Biosecurity reasons	Support	It is HortNZ's understanding that clearance of vegetation for 'biosecurity purposes' is where there is an incursion of an unwanted organism under the Biosecurity Act 1993 and there is a declaration to remove the organism, which may involve removal of	Allow S364.084 to the extent that there should be clarity as to what is meant by 'biosecurity purposes'.  FS354.040

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				vegetation affected by the unwanted organism or acting as a host. It may be clearer that the provisions more clearly state what is a biosecurity purpose rather than inclusion of a definition.	
Northland Federated Farmers of New Zealand (S421)	S421.007	Definitions New definition Land based primary production	Support	The definition of land-based primary production is in the NPSHPL and it is relevant to include in the district plan.	Allow S421.007 <b>FS354.041</b>
<b>Tangata Whenua</b>					
Te Runanga o Ngai Takoto Trust (S390)	S390.048	Tangata Whenua	Oppose in part	The submitter seeks that cultural impact assessment of land use and subdivision proposals be required that have the potential for positive or adverse effects on the relationship of tāngata whenua with their ancestral lands, water, sites, wāhi tapu and other taonga.  It is unclear what the trigger for such reports would be and any such reports should be related to the nature and scale of the activity and likely to have direct effects as a result of the activity.	Disallow S390.048 to the extent that cultural impact reports should not be a mandatory requirement for a resource consent.  <b>FS354.042</b>

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<b>Strategic directions</b>					
Neil Construction Limited (S349)	S349.003	Directions Overview	Oppose	The submitters seeks that the proposed district plan make greater provision for rural residential capacity. HortNZ considers that the strategic directions establish the overall framework for how issues are to be addressed in the plan – not making specific provision. In relation to rural residential the approach should be to ensure that it does not adversely affect primary production activities in the rural environment.	Disallow S349.003  FS354.043
Northland Regional Council (S359)	S359.005	Directions Overview	Support in part	The submitter seeks strategic direction as to how climate change will be managed through the PDP. Such an approach would provide clarity for the district.	Allow S359.005  FS354.044
Northland Federated Farmers of New Zealand (S421)	S421.012	Directions Overview	Support	The submitter seeks that recognition of the productive value of land is included as a factor when considering management of urban growth. This is supported.	Allow S421.012  FS354.045
Neil Construction Limited (S349)	S349.005	Urban Form and Development Objectives	Oppose	The deletion of the framework for urban form and development is not supported. Rural Residential should not compromise land for primary production.	Disallow S349.005  FS354.046



Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Bentzen Farm Limited (S167)	S167.005	Rural Environment Objectives	Oppose	<p>The submitter seeks to include a new SD: The importance of non-primary production activities in the rural environment to the social, economic and cultural wellbeing of the district is recognised and provided for.</p> <p>HortNZ does not support this objective as it is contrary to the direction in the National Planning Standards for the Rural Production Zone. Only those non-primary production activities that have a functional or operational need to locate in the rural environment should be provided for. The SD is setting the direction going forward for the rural area - which is different to what has happened in the past.</p>	<p>Disallow S167.005</p> <p><b>FS354.047</b></p>
P S Yates Family Trust (S333)	S333.005	Rural Environment Objectives	Oppose	<p>The submitter seeks to include a new SD: The importance of non-primary production activities in the rural environment to the social, economic and cultural wellbeing of the district is recognised and provided for.</p> <p>HortNZ does not support this objective as it is contrary to the direction in the National Planning Standards for the Rural Production Zone. Only those non-primary production activities that have a functional or operational need to locate in the rural environment should be provided for. The SD is setting the direction going forward for the</p>	<p>Disallow S333.005</p> <p><b>FS354.048</b></p>

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				rural area - which is different to what has happened in the past.	
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.036	Rural Environment SD-RE-O1	Support	The submitter seeks that the rural zone objectives should also limit the other activities that can occur in the rural zones. HortNZ concurs that it should be clear that non-primary production activities are not anticipated in the rural environment unless they have a functional or operational need to locate in the rural area.	Allow S511.036  FS354.049
Transpower New Zealand Ltd (S454)	S454.031	Rural Environment SD-RE-O2	Oppose	The submitter seeks a specific 'carve out' for infrastructure. The NPSHPL 3.9 specifically lists activities that would be 'appropriate' on HPL, which include infrastructure where there is a functional or operational need to be on HPL.  It is not necessary to specifically list one such activity within the SD.	Disallow S454.031  FS354.050
Waiaua Bay Farm Limited (S463)	S463.008	Rural Environment SD-RE-O2	Oppose	The submitter seeks the deletion of the objective as the NPSHPL has been introduced.  The District Council has requirements to implement the NPSHPL so the objective is relevant to the council's functions.	Disallow S463.008  FS354.051

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Bentzen Farm Limited (S167)	S167.006	Natural Environment SD-EP-O5	Oppose	Section 6 of the RMA provides for the preservation and protection of natural character and protection of outstanding natural features and landscapes from inappropriate subdivision use and development. It does not require restoration.	Disallow S167.006  FS354.052
<b>Infrastructure</b>					
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.011	Infrastructure Overview	Oppose in part	The submitter seeks changes to the Infrastructure provisions through the inclusion of a definition of 'additional infrastructure' from the NPSUFD and applying proposed provisions for infrastructure to that 'additional infrastructure'. While the need to provide for educational facilities is recognised HortNZ does not support the approach as the definition of additional infrastructure involves more than educational facilities	Disallow S331.011  FS354.053
Transpower New Zealand Ltd (S454)	S454.035	Infrastructure Overview	Support	Recognition of NZECP34:2001 and the Hazard from Tree Regulations is supported.	Allow S454.035  FS354.054
Royal Forest and Bird Protection	S511.037	Infrastructure Objectives	Support	Clear differentiation between infrastructure and regionally significant infrastructure is supported.	Allow S511.037  FS354.055

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Society of New Zealand (S511)					
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.012	Infrastructure I-O1	Oppose	HortNZ does not support inclusion of additional infrastructure as sought by the submitter.	Disallow S331.012 FS354.056
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.013	Infrastructure I-O2	Oppose	HortNZ does not support inclusion of additional infrastructure as sought by the submitter.	Disallow S331.013 FS354.057
Northland Federated Farmers of New Zealand (S421)	S421.021	Infrastructure I-O2	Support	HortNZ supports I-02 being retained.	Allow S421.021 FS354.058
Northland Federated Farmers of New Zealand (S421)	S421.025	Infrastructure I-O4	Support	Recognition of highly productive land in the objective is supported.	Allow S421.025 FS354.059
Transpower New Zealand Ltd (S454)	S454.044	Infrastructure Policies	Support in part	The submitter seeks a separate policy for the National Grid. A separate policy is supported to the extent that it differentiates from other infrastructure due to the NPSET applying. However the policy sought makes	Allow S454.044 to the extent of inclusion of specific policies for the National Grid but ensure that the policy framework appropriately

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				no mention of rural areas over which much of the National Grid traverses.	recognises the areas which the National Grid is located in. <b>FS354.060</b>
Transpower New Zealand Ltd (S454)	S454.050	Infrastructure Policies	Oppose in part	The submitter seeks a separate policy for the National Grid. A separate policy is supported to the extent that it differentiates from other infrastructure due to the NPSET applying. However the NPSET seeks to recognise and provide for the National Grid and any policy framework should implement that approach - not 'protection'.	Disallow S454.050 to the extent that the wording sought for a new policy is inconsistent with the NPSET. <b>FS354.061</b>
Transpower New Zealand Ltd (S454)	S454.058	Infrastructure Policies	Support	Recognition of reverse sensitivity from sensitive activities is appropriate.	Allow S454.058 <b>FS354.062</b>
Top Energy Limited (S483)	S483.026	Infrastructure Policies	Oppose	It is not necessary to include policies in the SD chapter as the strategic objectives are implemented through the respective chapters.	Disallow S483.026 <b>FS354.063</b>
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.038	Infrastructure Policies	Support	Clear differentiation between infrastructure and regionally significant infrastructure is supported.	Allow S511.038 <b>FS354.064</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.042	Infrastructure Policies	Support	The submitter seeks policies specifically for regionally significant infrastructure. However HPL should also be recognised in the policies	Allow S511.042 but also include highly productive land as a matter to be protected.  FS354.065
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.043	Infrastructure Policies	Support	The submitter seeks policies specifically for regionally significant infrastructure.	Allow S511.043  FS354.066
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.014	Infrastructure I-P1	Oppose	The addition of additional infrastructure is not supported for reasons set out above.	Disallow S331.014  FS354.067
Transpower New Zealand Ltd (S454)	S454.045	Infrastructure I-P3	Support in part	HortNZ supports separate policy framework for the National Grid to give effect to the NPSET but wording must be consistent with the NPSET.	Allow S454.045 to the extent that it gives effect to the NPSET.  FS354.068
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.015	Infrastructure I-P4	Oppose	The addition of additional infrastructure is not supported for reasons set out above.	Disallow S331.015  FS354.069

