

Online Further Submission

Further Submitters Name Northland Planning & Development 2020 Ltd

Further Submitter Number FS44

FS44

Wish to be heard Yes

FS qualifier a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)

FS qualifier reason We represent landowners

Joint presentation Yes

Attention: Sheryl Hansford

FS44.001-058

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Online further submitter? Yes

Date raw FS lodged 04/09/2023 4:25pm

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
FS44.1	Top Energy Limited	S483.184	Planning maps	General / Miscellaneous	Insert different colours to assist with differentiating between the different zones.	Support	Allow	Agree, a larger range of colours is needed to easily identify the zone boundaries between the grey zones.

FS44.2	Tristan Simpkin	S288.001	Planning maps	Horticulture Zone	Amend the entire application of the zoning of Horticulture Zone surrounding Kerikeri (some 70-75 square kilometers) to look at areas more closely and tailor the zoning to the landuse. Rezone land used for residential activities within the proposed Horticulture Zone (e.g. Blue Gum Lane) from Horticulture Zone to Rural Residential Zone. A broad-brush approach based on soil versatility maps should not be used (see map attached to original submission).	Support in part	Allow
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Agree that the soil versatility maps do not accurately reflect what soils are actually within some sites. NZLRI Maps indicate versatile soils across a lot of sites which do not in fact contain highly versatile soils. The NZLRI maps are unreliable when dealing with parcels of land less than 10 hectares. Many lots reflect rural-residential lot sizes and the landuse activities on site reflect this. Sites which do not contain highly versatile soils cannot meet criteria (a) in HZ-P1. The way in which the policy is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c). As the allotments in this area are unable to comply, these sites should not be zoned horticultural. Given the size of these allotments no productive activity could be established, and if one was attempted it is likely that there

would be reverse sensitivity issues

FS44.3	Alan Myles Ingham Willis	S66.001	Planning maps	Horticulture Zone	Amend the Horticultural zone to rural residential zone for the area of Pungaere Road including Koropewa Road, Ngapuhi Road and Riversteam Drive	Support in part	Allow	Support amending the zoning of the eastern half Koropewa Road and Pungaere Road as soil reports have been completed that indicate the soils on these sites are not highly versatile. It has been determined that none of these sites within this area can meet criteria (a) in HZ-P1.
FS44.4	Trent Simpkin	S284.005	Planning maps	Horticulture Zone	Amend zoning of land at Blue Gum Lane, Kerikeri from Horticulture Zone to Rural Residential Zone. This includes land at 2-17 Manoko Place, 7-80 Blue Gum Lane, 1574, 1556A, 1556B, 1556C, 1608, 1608C, 1608E, 1626 State Highway 10, Kerikeri, (see map attached to original submission).	Support	Allow	Number of smaller sites along Blue Gum Lane with the majority less than 2ha in area. All do not meet the criteria of a site with land that could be highly productive given the available area is less than 7ha for kiwifruit. As a result we do not consider that the application of the horticultural zone to these sites meets Councils Policy for the zone.

FS44.5

Antony Egerton
and Stefanie
Egerton

S506.001

Planning
maps

Horticulture
Zone

Retain the Horticulture
Zone as identified in the
Proposed District Plan's
zone maps.

Oppose

Disallow in part

Horticulture zone should not be based off the NZLRI Maps due to inaccuracies of the maps. The Horticulture zone should reflect land which is utilized for such purposes and/or contain soils which are highly versatile. Lots which are rural-residential in nature and/or do not boast any qualities which would make the sites suitable for horticulture should not be zoned horticulture. It has been proven that a number of sites which are proposed to be zoned as Horticulture do not in fact contain highly versatile soils and therefore cannot meet HZ-P1. The way in which the policy is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c) and as such, these sites should not be zoned horticulture. The NZLRI Maps should not be used to identify the horticulture zone.