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Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.016	Infrastructure I-P5	Oppose	The addition of additional infrastructure is not supported for reasons set out above.	Disallow S331.016  FS354.070
Northland Federated Farmers of NZ	S421.039	Infrastructure I-P7	Support in part	HortNZ has sought changes to I-P7 for similar reasons to Federated Farmers to ensure that landowners are not adversely affected by infrastructure that traverses private property.	Allow S421.039 where it is consistent with the changes sought by HortNZ in S159.032  FS354.071
Top Energy Limited (S483)	S483.045	Infrastructure I-P7	Oppose	HortNZ has sought changes to I-P7 which are inconsistent with the changes sought by the submitter. In particular HortNZ does not support extending the policy to include local infrastructure or including maps of CEL through submissions as landowners are foreclosed on the opportunity to submit.	Disallow S483.045  FS354.072
Top Energy Limited (S483)	S483.047	Infrastructure I-P9	Oppose	Linear infrastructure should be encouraged to be within road where practicable to avoid impacts on private property.	Disallow S483.047  FS354.073
Transpower New Zealand Ltd (S454)	S454.053	Infrastructure I-P10	Support	The wording sought better reflects the nature of the National Grid	Allow S454.053  FS354.074

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Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.017	Infrastructure Rules	Oppose	The submitter requests that educational facilities are provided for within the district plan as a permitted activity in the Infrastructure Chapter (and subsequently removed from the relevant zoning chapters). HortNZ opposes this approach as it is important that the effects of the activity in the context of each zone are considered.	Disallow S331.017  FS354.075
Transpower New Zealand Ltd (S454)	S454.103	Infrastructure Rules	Support in part	HortNZ supports a permitted activity rule for earthworks within the National Grid Yard that complies with NZECP34:2001 and a default to restricted discretionary.	Allow S454.103 and include a permitted activity rule for earthworks within the National Grid Yard that complies with NZECP34:2001 FS354.076
Top Energy Limited (S483)	S483.059	Infrastructure I-R3	Oppose	The standards for upgrades need to be clear and ensure that they will not adversely affect other parties. The changes sought do not appear to achieve those outcomes.	Disallow S483.059.  FS354.077
Transpower New Zealand Ltd (S454)	S454.063	Infrastructure I-R7	Oppose	HortNZ considers that new overhead lines and associated structures can have adverse effects on other parties. Therefore a discretionary activity status is supported. If a RD status is included then a matter of discretion should be the effects on other parties, including affected landowners.	Disallow S454.063  FS354.078



Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Transpower New Zealand Ltd (S454)	S454.065	Infrastructure I-R11	Oppose in part	HortNZ has sought changes to I-R11 to ensure that horticultural activities are able to be undertaken in the National Grid Yard.	Allow S454.065 to the extent that horticultural activities in the National Grid Yard can be undertaken as sought in the HortNZ submission. <b>FS354.079</b>
Top Energy Limited (S483)	S483.069	Infrastructure I-R12	Oppose	HortNZ has sought changes to I-R12 to ensure that horticultural activities are able to be undertaken in the near Critical Electricity Lines and seeks to ensure that the rule is based on meeting requirements in NZECP34:2001.	Disallow S483.069 <b>FS354.080</b>
Top Energy Limited (S483)	S483.071	Infrastructure I-R12	Oppose	HortNZ has sought changes to I-R12 to ensure that horticultural activities are able to be undertaken in the near Critical Electricity Lines and seeks to ensure that the rule is based on meeting requirements in NZECP34:2001.	Disallow S483.071 <b>FS354.081</b>
Top Energy Limited (S483)	S483.072	Infrastructure I-R13	Oppose	The rule should only require that the regulations in the Hazard from Trees Regulations 2003 are met.	Disallow S483.072 <b>FS354.082</b>
Transpower New Zealand Ltd (S454)	S454.067	Infrastructure I-R18	Support in part	Amending the rule to apply to the National Grid Subdivision Corridor is supported but not the deletion of the restricted discretionary activity status.	Allow S454.067 to the extent of amending the rule to apply to the National Grid Subdivision Corridor <b>FS354.083</b>

Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
Transpower New Zealand Ltd (S454)	S454.068	Infrastructure I-R20	Oppose	The addition of the National Grid Subdivision Corridor is not supported as it is provided for in I-R18.	Disallow S454.068 <b>FS354.084</b>
Transpower New Zealand Ltd (S454)	S454.069	Infrastructure I-R21	Oppose	HortNZ seeks changes to I-R21.	Disallow S454.069 <b>FS354.085</b>
<b>Transport</b>					
Northland Transportation Alliance (S184)	S184.020	Transport TRAN-Table 1	Oppose	A requirement for EV parking spaces is not relevant to all sectors in the Far North, especially rural activities where use of EV's is limited. Also linking bicycle spaces to number of employees is only relevant where the facility is within cycling distance for employees. In rural locations such spaces should not be mandatory.	Disallow S184.020 <b>FS354.086</b>
<b>Natural hazards</b>					
Bentzen Farm Limited (S167)	S167.008	Natural hazards NH-P9	Support	The focus of the policy on wildfire should be on vulnerable activities.	Allow S167.008 <b>FS354.087</b>
Kāinga Ora Homes and Communities (S561)	S561.044	Natural hazards NH-S1	Support	The proposed standard is not specific and is too general. The submitter seeks that the natural hazard should be identified on a map in the DP and this is supported.	Allow S561.044 <b>FS354.088</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
<b>Hazardous substances</b>					
Transpower New Zealand Ltd (S454)	S454.075	Hazardous substances Rules	Oppose in part	<p>The submitter seeks that there is a new rule for the use storage or disposal of hazardous substances near the National Grid that would permit the activity where normal household usage volumes of hazardous substances are used, stored or disposed of. Such a rule would preclude the application of agrichemicals and fertiliser in the National Grid Yard as would be a 'use' greater than normal household usage and would be 'non-complying' under the rule that is sought. This is not supported.</p> <p>It is accepted that storage of hazardous substances within the National Grid Yard should be limited but not the use of such substances.</p>	<p>Disallow S454.075 in relation to use of hazardous substances and non-complying activity status.</p> <p><b>FS354.089</b></p>
Ngati Rangi ki Ngawha Hapu (S304)	S304.005	Hazardous substances HS-R2	Oppose	The matter identified by the submitter relates to a discharge which is the responsibility of the regional council, not the district council. Agrichemical use is managed under the Regional Land and Water Plan.	<p>Disallow S304.005</p> <p><b>FS354.090</b></p>
Ngati Rangi ki Ngawha (S515)	S515.010	Hazardous substances HS-R2	Oppose	The matter identified by the submitter relates to a discharge which is the responsibility of the regional council, not the district council. Agrichemical use is	<p>Disallow S515.010</p> <p><b>FS354.091</b></p>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
				managed under the Regional Land and Water Plan	
<b>Heritage Overlays</b>					
Northland Federated Farmers of New Zealand (S421)	S421.098	Heritage area overlays HA-O1	Support	The submitter seeks that heritage sites are identified and protected from inappropriate subdivision, use, and development, rather than 'protection' per se. This change is consistent with s6 of the RMA so is supported.	Allow S421.098 <b>FS354.092</b>
Northland Federated Farmers of New Zealand (S421)	S421.100	Heritage area overlays HA-P13	Support	The submitter seeks that heritage sites are identified and protected from inappropriate subdivision, use, and development, rather than 'protection' per se. This change is consistent with s6 of the RMA so is supported.	Allow S421.100 <b>FS354.093</b>
Northland Federated Farmers of New Zealand (S421)	S421.102	Heritage area overlays HA-R5	Support	The addition of 'ancillary rural earthworks' as a permitted activity is supported.	Allow S421.102 <b>FS354.094</b>
Northland Federated Farmers of New Zealand (S421)	S421.104	Heritage area overlays HA-R8	Support	The submitter identifies that there is a need to make adequate provision for farm buildings, and expresses concerns about the need to not be visible from a public place, which is not defined.	Allow S421.104 <b>FS354.095</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
				This concern is supported.	
Northland Federated Farmers of New Zealand (S421)	S421.106	Heritage area overlays HA-R11	Support	A change to restricted discretionary activity status is sought which is supported.	Allow S421.106 <b>FS354.096</b>
Northland Federated Farmers of New Zealand (S421)	S421.107	Heritage area overlays HA-S1	Support	A setback of 75m in the Te Waimate Heritage Overlay is not appropriate so the deletion is supported.	Allow S421.107 <b>FS354.097</b>
Heritage New Zealand Pouhere Taonga (S570)	S570.004	Heritage area overlays HA-S2	Support in part	The submitter seeks that the standard for heritage colours only apply to heritage areas where such a control is justified. Also they should not apply where a building or structure is unpainted.	Allow S570.004 and amend the requirement for painting buildings in heritage colours where specifically justified. <b>FS354.098</b>
Heritage New Zealand Pouhere Taonga (S409)	S409.045	Heritage area overlays Heritage Overlay - Kerikeri	Oppose	There needs to be provision for rural production in the heritage overlays - including Kerikeri.	Disallow S409.045 unless adequate provision made for rural production activities as permitted activities in the overlay. <b>FS354.099</b>
Northland Federated Farmers of New Zealand (S421)	S421.089	Heritage area overlays Heritage Overlay - Kerikeri	Support	The submitter seeks to amend the Overview to the Kerikeri Heritage overlay so that it acknowledges and provides for existing, legally established rural activities as part of the existing environment. This is supported	Allow S421.089 <b>FS354.100</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
				as rural production activities are important to the Far North economy.	
Heritage New Zealand Pouhere Taonga (S409)	S409.039	Heritage area overlays Heritage Overlay - Pouerua	Oppose	There needs to be provision for rural production in the heritage overlays - including Pouerua.	Disallow S409.039 unless adequate provision made for rural production activities as permitted activities in the overlay. <b>FS354.101</b>
Northland Federated Farmers of New Zealand (S421)	S421.094	Heritage area overlays Heritage Overlay - Pouerua	Support	The submitter seeks to amend the Overview to the Pouerua Heritage overlay so that it acknowledges and provides for existing, legally established rural activities as part of the existing environment. This is supported as rural production activities are important to the Far North economy.	Allow S421.094 <b>FS354.102</b>
Heritage New Zealand Pouhere Taonga (S409)	S409.043	Heritage area overlays Heritage Overlay - Te Waimate	Oppose	There needs to be provision for rural production in the heritage overlays - including Te Waimate.	Disallow S409.043 unless adequate provision made for rural production activities as permitted activities in the overlay. <b>FS354.103</b>
Northland Federated Farmers of New Zealand (S421)	S421.097	Heritage area overlays Heritage Overlay - Te Waimate	Support	The submitter seeks to amend the Overview to the Te Waimate Heritage overlay so that it acknowledges and provides for existing, legally established rural activities as part of the existing environment. This is supported as rural production activities are important to the Far North economy.	Allow S421.097 <b>FS354.104</b>

Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
<b>Historic heritage</b>					
Northland Federated Farmers of New Zealand (S421)	S421.109	Historic heritage Overview	Support	The submitter seeks to amend the Overview so that it promotes the use of non-regulatory methods as well as ensuring that historic heritage will be protected from inappropriate subdivision, use and development. HortNZ supports this approach.	Allow S421.109 <b>FS354.105</b>
<b>Sites and areas of significance to Māori</b>					
Northland Federated Farmers of New Zealand (S421)	S421.132	Sites and areas of significance to Māori Overview	Support	It is important that private landowners are recognised and considered in the identification and management of Sites and areas of significance to Māori.	Allow S421.132 <b>FS354.106</b>
Te Hiku Iwi Development Trust (S399)	S399.056	Sites and areas of significance to Māori Policies	Oppose in part	SASM-P1 sets out how sites will be identified using criteria in policy 4.5.3 of the Northland Regional Policy Statement. Therefore it is not necessary to include the new policy as sought by the submitter.	Disallow S399.056 <b>FS354.107</b>
<b>Ecosystems and indigenous biodiversity</b>					

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.055	Ecosystems and indigenous biodiversity Objectives	Support	The submitter seeks an objective that landowners are encouraged and supported to protect and enhance the biodiversity values of their land. Recognition of landowners is supported.	Allow S511.055  FS354.108
Director General of Conservation (Department of Conservation ) (S364)	S364.031	Ecosystems and indigenous biodiversity IB-O1	Oppose	The submitter seeks the addition that SNA's are enhanced. The NPSIB does not seek enhancement so the policy is not consistent with the NPSIB.	Disallow S364.031  FS354.109
Director General of Conservation (Department of Conservation ) (S364)	S364.032	Ecosystems and indigenous biodiversity IB-O2	Oppose	The submitter seeks that indigenous biodiversity is protected, maintained, and restored The NPSIB does not seek protected, maintained, and restored so the policy is not consistent with the NPSIB	Disallow S364.032  FS354.110
Summit Forests New Zealand Limited (S148)	S148.016	Ecosystems and indigenous biodiversity IB-P1	Support	It is the council's responsibility under the NPSIB to map SNA's.	Allow S148.016  FS354.111
Director General of Conservation	S364.038	Ecosystems and	Oppose in part	The NPSIB requires that SNA's are protected by avoiding or managing adverse effects from new subdivision use and development.	Disallow S364.038  FS354.112



Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
(Department of Conservation ) (S364)		indigenous biodiversity IB-P3		The policy as notified provides for this approach.	
Director General of Conservation (Department of Conservation ) (S364)	S364.040	Ecosystems and indigenous biodiversity IB-P5	Oppose	The submitter seeks to delete IB-P5 a), including highly productive land. This is not supported as hpl also needs to be recognised and provided for.	Disallow S364.040  FS354.113
Director General of Conservation (Department of Conservation ) (S364)	S364.044	Ecosystems and indigenous biodiversity IB-R1	Support in part	The submitter seeks clarification of 'biosecurity reasons'. The HortNZ submission on IB-P7 would assist in defining 'biosecurity reasons': <i>Provide for the active management of pest plants and pest animals including those identified in the Regional Pest Management Plan and unwanted organisms under the Biosecurity Act 1993.</i>	Allow S364.044 to the extent that biosecurity reasons' is based in the HortNZ submission on IB-P7.  FS354.114
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.067	Ecosystems and indigenous biodiversity IB-R1	Support in part	Clarification of 'biosecurity purposes' in clause 4 as sought by the submitter is supported and consistent with the HortNZ submission on IB-P7.	Allow S511.067 in respect of IB-R1 (4).  FS354.115
Summit Forests New Zealand Limited (S148)	S148.022	Ecosystems and	Support	Requiring an ecologists report at the landowners cost when the council has not	Allow S148.022  FS354.116

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
		indigenous biodiversity IB-R4		included SNA's in the plan is an unfair cost to landowners.	
Director General of Conservation (Department of Conservation ) (S364)	S364.047	Ecosystems and indigenous biodiversity IB-R4	Oppose	The submitter seeks to make the rule a controlled activity rule. This would be an overly restrictive regime at considerable cost to landowners.	Disallow S364.047  FS354.117
<b>Natural character</b>					
Northland Federated Farmers of New Zealand (S421)	S421.143	Natural character NATC-O1	Support	The wording sought is more consistent with s6 of the RMA.	Allow S421.143  FS354.118
Northland Federated Farmers of New Zealand (S421)	S421.144	Natural character NATC-O2	Support	The wording sought is more consistent with s6 of the RMA.	Allow S421.144  FS354.119
Waka Kotahi NZ Transport Agency (S356)	S356.069	Natural character NATC-R1	Support	Differentiation between Outstanding or High Natural Character Areas and other areas of natural character is supported.	Allow S356.069  FS354.120

Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
Northland Federated Farmers of New Zealand (S421)	S421.147	Natural character NATC-R1	Support	The submitter seeks to amend Rule NATC-R1 to provide for activities that need to be located within a natural character area as long as the subdivision, use and development is not inappropriate for the area. Activities need to be able to continue in natural character areas so this is supported.	Allow S421.147  FS354.121
Northland Federated Farmers of New Zealand (S421)	S421.148	Natural character NATC-R2	Support	The submitter seeks to amend Rule NATC-R2 to provide for activities that need to be located within a natural character area as long as the subdivision, use and development is not inappropriate for the area. Activities need to be able to continue in natural character areas so this is supported.	Allow S421.148  FS354.122
Summit Forests New Zealand Limited (S148)	S148.026	Natural character NATC-R3	Support	Provision for measures for sediment control are supported.	Allow S148.026  FS354.123
<b>Natural features and landscapes</b>					
Northland Federated Farmers of New Zealand (S421)	S421.151	Natural features and landscapes NFL-01	Support	The wording sought is more consistent with s6 of the RMA.	Allow S421.151  FS354.124