FS44.6	Breakwater Trust	S500.001	Planning maps	Horticulture Zone	<p>Amend the zoning of 29 Koropewa Road, Waipapa (Lot 3 DP 202022) from Horticulture to Rural Residential.</p> <p>AND</p> <p>Amend the zoning of the nine lots between 29 Koropewa Road, Waipapa, and Highway 10, from Horticulture to Rural Residential (being 9, 13, 23, 25, 29A and 35 Koropewa Road, 1, 3 and 5 Pungaere Road, and 2079 State Highway 10 (inferred))</p>	Support	Allow	<p>Soil testing has been completed on site which determined that the site does not contain highly versatile soils. As such, the site does not meet HZ-P1. The site also adjoins smaller rural-residential lots and therefore horticultural use would create reverse sensitivity effects. The site would be utilized and more appropriately zoned rural-residential.</p>
FS44.7	Sarah Ballantyne and Dean Agnew	S386.016	Subdivision	SUB-R20	<p>Delete rule, and review the provisions, incorporating either a targeted policy or assessment criteria in the rule SUB-R13.</p>	Support in part	Allow in part	<p>Agree, that clarification should be sought that regardless of the lot size of the site or part of the site is located within the Coastal Environment the activity status is Discretionary. Contradict SUB-R3.</p>

FS44.8	Jeanette Mcglashan	S17.001	Subdivision	SUB-S1	Amend the minimum allotment sizes for Rural Production Zone, to allow smaller lot sizes. Seeks that existing (Operative District Plan) allotment sizes for the Rural Production Zone are reinstated (inferred).	Support in part	Allow in part	We support that the lot size as a discretionary activity should be reduced to allow for a lot smaller than 8ha. We have proposed a 4ha allotment as a Discretionary Activity and 8ha as a Restricted Discretionary Activity, to enable less productive land to be utilised for activities such as lifestyle development with small scale subsistence living. This enables small scale lifestyle development for people who want to retire and remove the family house from the farm or take off an area which is not productive on the main farming unit.
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FS44.9	Trent Simpkin	S24.002	Subdivision	SUB-S1	Amend all Rural Lifestyle zoned land to Rural Residential (and let the coastal environment rules cover coastal issues); OR reduce the Rural Lifestyle Zone Discretionary minimum lot size to 5,000m2 (see attachments to original submission as examples)	Support in part	Allow	Allowance should be provided for smaller lots in the rural-lifestyle zone. Providing lots of these sizes will maintain and enhance the rural amenity of the zone, while providing sites which are able to be effectively managed by the owners as a small productive/lifestyle lot.
FS44.10	Trent Simpkin	S25.001	Subdivision	SUB-S1	Retain Discretionary minimum lot size of 2000m2 for the Rural Residential Zone	Support	Allow	Agree that the 2000m2 lot size should be provided for within the rural-residential zone as lots of this size can be effectively managed within the zone.
FS44.11	Trent Simpkin	S26.001	Subdivision	SUB-S1	Retain proposed minimum lot sizes for General Residential at 600m2 and 300m2.	Support	Allow	Allows for smaller allotments which are within serviced areas.
FS44.12	Trent Simpkin	S26.001	Subdivision	SUB-S1	Retain proposed minimum lot sizes for General Residential at 600m2 and 300m2.	Support	Allow	Allows for smaller allotments which are within serviced areas.

FS44.13	Paul O'Connor	S47.001	Subdivision	SUB-S1	amend Rural Production lot sizes to Allow lot size of 8000sqm for a number of lots then 4ha generally after that.	Support in part	Allow	Smaller lot sizes should be provided for within the Rural Production zone. This enables small scale lifestyle development for people who want to retire and remove the family house from the farm or take off an area which is not productive on the main farming unit.
FS44.14	Michael John Winch	S67.009	Subdivision	SUB-S1	Amend the Discretionary Activity limit of 2 ha in the Rural Lifestyle zone to 1 ha (10,000m2).	Support	Allow	1ha is a more manageable size for lifestyle use. 1ha allows for people to undertake a residential activity while providing the option of growing their own food or having stock at a domestic scale.
FS44.15	Strand Homes Ltd/Okahu Developments Ltd	S77.001	Subdivision	SUB-S1	Amend allotment sizes for properties (or parts thereof) that do not consist of highly productive land. Reconsider allotment sizes, perhaps with a limited number of allotments of a minimum of 8000sqm or 1ha, then 4ha generally after that. Consequential amendments to RPROZ-R3 Residential activity	Support	Allow	Provision should be made for smaller allotments which do not boast productive potential.

and SUB-R7
Management plan
subdivision.