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Bentzen Farm Limited (S167)	S167.031	Natural features and landscapes NFL-02	Support	The wording sought is more consistent with s6 of the RMA.	Allow S167.031 FS354.287
Bentzen Farm Limited (S167)	S167.039	Natural features and landscapes Policies	Support	There needs to be recognition of existing land uses which often have contributed to the landscape.	Allow S167.039 FS354.125
Summit Forests New Zealand Limited (S148)	S148.027	Natural features and landscapes NFL-P4	Support	All primary production activities should be provided for.	Allow S148.027 FS354.126
Northland Planning and Development 2020 Limited (S502)	S502.042	Natural features and landscapes NFL-S3	Support	The amendment provides for a more reasonable amount of earthworks to be undertaken.	Allow S502.042 FS354.127
<b>Subdivision</b>					
Northland Regional Council (S359)	S359.029	Subdivision Objectives	Support	Objectives to discourage fragmentation of rural land and retention of highly productive land to give effect to the NPSHPL are supported.	Allow S359.029 FS354.128

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Te Hiku Community Board (S257)	S257.007	Subdivision SUB-O2	Oppose	The submitter seeks the deletion of protection of highly productive land. Such land is required by the NPSHPL to be protected so the clause should not be deleted.	Disallow S257.007  FS354.129
Director General of Conservation (Department of Conservation ) (S364)	S364.053	Subdivision SUB-O2	Oppose	The submitter seeks the deletion of protection of highly productive land as it is not a s6 matter. Such land is required by the NPSHPL to be protected so the clause should not be deleted	Disallow S364.053  FS354.130
Northland Regional Council (S359)	S359.030	Subdivision Policies	Support	Policies to discourage fragmentation of rural land and retention of highly productive land to give effect to the NPSHPL are supported.	Allow S359.030  FS354.131
Bentzen Farm Limited (S167)	S167.052	Subdivision SUB-P8	Oppose	Rural lifestyle subdivision in the Rrual Production and Horticultural zones is inconsistent with providing for primary production activities so is not supported.	Disallow S167.052  FS354.132
Thomson Survey Ltd (S202)	S202.002	Subdivision SUB-P8	Oppose	The use of 'avoid' is deliberate and supported to ensure that rural lifestyle does not compromise primary production activities.	Disallow S202.002  FS354.133

Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
New Zealand Pork Industry Board (S55)	S55.018	Subdivision SUB-R1	Support	Specific reference to reverse sensitivity is supported as it provides clarity.	Allow S55.018 <b>FS354.134</b>
New Zealand Pork Industry Board (S55)	S55.019	Subdivision SUB-R2	Support	Specific reference to reverse sensitivity is supported as it provides clarity.	Allow S55.019 <b>FS354.135</b>
New Zealand Pork Industry Board (S55)	S55.020	Subdivision SUB-R3	Support	Specific reference to reverse sensitivity is supported as it provides clarity.	Allow S55.020 <b>FS354.136</b>
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.023	Subdivision SUB-R7	Support	SUB-R7 and the management plan should include consideration of highly production land.	Allow S527.023 including provisions for highly productive land. <b>FS354.137</b>
Thomson Survey Ltd (S190)	S190.002	Subdivision SUB-S1	Oppose	HortNZ opposes changes to the minimum lot sizes in the Rural Production and Horticultural zones. In particular the NPSHPL must be given effect to avoid subdivision of highly production land.	Disallow S190.002 <b>FS354.138</b>
Thomson Survey Ltd (S190)	S190.001	Subdivision SUB-S1	Oppose	HortNZ does not support reducing the minimum lot sizes in the Rural Production Zone as it will not achieve the objectives and policies in the Plan. Introducing a further layer as sought is not effects based.	Disallow S190.001 <b>FS354.139</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Thomson Survey Ltd (S190)	S190.002	Subdivision SUB-S1	Oppose	Introducing a further layer in the Horticultural Zone as sought is not effects based and will not achieve the objectives and policies in the Plan. The change sought will lead to greater fragmentation of Highly productive land and does not give effect to the NPSHPL.	Disallow S190.002  FS354.140
Two M Investments Limited (S317)	S317.034	Subdivision SUB-S1	Support	The submitter seeks to retain the minimum lot sizes in the Horticultural Zone This is supported to achieve the objectives and policies in the Plan.	Allow S317.034  FS354.141
Northland Regional Council (S359)	S359.018	Subdivision SUB-S1	Support in part	The submitter seeks a more rigorous activity status for the Horticulture Zone. HortNZ has sought that the activity status be amended to ensure that there is more control on subdivision to protect highly productive soils.	Allow S359.018  FS354.142
Northland Planning and Development 2020 Limited (S502)	S502.082	Subdivision SUB-S1	Oppose	The submitter seeks to amend SUB-S1 to provide for: Rural Production Controlled activity 20ha, Restricted discretionary activity 8ha and Discretionary activity 4ha Rural lifestyle discretionary activity 1ha.  HortNZ considers that this will lead to greater fragmentation of rural land, not achieve the objectives and policies in the Plan and not give effect to the NPSHPL.	Disallow S502.082  FS354.143

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
<b>Coastal environment</b>					
Northland Federated Farmers of New Zealand (S421)	S421.181	Coastal environment CE-O1	Support	The change sought is more consistent with s6 of the RMA so is supported.	Allow S421.181  FS354.144
Waka Kotahi NZ Transport Agency (S356)	S356.094	Coastal environment CE-O2	Oppose	The submitter seeks to delete clause b. is consistent with the surrounding land use. HortNZ seeks retention of this clause as it provides a context for land use in the surrounding areas.	Disallow S356.094  FS354.145
Northland Federated Farmers of New Zealand (S421)	S421.182	Coastal environment CE-P1	Support	The submitter seeks the deletion of 'high' natural character. Outstanding natural character is provided for in the NZCPS, but there is no requirement to identify 'high' natural character.  The focus should be to give effect to the NZCPS.	Allow S421.182  FS354.146
Director General of Conservation (Department of Conservation) (S364)	S364.063	Coastal environment CE-P2	Oppose	Objective 2 of the NZCPS seeks to recognise the characteristics and qualities that contribute to natural character, yet the submitter seeks to delete 'characteristics and qualities' which is inconsistent with the NZCPS.	Disallow S364.063  FS354.147



Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
Director General of Conservation (Department of Conservation) (S364)	S364.064	Coastal environment CE-P3	Oppose	Objective 2 of the NZCPS seeks to recognise the characteristics and qualities that contribute to natural character, yet the submitter seeks to delete 'characteristics and qualities' which is inconsistent with the NZCPS.	Disallow S364.064  FS354.148
Northland Federated Farmers of New Zealand (S421)	S421.186	Coastal environment CE-R1	Support	The submitter seeks the deletion of 'high' natural character. Outstanding natural character is provided for in the NZCPS, but there is no requirement to identify 'high' natural character.  The focus should be to give effect to the NZCPS.	Allow S421.186  FS354.149
Director General of Conservation (Department of Conservation) (S364)	S364.070	Coastal environment CE-R3	Oppose	The submitter seeks the deletion of CE-R3 as it does not adequately give effect to Policy 11 of NZCPS. Policy 11 is indigenous biodiversity. CE-R3 is Earthworks or indigenous vegetation clearance..  Earthworks is not covered by Policy 11 so should be retained. The requirements in Policy 11 for indigenous biodiversity are not absolute so the activities provided for are to enable sustainable management.	Disallow S364.070  FS354.150
Director General of Conservation (Department of	S364.071	Coastal environment CE-R3	Oppose	The submitter seeks clarification of 'biosecurity reasons'. The HortNZ submission on IB-P7 would assist in defining 'biosecurity reasons': <i>Provide for the active</i>	Allow S364.071 to the extent that biosecurity reasons' is  FS354.151