FS44.16	Elizabeth Irvine	S39.002	Subdivision	SUB-S1	Retain the 2000m2 minimum allotment size for a discretionary activity subdivision within the Rural Residential zone	Support	Allow	Agree that the 2000m2 lot size should be provided for within the rural-residential zone as lots of this size can be effectively managed within the zone. Allows for smaller allotments which are within serviced areas.
FS44.17	Andrea Vicki Thomas	S43.001	Subdivision	SUB-S1	Retain current minimum lot size of 4ha as a discretionary activity in the Rural Production zone.	Support	Allow	Agree that 4ha lots as a discretionary activity should be provided for within the rural production zone. This enables small scale lifestyle development for people who want to retire and remove the family house from the farm or take off an area which is not productive on the main farming unit.

FS44.18	Lynley Newport	S112.001	Subdivision	SUB-S1	<p>Amend SUB-S1, minimum lot sizes applying to the Rural Production Zone to:</p> <p>Controlled Activity: 40ha;</p> <p>Restricted Discretionary Activity: 12ha; OR up to 3 lots of between 4,000m2 and 8,000m2 over the period of the life of the District Plan, provided (a) there is a remaining balance of 12ha; (b) the total area of the three lots does not exceed 2ha;</p> <p>Discretionary Activity: 4ha.</p>	Support	Allow	<p>Agree that the matters which should be considered when assessing the land suitability for subdivision should be based upon location, physical attributes, reverse sensitivity effects etc. 8ha is too small for a standalone unit but too big to be utilised for lifestyle use – 4ha is more appropriate in this instance. Agree that smaller lots created around existing dwellings or on land which is not productive land, will have little to nil effect on the productive capacity of the larger farming unit and therefore, provision should be made for this.</p> <p>20ha as a controlled activity.</p>
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FS44.19	Thomson Survey Ltd	S190.001	Subdivision	SUB-S1	<p>Amend SUB-S1, minimum lot sizes applying to the Rural Production Zone to:</p> <p>Controlled Activity: 20ha</p> <p>Restricted Discretionary Activity: 12ha; OR in each five year period, up to 2 lots of between 3,000m² and 1ha over the period of the life of the District Plan;</p> <p>Discretionary Activity: 4ha.</p>	Support	Allow	Smaller lot sizes should be provided for within the Rural Production zone. This enables small scale lifestyle development for people who want to retire and remove the family house from the farm or take off an area which is not productive on the main farming unit.
FS44.20	Amber Hookway	S261.004	Subdivision	SUB-S1	Amend to reinstate the Operative District Plan rule for minimum lot size on the Rural Production Zone (Table 13.7.2.1), with 20 ha minimum lot size as a controlled activity.	Support	Allow	Smaller lot sizes should be provided for within the Rural Production zone. This enables small scale lifestyle development for people who want to retire and remove the family house from the farm or take off an area which is not productive on the main farming unit.
FS44.21	Tristan Simpkin	S174.004	Subdivision	SUB-S1	Retain the proposed standard for Rural Residential, which has a minimum lot size of 2000m ² .	Support	Allow	Agree that the 2000m ² lot size should be provided for within the rural-residential zone as lots of this size can be effectively managed within the zone.