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Conservation) (S364)				<i>management of pest plants and pest animals including those identified in the Regional Pest Management Plan and unwanted organisms under the Biosecurity Act 1993.</i>	based in the HortNZ submission on IB-P7.
<b>Earthworks</b>					
Northland Regional Council (S359)	S359.043	Earthworks Objectives	Support	The submitter seeks to amend provisions to avoid duplicating regional council functions where possible. HortNZ supports removal of duplication of requirements.	Allow S359.043 <b>FS354.152</b>
Bentzen Farm Limited (S167)	S167.083	Earthworks EW-O1	Support in part.	HortNZ seeks inclusion of provisions for ancillary rural earthworks and the submitter seeks provisions for rural land uses and development.  Ensuring that basic rural earthworks can be undertaken is supported.	Allow S167.083 <b>FS354.153</b>
Northland Regional Council (S359)	S359.044	Earthworks Policies	Support	The submitter seeks to amend provisions to avoid duplicating regional council functions where possible. HortNZ supports removal of duplication of requirements.	Allow S359.044 <b>FS354.154</b>
Transpower New Zealand Ltd (S454)	S454.101	Earthworks Policies	Oppose	A policy of protection is inconsistent with the NPSET.	Disallow S454.101 <b>FS354.155</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Northland Regional Council (S359)	S359.045	Earthworks Rules	Support	The submitter seeks to amend provisions to avoid duplicating regional council functions where possible. HortNZ supports removal of duplication of requirements.	Allow S359.045 <b>FS354.156</b>
Northland Planning and Development 2020 Limited (S502)	S502.024	Earthworks EW-R2	Support	The submitter has identified a number of structural matters with the rule which make it unworkable - such as including activities in the rule which are exempt in the definition of earthworks. There should be clarity in the rule.	Allow S502.024 <b>FS354.157</b>
Northland Federated Farmers of New Zealand (S421)	S421.194	Earthworks EW-R4	Support in part	HortNZ has sought the deletion of EW-R4 and EW-R5 but the submitter seeks that the rules are merged, size thresholds deleted and include provision for ancillary rural earthworks. HortNZ supports the intent of the submission if the rules are not deleted.	Allow S421.194 if the HortNZ submission to delete EW-R4 and EW-R5 is not accepted. <b>FS354.158</b>
Northland Federated Farmers of New Zealand (S421)	S421.195	Earthworks EW-R5	Support in part	HortNZ has sought the deletion of EW-R4 and EW-R5 but the submitter seeks that the rules are merged, size thresholds deleted and include provision for ancillary rural earthworks. HortNZ supports the intent of the submission if the rules are not deleted.	Allow S421.195 if the HortNZ submission to delete EW-R4 and EW-R5 is not accepted. <b>FS354.159</b>
Haigh Workman Limited (S215)	S215.048	Earthworks EW-R13	Support	The submitter seeks that the matters of discretion are limited to consideration of erosion and sediment control standard, rather than the broad matter of discretion in	Allow S215.048 <b>FS354.160</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
				the proposed rule. HortNZ supports the more specific matter of discretion.	
Bentzen Farm Limited (S167)	S167.084	Earthworks EW-R14	Support	The submitter is concerned that may earthworks activities not provided for in EW-R1- EW-R13 will default to a discretionary activity and so seek a new rule that if the activity complies with the standards then it is permitted. This approach is supported to avoid activities needing to get a resource consent even though they meet the standards.	Allow S167.084 <b>FS354.161</b>
Transpower New Zealand Ltd (S454)	S454.003	Earthworks EW-R15	Oppose	The standards should comply with NZECP34:2001.	Disallow S454.003 and ensure rule is consistent with NZECP34:2001. <b>FS354.162</b>
Transpower New Zealand Ltd (S454)	S454.102	Earthworks EW-R15	Support in part	The submitter seeks that the rule is re-written as a permitted activity rule rather than a non-complying rule as a standard. This approach is supported. The standards should be consistent with NZECP34:2001.	Allow S454.102 to the extent that the rule is rewritten as a permitted activity rule which is consistent with NZECP34:2001. <b>FS354.163</b>
Top Energy Limited (S483)	S483.180	Earthworks EW-R15	Support in part	The submitter seeks that the rule is re-written as a permitted activity rule rather than a non-complying rule as a standard. This approach is supported. The standards should be consistent with NZECP34:2001.	Allow S483.180 to the extent that the rule is rewritten as a permitted activity rule which is consistent with NZECP34:2001. <b>FS354.164</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Northland Regional Council (S359)	S359.038	Earthworks Standards	Support	The submitter seeks to amend provisions to avoid duplicating regional council functions where possible. HortNZ supports removal of duplication of requirements.	Allow S359.038 <b>FS354.165</b>
Northland Planning and Development 2020 Limited (S502)	S502.025	Earthworks EW-S1	Support in part	The submitter has identified similar concerns to HortNZ in EW-S1 and seeks changes. HortNZ supports the intent that the standard is inappropriate for ancillary rural earthworks.	Allow S502.025 to the extent that changes are made similar to those sought by HortNZ. <b>FS354.166</b>
Haigh Workman Limited (S215)	S215.049	Earthworks EW-S5	Support	The submitter seeks that the matters of discretion are limited to consideration of erosion and sediment control standard, rather than the broad matter of discretion in the proposed rule. HortNZ supports the more specific matter of discretion.	Allow S215.049 <b>FS354.167</b>
Northland Planning and Development 2020 Limited (S502)	S502.026	Earthworks EW-S6	Support	There should be an exemption from the standard for ancillary rural earthworks, much as sought by the submitter.	Allow S502.026 to include an exemption for ancillary rural earthworks. <b>FS354.168</b>
<b>Light</b>					
Director General of Conservation (Department of	S364.074	Light Objectives	Oppose	DOC seeks a new objective, policy and rules to avoid, minimise/remedy, or mitigate adverse effects from lighting on indigenous fauna. The policy should apply for activities	Disallow S364.074 <b>FS354.169</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Conservation ) (S364)				adjacent to or within SNAs. The submission sets out a range of 'best practice' methods to minimise effects but it would be unreasonable to prescribe these as regulations.	
Director General of Conservation (Department of Conservation ) (S364)	S364.075	Light Policies	Oppose	DOC seeks a new objective, policy and rules to avoid, minimise/remedy, or mitigate adverse effects from lighting on indigenous fauna. The policy should apply for activities adjacent to or within SNAs. The submission sets out a range of 'best practice' methods to minimise effects but it would be unreasonable to prescribe these as regulations.	Disallow S364.075 <b>FS354.170</b>
Director General of Conservation (Department of Conservation ) (S364)	S364.076	Light Rules	Oppose	DOC seeks a new objective, policy and rules to avoid, minimise/remedy, or mitigate adverse effects from lighting on indigenous fauna. The policy should apply for activities adjacent to or within SNAs. The submission sets out a range of 'best practice' methods to minimise effects but it would be unreasonable to prescribe these as regulations.	Disallow S364.076 <b>FS354.171</b>
<b>Noise</b>					
Ngā Tai Ora - Public Health	S516.064	Noise	Oppose	The submitter seeks a new objective: NOISE-O3 The health and wellbeing of people and	Disallow S516.064

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Northland (S516)		Objectives		communities are protected from significant levels of noise. HortNZ does not support an objective of 'protection' but rather that noise is managed consistent with the function of the zone to not cause significant adverse effects on people.	FS354.172
Waka Kotahi NZ Transport Agency (S356)	S356.106	Noise NOISE-O2	Oppose	The submitter seeks to delete reverse sensitivity. HortNZ considers that it is important that sensitive activities are located to minimise potential for reverse sensitivity.	Disallow S356.106 FS354.173
Top Energy Limited (S483)	S483.181	Noise NOISE-O2	Support in part	HortNZ supports a strengthening of the objective to 'avoid reverse sensitivity'.	Allow S483.181 FS354.174
Ngā Tai Ora - Public Health Northland (S516)	S516.065	Noise NOISE-P1	Oppose	The submitter seeks a new policy to protect public health HortNZ does not support a policy of 'protection' but rather that noise is managed consistent with the function of the zone to not cause significant adverse effects on people.	Disallow S516.065 FS354.175
NZ Agricultural Aviation Association (S182)	S182.022	Noise Rules	Support	The submitter seeks a new rule for agricultural aviation activities to ensure they are adequately provided for in the Plan. HortNZ supports ensuring that such activities are provided for.	Allow S182.022 FS354.176

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Bentzen Farm Limited (S167)	S167.087	Noise NOISE-R7	Oppose	HortNZ has sought changes to the rule to address a number of issues sought by the submitter.	Disallow S167.087 but amend as sought in S159.088  FS354.177
NZ Agricultural Aviation Association (S182)	S182.021	Noise NOISE-R7	Support	The submitter seeks to delete the exemption in NOISE-R7 iii) as they seek a separate permitted activity rule for agricultural aviation so the exemption is not needed.	Allow S182.021 and include a separate permitted activity rule for agricultural aviation  FS354.178
Northland Federated Farmers of New Zealand (S421)	S421.198	Noise NOISE-R7	Support in part	The submitter is concerned as to how the exemption in NOISE-R7 iii) would be applied. HortNZ considers that this is best addressed through a separate permitted activity rule for agricultural aviation.	Allow S421.198 by including a separate permitted activity rule for agricultural aviation  FS354.179
Ngā Tai Ora - Public Health Northland (S516)	S516.068	Noise NOISE-R7	Oppose in part	The submitter is concerned as to how the exemptions in NOISE R7 will be applied. HortNZ considers that this is best addressed through a separate permitted activity rule for agricultural aviation.	Allow S516.068 by including a separate permitted activity rule for agricultural aviation  FS354.180
Ngā Tai Ora - Public Health Northland (S516)	S516.069	Noise NOISE-R8	Oppose in part	PER-3 should not be in conjunction with PER 3 as the maximum noise level is set in PER2 so NOISE-S1 should not apply.	Allow S516.069 to amend PER 2 but delete PER 3.  FS354.181
Ngā Tai Ora - Public Health	S516.070	Noise NOISE-R9	Support in part	It should be clear that there will be no further correction for special audible characteristics	Allow S516.070  FS354.182



Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Northland (S516)					
Ngā Tai Ora - Public Health Northland (S516)	S516.072	Noise NOISE-S1	Oppose	The submitter is seeking a re-write of S1 but has not provided the changes sought. Without the re-write being available it is not possible to assess the effect of the changes sought.	Disallow S516.072 FS354.183
Bentzen Farm Limited (S167)	S167.088	Noise NOISE-S4	Oppose	HortNZ has sought changes to Noise S4.	Disallow S167.088 and amend as sought in S159.092 FS354.184
NZ Agricultural Aviation Association (S182)	S182.023	Noise NOISE-S4	Support	It needs to be clear that Noise -S4 does not apply to agricultural aviation activities.	Allow S182.023 FS354.185
<b>Treaty settlement land overlay</b>					
Te Aupōuri Commercial Development Ltd (S339)	S339.039	Treaty settlement land overlay TSL-P2	Oppose	TSL-P2 provides for small scale commercial activities but the submitter wants to delete 'small scale' and provide for larger scale commercial activities. HortNZ considers that provisions for commercial activities need to be consistent with the underlying zone.	Disallow S339.039 FS354.186
Te Aupōuri Commercial	S339.040	Treaty settlement	Oppose	The submitter seeks to delete clauses in the policy that seek to ensure that development is compatible with surrounding activities and	Disallow S339.040 FS354.187

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Development Ltd (S339)		land overlay TSL-P3		will not compromise the underlying zone, adjacent land or other zones to be efficiently or effectively used for their intended purpose. This would include primary production activities within the rural zones and mean that new development would not have to consider the effects on such activities. It is important that activities provided for in the underlying zone are not adversely affected by TSL developments.	
Te Runanga o Ngai Takoto Trust (S390)	S390.069	Treaty settlement land overlay TSL-P3	Oppose	The submitter seeks to delete clauses in the policy that seek to ensure that development is compatible with surrounding activities and will not compromise the underlying zone, adjacent land or other zones to be efficiently or effectively used for their intended purpose. This would include primary production activities within the rural zones and mean that new development would not have to consider the effects on such activities. It is important that activities provided for in the underlying zone are not adversely affected by TSL developments.	Disallow S390.069  FS354.188
Kāinga Ora Homes and Communities (S561)	S561.056	Treaty settlement land overlay TSL-P3	Oppose	The submitter seeks to delete clauses in TSL-P3 which provide for TSL development that is consistent with the local environment and existing activities. This is not supported.	Disallow S561.056  FS354.189

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Kāinga Ora Homes and Communities (S561)	S561.057	Treaty settlement land overlay TSL-P4	Oppose	The submitter seeks that the policy be included as matters of discretion. HortNZ considers that the policy provide direction as to how land use and subdivision will be managed and so the policy should be retained.	Disallow S561.057  FS354.190
Kāinga Ora Homes and Communities (S561)	S561.063	Treaty settlement land overlay TSL-R4	Support in part	The submitter seeks to amend TSL-R4 by including specific matters of discretion adapted from TSL-P4. Recognition of the need to manage reverse sensitivity and the ability of surrounding properties to undertake primary production activities in the rural environment is supported. However TSL-P4 should still be retained.	Allow S561.063 to include matters of discretion.  FS354.191
Kāinga Ora Homes and Communities (S561)	S561.064	Treaty settlement land overlay TSL-R5	Oppose	HortNZ considers that visitor accommodation activity status should be the same as the underlying zone. In the Rural Production Zone it is Discretionary for over 10 guests per night. The same standard should apply in the TSL where located in the Rural Production Zone.	Disallow S561.064  FS354.192
Te Aupōuri Commercial Development Ltd (S339)	S339.047	Treaty settlement land overlay TSL-R12	Oppose	The submitter is seeking that commercial development as a permitted activity could cover 35% of the site rather than the GBA of 250m2.  HortNZ considers that such a threshold could lead to large developments with little	Disallow S339.047  FS354.193

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
				or no controls or consideration of effects on adjoining land activities.	
Kāinga Ora Homes and Communities (S561)	S561.061	Treaty settlement land overlay Standards	Oppose	The submitter seeks to delete TSL-R2 Impermeable surfaces and replace with a new standard. The rule provides for 35% cover while the new standard sought seeks 60%. This is a significant increase from the proposed rule and no reasons are given for this increase. This is opposed.	Disallow S561.061  FS354.194
<b>Rural Production</b>					
Bentzen Farm Limited (S167)	S167.090	Rural production Overview	Oppose	<p>The submitter seeks to amend the overview by adding: "The purpose of the zone is also to contribute to the social, economic and cultural well-being of the district by providing for a range of other land use activities."</p> <p>HortNZ does not support this as it is contrary to the direction in the National Planning Standards for the Rural Production Zone. Only those non-primary production activities that have a functional or operational need to locate in the rural environment should be provided for.</p>	Disallow S167.090  FS354.195

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Matauri Trustee Limited (S243)	S243.108	Rural production Overview	Oppose	<p>The submitter seeks to amend the overview by adding: "The purpose of the zone is also to contribute to the social, economic and cultural well-being of the district by providing for a range of other land use activities."</p> <p>HortNZ does not support this as it is contrary to the direction in the National Planning Standards for the Rural Production Zone. Only those non-primary production activities that have a functional or operational need to locate in the rural environment should be provided for.</p> <p>The submitter suggests that the zone would be better called 'General Rural Zone' but that zone description is very similar and focussed on primary production with other activities that supports primary production, including rural industry and other activities that require a rural location.</p>	<p>Disallow S243.108</p> <p><b>FS354.196</b></p>
Rosemorn Industries Limited (S340)	S340.002	Rural production Objectives	Oppose	<p>Commercial and industrial activities do not require a rural location so should not be located in the rural production zone. While this may have occurred historically the PDP is providing a new direction consistent with the National Planning Standards.</p>	<p>Disallow S340.002</p> <p><b>FS354.197</b></p>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Bentzen Farm Limited (S167)	S167.091	Rural production RPROZ-O2	Oppose	The submitter seeks to delete ' that have a functional need to be in a rural environment' from the objective. The objective is consistent with the National Planning Standards and should be retained.	Disallow S167.091  FS354.198
Thomson Survey Ltd (S197)	S197.001	Rural production RPROZ-O2	Oppose	While there may currently be an array of other activities in the Rural Zone the plan seeks to change that framework. Current activities will continue to have existing use rights if they were lawfully established.	Disallow S197.001  FS354.199
Transpower New Zealand Ltd (S454)	S454.108	Rural production RPROZ-O2	Oppose	There is no need to specifically refer to the National Grid in the objective as it has a functional need to locate in the rural environment.	Disallow S454.108  FS354.200
Rosemorn Industries Limited (S340)	S340.003	Rural production Policies	Oppose	Commercial and industrial activities do not require a rural location so should not be located in the rural production zone. While this may have occurred historically the PDP is providing a new direction consistent with the National Planning Standards.	Disallow S340.003  FS354.201
Kapiro Residents Association (S427)	S427.032	Rural production Policies	Support	HortNZ supports policies to prevent fragmentation and loss of rural land, particularly highly productive land.	Allow S427.032  FS354.202

Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
Transpower New Zealand Ltd (S454)	S454.109	Rural production Policies	Support in part	Providing for infrastructure that has a functional need to locate in the rural zone is supported but it should be a policy of 'provide' not 'enable'.	Allow S454.109 to the extent of providing for infrastructure that has a functional need to locate in the rural production zone. FS354.203
Carbon Neutral NZ Trust (S529)	S529.155	Rural production Policies	Support	The submitter supports protection of productive land 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. HortNZ agrees that the district plan can implement the NPSHPL to protect land through the current district plan process.	Allow S529.155 FS354.204
NZ Agricultural Aviation Association (S182)	S182.028	Rural production RPROZ-P1	Support	HortNZ supports the enabling of primary production and recognition that typical adverse effects should be anticipated and expected	Allow S182.028 FS354.205
Thomson Survey Ltd (S199)	S199.001	Rural production RPROZ-P2	Oppose	Activities that are not primary production, service primary production or require a rural location should not be enabled in the rural production zone.	Disallow S199.001 FS354.206
Ministry of Education Te Tāhuhu o Te	S331.066	Rural production RPROZ-P2	Oppose	Educational facilities do not necessarily directly support primary production so should not be included in RPROZ-P2 b).	Disallow S331.066 FS354.207