FS44.22	Tristan Simpkin	S286.002	Subdivision	SUB-S1	Either 1) Rural lifestyle zone discretionary minimum lot size needs to be 5,000m2 - so at least the potential of the land does not get worse than it is at present; or 2) (preferred) all the land that was zoned Coastal Living be rezoned to Rural Residential, and let the Coastal environment rules cover any coastal issues (also see S286.001)	Support in part	Allow	Agree that the discretionary lot size for Rural Living should be decreased to at least 1ha to allow for future development in these areas which are predominantly located on the outskirts of smaller settlements. Smaller allotments of 1ha are more manageable size for lifestyle use. 1ha allows for people to undertake a residential activity while providing the option of growing their own food or having stock at a domestic scale.
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FS44.23	Braedon & Cook Limited	S401.003	Subdivision	SUB-S1	Amend the Rural Lifestyle zone thresholds in Standard SUB-S1 as follows: Controlled activity 4ha 2ha Discretionary activity 2ha 1ha	Support	Allow	Allows for future development in these areas which are predominantly located on the outskirts of smaller settlements. Smaller allotments of 1ha are more manageable size for lifestyle use. 1ha allows for people to undertake a residential activity while providing the option of growing their own food or having stock at a domestic scale.
FS44.24	LMD Planning Consultancy	S419.007	Subdivision	SUB-S1	Amend Standard SUB-S1 as it applies to the Rural Production zone as follows: <ul style="list-style-type: none"> Controlled Activity - 40ha 20ha Discretionary Activity - 8ha 4ha 	Support	Allow	Support the stated allotment sizes as smaller lot sizes should be provided for within the Rural Production zone. This enables small scale lifestyle development for people who want to retire and remove the family house from the farm or take off an area which is not productive on the main farming unit.

FS44.25	Northland Regional Council	S359.018	Subdivision	SUB-S1	Amend the thresholds applying to the Horticulture zone in standard SUB-S1, to require resource consent as a non-complying activity where lots are less than 10ha.	Oppose	Disallow	Some land within the proposed horticulture zone is not in fact land which can be utilised for horticulture use, due to the soils on some of the sites not being highly versatile soils as well as many other factors. Imposing a non-complying status on lots created which are less than 10ha in size will create large allotments in the zone which are cannot be utilised for horticulture use and are also too large to be maintained for lifestyle use. This will create economic turmoil on these land owners.
FS44.26	FNR Properties Limited	S319.003	Subdivision	SUB-S1	Amend SUB-S1 minimum allotment size in the Rural Production Zone to reduce the minimum allotmet size and/or provide for more options as a controlled, restricted distcretionary and discretionary activity.	Support	Allow	Agree that controlled activity size should be decreased to 20ha and reduction in discretionary size as well as provision for RDA.

FS44.27	Meridian Farm Ltd	S403.003	Subdivision	SUB-S1	Amend the minimum lot size criteria in SUB-S1 in the subdivision chapter for the Rural Living Zone to reduce it from 4ha (controlled activity) and 2ha (discretionary activity) to 2ha (controlled activity) and 1ha (discretionary activity).	Support	Allow	Provide for 2ha allotments as a RDA and 1ha allotments as Discretionary. Allows for future development in these areas which are predominantly located on the outskirts of smaller settlements. Smaller allotments of 1ha are more manageable size for lifestyle use. 1ha allows for people to undertake a residential activity while providing the option of growing their own food or having stock at a domestic scale.
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FS44.28

IDF Developments
Limited

S253.013

Subdivision

SUB-S1

Retain the discretionary
activity allotment size of
8ha in the Rural
Production zone
(inferred).

Oppose

Disallow

The 4ha allotment size as a discretionary activity enables less productive land to be utilised for activities such as lifestyle development with small scale subsistence living. This ensures small scale lifestyle development is available in more rural areas for people who either want to retire and remove the family house from the farm, or take off an area which is not productive on the main farming unit, to enable a family to establish a dwelling and have a couple of sheep or cattle with gardens, where a less intensive use would be beneficial for the environment in terms of pugging and erosion. As a discretionary activity any proposal requires the full range of effects to be considered through the resource consent process and the decision remains up to