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Mātauranga (S331)					
Bentzen Farm Limited (S167)	S167.095	Rural production RPROZ-P5	Oppose	<p>The submitter seeks to delete the policy or delete clause b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone.</p> <p>HortNZ considers that the policy is important for ensuring that primary production activities can operate without the potential for reverse sensitivity effects and impacts on primary production activities.</p>	<p>Disallow S167.095</p> <p>FS354.208</p>
Thomson Survey Ltd (S199)	S199.002	Rural production RPROZ-P5	Oppose	<p>The submitter opposes the intent and restrictive wording of RPROZ-P5 and contends that there are permitted activities listed in the zone rules that will be contrary to the policies.</p> <p>HortNZ considers that such activities currently located in the rural production zone will have existing use rights if they are lawfully established.</p> <p>The changes sought weaken the policy which will compromise primary production activities and is contrary to the NPSHPL.</p>	<p>Disallow S199.002</p> <p>FS354.209</p>



Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
Thomson Survey Ltd (S199)	S199.003	Rural production RPROZ-P6	Oppose	The changes sought by the submitter do not give effect to the NPSHPL or implement the National Planning Standards.	Disallow S199.003 <b>FS354.210</b>
Puketona Business Park Limited (S45)	S45.005	Rural production Rules	Oppose	The submitter seeks industrial activity as restricted discretionary activity. Existing industrial activity in the Rural Production Zone that is lawfully established under the Operative District Plan will have existing use rights so is provided for in the RMA, even though the district plan is proposed to change.	Disallow S45.005 <b>FS354.211</b>
Our Kerikeri Community Charitable Trust (S338)	S338.051	Rural production Rules	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S338.051 <b>FS354.212</b>
Sean Frieling (S357)	S357.026	Rural production Rules	Oppose	The submitter seeks small subdivision in the rural production zone but does not consider the impact on primary production activities.	Disallow S357.026 <b>FS354.213</b>
Kapiro Residents Association (S427)	S427.033	Rural production Rules	Support	Protection of highly productive land is supported and important for horticulture in the Far North.	Allow S427.033 <b>FS354.214</b>

Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
Kapiro Residents Association (S427)	S427.063	Rural production Rules	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S427.063  FS354.215
New Zealand Motor Caravan Association (S438)	S438.009	Rural production Rules	Oppose	Camping grounds are a form of visitor accommodation so are a sensitive activity. Therefore there needs to be consideration of the effects of the activity, including reverse sensitivity effects on adjacent activities.	Disallow S438.009  FS354.216
Kapiro Conservation Trust (S449)	S449.047	Rural production Rules	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S449.047  FS354.217
Kapiro Conservation Trust (S449)	S449.060	Rural production Rules	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and	Disallow S449.060  FS354.218

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
				contribute to the economic and social wellbeing of the community.	
Kapiro Conservation Trust (S449)	S449.066	Rural production Rules	Support	Protection of highly productive land is supported and important for horticulture in the Far North.	Allow S449.066 FS354.219
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.048	Rural production Rules	Support	Protection of highly productive land is supported and important for horticulture in the Far North.	Allow S522.048 FS354.220
Our Kerikeri Community Charitable Trust (S338)	S338.052	Rural production RPROZ-R1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S338.052 FS354.221
Kapiro Residents Association (S427)	S427.060	Rural production RPROZ-R1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S427.060 FS354.222

Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
Kapiro Conservation Trust (S449)	S449.035	Rural production RPROZ-R1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S449.035 <b>FS354.223</b>
Michael John Winch (S67)	S67.010	Rural production RPROZ-R2	Oppose	The submitter seeks to decrease the impermeable surface coverage of any site to no more than 5%. Such a limit is very restrictive for small sites.	Disallow S67.010 <b>FS354.224</b>
Michael John Winch (S67)	S67.011	Rural production RPROZ-R2	Support	The submitter seeks to include HPL as a matter of discretion in RPROZ-R2. This is supported.	Allow S67.011 <b>FS354.225</b>
Te Waka Pupuri Putea Trust (S477)	S477.016	Rural production RPROZ-R3	Support	The submitter supports the proposed rule as it provides for 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. HortNZ supports that approach.	Allow S477.016 <b>FS354.226</b>
Airbnb (S214)	S214.002	Rural production RPROZ-R4	Oppose	HortNZ does not support a default activity status of restricted discretionary as it does not enable an adequate assessment of effects.	Disallow S214.002 <b>FS354.227</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Northland Planning and Development 2020 Limited (S502)	S502.047	Rural production RPROZ-R5	Oppose	There needs to be a limit on the size of an accessory building otherwise a home business could be significantly larger than anticipated in the rule. If the business exceeds the threshold a consent can be sought.	Disallow S502.047  FS354.228
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.068	Rural production RPROZ-R6	Oppose	The submitter seeks to increase the size to 30 students as a permitted activity and the default status to restricted discretionary. This is a significant increase in scale and potential effects in the Rural production zone and is not supported.	Disallow S331.068  FS354.229
Te Waka Pupuri Putea Trust (S477)	S477.017	Rural production RPROZ-R10	Support	HortNZ supports the rule for rural produce retail.	Allow S477.017  FS354.230
Bentzen Farm Limited (S167)	S167.101	Rural production RPROZ-R19	Oppose	HortNZ supports the proposed RPROZ-R19 for minor residential units as it seeks to ensure that there is not a proliferation of such units throughout the rural production zone with the potential to create reverse sensitivity effects.	Disallow S167.101  FS354.231
Our Kerikeri Community Charitable Trust (S338)	S338.065	Rural production Standards	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule.  Artificial crop protection structures are critical to horticulture in the Far North and	Disallow S338.065  FS354.232

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
				contribute to the economic and social wellbeing of the community.	
Kapiro Residents Association (S427)	S427.066	Rural production Standards	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S427.066 <b>FS354.233</b>
Kapiro Conservation Trust (S449)	S449.061	Rural production Standards	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S449.061 <b>FS354.234</b>
Our Kerikeri Community Charitable Trust (S338)	S338.029	Rural production RPROZ-S1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S338.029 <b>FS354.235</b>

Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
Kapiro Residents Association (S427)	S427.023	Rural production RPROZ-S1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S427.023  FS354.236
Kapiro Conservation Trust (S449)	S449.048	Rural production RPROZ-S1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S449.048  FS354.237
Our Kerikeri Community Charitable Trust (S338)	S338.056	Rural production RPROZ-S3	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S338.056  FS354.238
Kapiro Residents Association (S427)	S427.041	Rural production RPROZ-S3	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and	Disallow S427.041  FS354.239

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
				contribute to the economic and social wellbeing of the community.	
Kapiro Conservation Trust (S449)	S449.052	Rural production RPROZ-S3	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S449.052 <b>FS354.240</b>
<b>Rural lifestyle</b>					
Our Kerikeri Community Charitable Trust (S338)	S338.055	Rural lifestyle Rules	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S338.055 <b>FS354.241</b>
Kapiro Residents Association (S427)	S427.064	Rural lifestyle Rules	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S427.064 <b>FS354.242</b>



Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Kapiro Conservation Trust (S449)	S449.051	Rural lifestyle Rules	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S449.051 <b>FS354.243</b>
Carbon Neutral NZ Trust (S529)	S529.162	Rural lifestyle Rules	Support	Protection of highly productive land is supported	Allow S529.162 <b>FS354.244</b>
Our Kerikeri Community Charitable Trust (S338)	S338.053	Rural lifestyle RLZ-R1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S338.053 <b>FS354.245</b>
Kapiro Residents Association (S427)	S427.061	Rural lifestyle RLZ-R1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S427.061 <b>FS354.246</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Kapiro Conservation Trust (S449)	S449.049	Rural lifestyle RLZ-R1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S449.049  FS354.247
Our Kerikeri Community Charitable Trust (S338)	S338.066	Rural lifestyle Standards	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S338.066  FS354.248
Kapiro Residents Association (S427)	S427.067	Rural lifestyle Standards	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S427.067  FS354.249
Kapiro Conservation Trust (S449)	S449.062	Rural lifestyle Standards	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and	Disallow S449.062  FS354.250