								Council to consider whether approval should be granted.
FS44.29	New Zealand Eco Farms Ltd	S456.003	Subdivision	SUB-R6	amend SUB-R6 RDIS-6 should be reduced to encourage the protection of ecological features.	Support in part	Allow	Having a balance lot of 40ha will exclude many allotments which may have benefited from an environmental benefit subdivision. The minimum lot size should also be decreased to at least 1ha to minimise the effects on the productive balance lot.
FS44.30	Northland Federated Farmers of New Zealand	S421.178	Subdivision	SUB-R6	Amend RDIS-2 (inferred) of Rule SUB-R6 to allow for case-by-case approval for areas less than those listed in tables 1 and 2	Support in part	Allow	Benefit lots under 4ha should be provided for as it has been proven that there are many areas less than 4ha that will benefit from protection.
FS44.31	Haigh Workman Limited	S215.031	Subdivision	SUB-R11	Retain Restricted Discretionary and Non-Complying status for subdivisions in natural hazards areas.	Support in part	Allow in part	Provision should be made for sites which have obtained a site specific report has been provided which confirms a building platform is located outside of the 1 in 100 year floodplain
FS44.32	Far North District Council	S368.091	Subdivision	SUB-S8	Amend SUB-S8 ...An esplanade reserve or esplanade strip	Support	Allow	

must be provided with a minimum width of 20m, in accordance with section 230 of the RMA.

FS44.33	Haigh Workman Limited	S215.037	Earthworks	EW-R2	Delete EW- R2	Support	Allow	It is requested that this rule is either deleted in its entirety or reworded such that it is enabling or specifically exempts activities of this nature from complying with the standards specified. This is generally because works of this nature are already exempt, covered by other rules or compliance with these standards would create a perverse outcome.
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FS44.34	Waiau Bay Farm Limited	S463.071	Earthworks	EW-R2	Retain Rule EW-R2	Oppose	Disallow	It is requested that this rule is either deleted in its entirety or reworded such that it is enabling or specifically exempts activities of this nature from complying with the standards specified. This is generally because works of this nature are already exempt, covered by other rules or compliance with these standards would create a perverse outcome.
FS44.35	Far North District Council	S368.084	Earthworks	EW-S6	Amend EW-S6 to include This standard does not apply to a legal road boundary where: i. The earthworks are for the formation of an approved driveway or crossing. ii. The earthworks are for the installation and upgrading of utility connections and infrastructure.	Support in part	Allow	Also should include exclusions for any excavation works associated with fence lines, posts, piles, trenching of drains or cables, dam maintenance, normal rural practices, such as maintenance of farm drains, service connections, excavations for building foundations, septic tanks and associated drainage fields.

FS44.36	Reuben Wright	S178.015	Earthworks	EW-S6	Delete Standard EW-S6 Setback.	Support in part	Allow in part	Should be deleted or amended to include such exclusions
FS44.37	Trent Simpkin	S283.012	Rural residential	RRZ-R2	Amend from 12.5% maximum (250m2 on a 2000m2 site) to allow up to 500m2 to be realistic and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)	Support	Allow in part	Where SWMGMT is the only breach, a TP10 report is provided and approved by FNDC under their Engineering approval application the activity can be permitted.

FS44.38

Spark New Zealand
Trading Limited
and Vodafone New
Zealand Limited

S517.003

Subdivision

SUB-S6

Amend Standard SUB-
S6 to apply to all zones
as follows:

Oppose

Disallow

Connections shall be
provided at the
boundary of the site
area of the allotment
for:

1. telecommunications

i. Fibre where it is
available; or

ii. ~~Copper where fibre is
not available~~ **Where
fibre is not available
Mobile/Wireless.
which includes
satellite: or**

**iii. Where fibre or
mobile/wireless
connectivity is not
available copper VDSL
is minimum
connection standard:
and**

**iv. The applicant shall
provide with any
subdivision consent
application of written
confirmation from a
telecommunication
network operator
confirming that
connection: and**

**V. At the time of
subdivision. sufficient
land for
telecommunications.
transformers and any
associated ancillary**

services must be set aside. For a subdivision that creates more than 15 lots, proof of consultation with the telecommunications network utility operators may will be required.

2. Electricity supply through the local electricity distribution network.

Note: This standard does not apply to allotments for a utility, road, reserve or for access purposes.