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
				contribute to the economic and social wellbeing of the community.	
Our Kerikeri Community Charitable Trust (S338)	S338.054	Rural lifestyle RLZ-S1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S338.054 <b>FS354.251</b>
Kapiro Residents Association (S427)	S427.042	Rural lifestyle RLZ-S1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S427.042 <b>FS354.252</b>
Kapiro Conservation Trust (S449)	S449.050	Rural lifestyle RLZ-S1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S449.050 <b>FS354.253</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Our Kerikeri Community Charitable Trust (S338)	S338.057	Rural lifestyle RLZ-S3	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S338.057 <b>FS354.254</b>
Kapiro Residents Association (S427)	S427.043	Rural lifestyle RLZ-S3	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S427.043 <b>FS354.255</b>
Kapiro Conservation Trust (S449)	S449.053	Rural lifestyle RLZ-S3	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S449.053 <b>FS354.256</b>
<b>Horticulture Zone</b>					
Hall Nominees Ltd (S252)	S252.002	Horticulture Overview	Oppose	The submitter seeks the deletion of the Horticulture Zone. HortNZ considers that the zone is an appropriate response to issues	Disallow S252.002 <b>FS354.257</b>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
				faced by growers in the Far North District and support its retention.	
Rosemorn Industries Limited (S340)	S340.001	Horticulture Overview	Oppose	The submitter seeks the deletion of the Horticulture Zone. HortNZ considers that the zone is an appropriate response to issues faced by growers in the Far North District and support its retention.	Disallow S340.001 FS354.258
Levin Stones Holding Limited, Keri Park Lodge Limited (S549)	S549.001	Horticulture Overview	Oppose	The submitter seeks the deletion of the Horticulture Zone. HortNZ considers that the zone is an appropriate response to issues faced by growers in the Far North District and support its retention.	Disallow S549.001 FS354.259
Rosemorn Industries Limited (S340)	S340.005	Horticulture Objectives	Oppose	Policy HZ-P2 provides direction that land uses that are incompatible with the purpose function and character of the zone are avoided. Industrial and commercial activities generally do not have a functional need to locate in the zone and are more appropriately located in another zone. Existing use rights will apply to those activities currently located in the Horticulture Zone.	Disallow S340.005 FS354.260
Rosemorn Industries Limited (S340)	S340.006	Horticulture Policies	Oppose	Policy HZ-P2 provides direction that land uses that are incompatible with the purpose function and character of the zone are	Disallow S340.006 FS354.261

Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
				<p>avoided. Industrial and commercial activities generally do not have a functional need to locate in the zone and are more appropriately located in another zone.</p> <p>Existing use rights will apply to those activities currently located in the Horticulture Zone.</p>	
Kapiro Residents Association (S427)	S427.035	Horticulture Policies	Support	The submitter supports the protection of highly productive land and HortNZ supports such a policy.	<p>Allow S427.035</p> <p>FS354.262</p>
Kapiro Conservation Trust (S449)	S449.067	Horticulture Policies	Support	The submitter supports the protection of highly productive land and HortNZ supports such a policy.	<p>Allow S449.067</p> <p>FS354.263</p>
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.029	Horticulture HZ-P5	Support	A policy of 'avoid' would be more consistent with the NPSHPL.	<p>Allow S527.029</p> <p>FS354.264</p>
Rosemorn Industries Limited (S340)	S340.004	Horticulture Rules	Oppose	If there is to be provision for extension of existing commercial or industrial activities, that are not rural industry, then the activity status should be non-complying as in HZ-R19 and HZ-R20,	<p>Disallow S340.004</p> <p>FS354.265</p>

Submitter	Sub #	Plan Provision	Support/ oppose	Reason	Decision sought
Kapiro Residents Association (S427)	S427.034	Horticulture Rules	Support	The submitter supports the protection of highly productive land and HortNZ supports such an approach.	Allow S427.034 <b>FS354.266</b>
Kapiro Conservation Trust (S449)	S449.038	Horticulture Rules	Support	The submitter supports the protection of highly productive land and HortNZ supports such an approach.	Allow S449.038 <b>FS354.267</b>
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.024	Horticulture Rules	Support	The submitter supports provisions that will prevent further land fragmentation, sprawling development, and loss of productive agricultural/horticultural land and support the creation of Horticulture zones to protect the productive land and irrigation infrastructure assets in the district. HortNZ concurs.	Allow S522.024 <b>FS354.268</b>
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.050	Horticulture Rules	Support	The submitter seeks to amend to include specific policies/rules to prevent fragmentation and loss of land in rural and horticulture zones, including HPL. Such an approach would give effect to the NPSHPL.	Allow S522.050 <b>FS354.269</b>
Airbnb (S214)	S214.012	Horticulture HZ-R12	Oppose	The submitter seeks permitted visitor accommodation for up to 10 guests. This is not effects based in the horticultural zone.	Disallow S214.012 <b>FS354.270</b>
Ministry of Education Te	S331.102	Horticulture	Oppose	The submitter seeks a permitted activity rule for educational facilities ancillary to an	Disallow S331.102 <b>FS354.271</b>

Submitter	Sub #	Plan Provision	Support/oppose	Reason	Decision sought
Tāhuhu o Te Mātauranga (S331)		HZ-R13		established residential and/or horticultural activity for up to 12 students. HortNZ does not support permitted activity status for educational facilities as it does not enable an assessment of the effects of the activity.	
Our Kerikeri Community Charitable Trust (S338)	S338.060	Horticulture HZ-S1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S338.060 <b>FS354.272</b>
Kapiro Residents Association (S427)	S427.046	Horticulture HZ-S1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S427.046 <b>FS354.273</b>
Kapiro Conservation Trust (S449)	S449.056	Horticulture HZ-S1	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S449.056 <b>FS354.274</b>



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Our Kerikeri Community Charitable Trust (S338)	S338.061	Horticulture HZ-S3	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S338.061  FS354.275
Kapiro Residents Association (S427)	S427.047	Horticulture HZ-S3	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S427.047  FS354.276
Kapiro Conservation Trust (S449)	S449.057	Horticulture HZ- S3	Oppose	The submitter seeks additional controls on artificial crop protection structures, including a non-complying rule. Artificial crop protection structures are critical to horticulture in the Far North and contribute to the economic and social wellbeing of the community.	Disallow S449.057  FS354.277
Nicole Wooster (S259)	S259.001	Rural production Objectives	Support	The submitter considers that it is important to ensure that farming/horticulture activities are not restricted in this zone as no other zone is suitable for the range of primary production activities we have established.	Allow S259.001  FS354.278

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				HortNZ supports this position.	
<b>Planning Maps</b>					
Puketotara Lodge Ltd (S188)	S188.001	Planning maps Horticulture Zone	Oppose	The submitter seeks the deletion of the Horticulture Zone and all the maps. HortNZ supports the Horticulture Zone and the mapped areas as in the Proposed Plan.	Disallow S188.001 <b>FS354.279</b>
Hall Nominees Ltd (S252)	S252.001	Planning maps Horticulture Zone	Oppose	The submitter seeks the deletion of the Horticulture Zone and all the maps. HortNZ supports the Horticulture Zone and the mapped areas as in the Proposed Plan.	Disallow S252.001 <b>FS354.280</b>
Hall Nominees Ltd (S252)	S252.005	Planning maps Horticulture Zone	Oppose	The submitter seeks the deletion of the Horticulture Zone and all the maps. HortNZ supports the Horticulture Zone and the mapped areas as in the Proposed Plan.	Disallow S252.005 <b>FS354.281</b>
Our Kerikeri Community Charitable Trust (S338)	S338.036	Planning maps Horticulture Zone	Oppose	The submitter seeks rezoning of some properties in the Horticulture Zone based on criteria. Such an approach would mean that there will not be a contiguous zone and would not be able to meet the objectives and policies for the zone.	Disallow S338.036 <b>FS354.282</b>

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Kapiro Residents Association (S427)	S427.026	Planning maps Horticulture Zone	Oppose	<p>The submitter seeks rezoning of some properties in the Horticulture Zone based on criteria so there would be 'Rural Living' Islands within the Horticulture Zone.</p> <p>Such an approach would mean that there will not be a contiguous zone and would not be able to meet the objectives and policies for the zone.</p>	<p>Disallow S427.026</p> <p>FS354.283</p>
Kapiro Conservation Trust (S449)	S449.039	Planning maps Horticulture Zone	Oppose	<p>The submitter seeks rezoning of some properties in the Horticulture Zone based on criteria.</p> <p>Such an approach would mean that there will not be a contiguous zone and would not be able to meet the objectives and policies for the zone.</p>	<p>Disallow S449.039</p> <p>FS354.284</p>
Northland Regional Council (S359)	S359.017	Planning maps Rural Production Zone	Support	<p>The submitter seeks to amend the planning maps to rezone the service catchment of the mid north water storage project near Kaikohe from Rural Production to Horticulture to manage potential for reverse sensitivity and to support land use change which is likely to have economic, employment and greenhouse gas emissions reduction benefits. This is supported.</p>	<p>Allow S359.017</p> <p>FS354.284</p>