Fibre and VDSL are rarely available in rural areas with connection impossible in most places. Rural areas should not be included with SUB-S6 as there are many options for wireless connection once rural lots are developed with a residential dwelling. If the sites are developed and they wish to connect to satellite connectivity, such as Starlink, then this will occur once a residential dwelling is constructed on the site, not at the subdivision stage. Furthermore, some rural lots will not be developed with residential dwellings and therefore connection to telecommunications will never be required for some sites (lots which are to remain as vacant farmland etc). SUB-S6 is not applicable to rural areas and landowners should not have to apply for a more restrictive

subdivision application due to not being able to connect to fibre.

FS44.39	Top Energy Limited	S483.169	Subdivision	SUB-R6	Amend Rule SUB – S6 to include the following (or to same effect) applicable to all zones not specified in SUB – S6 Easements shall be provided to the boundary of the site area of the allotment to facilitate future connection.	Oppose	Disallow	Easement for future connection in other zones should not be a requirement of subdivision as there is no guarantee these sites will connect to power. The zones that are excluded from this rule are rural zones which may remain as farmland and therefore power supply is not required or if developed, solar may be a more cost efficient method of power supply. In these instances, any easements created for future connection would be redundant. Easements should only be required where there is physical connection.
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FS44.40	Northland Regional Council	S359.016	Planning maps	Rural Production Zone	Amend the planning maps to rezone avocado orchards in the Aupōuri Peninsula and in the Awanui area from Rural Production to Horticulture (inferred)	Oppose	Disallow	The way in which HZ-P1 is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c). If the land does not contain highly versatile soils or meet other criteria to classify it as a Horticulture zone, then it should not be zoned this just based on the current activity on the land. This will restrict land that has development potential in the future.
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FS44.41

Northland Regional
Council

S359.012

Subdivision

Policies

Insert new policy:

Oppose

Disallow

Where subdivision and development is proposed for coastal locations, that on-site storage or suitable alternative is required, including low impact stormwater designs.

Subdivision may create vacant lots with SW design being created at the time of built development on the lot, which could occur after the subdivision is completed. Stormwater design is covered within the landuse section for each zone if there is a breach of impermeable surfaces and is also completed at the build stage which is covered by Building Consent. Do not believe there is a need for stormwater design at the subdivision stage, especially for low density subdivisions where only one additional allotment is created. This can be covered once the lots are developed.

FS44.42	Northland Regional Council	S359.019	General	General / Plan Content / Miscellaneous	Amend to include stronger reverse sensitivity provisions. Provisions to consider requiring greater setbacks of potentially up to 100m for habitable buildings within production zones, appropriate visual and physical screening and limitations on intensity of noise sensitive activities	Oppose	Disallow	Some vacant rural lots do not have lot dimensions greater than 200m. This would heavily restrict future development on already created vacant rural lots where reverse sensitivity would have been a consideration of the original subdivision. Visual and physical screening in some instances can heavily reduce any reverse sensitivity effects such that 100m setback is not warranted. Setback distances and any screening should be based on case by case basis which will be a consideration of each individual application
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FS44.43	Northland Regional Council	S359.029	Subdivision	Objectives	Amend the objectives to strongly discourage fragmentation of rural land.	Oppose	Disallow
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The 4ha allotment size as a discretionary activity enables less productive land to be utilised for activities such as lifestyle development with small scale subsistence living. This ensures small scale lifestyle development is available in more rural areas for people who either want to retire and remove the family house from the farm, or take off an area which is not productive on the main farming unit, to enable a family to establish a dwelling and have a couple of sheep or cattle with gardens, where a less intensive use would be beneficial for the environment in terms of pugging and erosion. As a discretionary activity any proposal requires the full range of effects to be considered through the resource consent process and the decision remains up to

Council to consider
whether approval
should be granted.

FS44.44

Northland Regional
Council

S359.030

Subdivision

Policies

Amend the policies to
strongly discourage
fragmentation of rural
land.

Oppose

Disallow

The 4ha allotment size as a discretionary activity enables less productive land to be utilised for activities such as lifestyle development with small scale subsistence living. This ensures small scale lifestyle development is available in more rural areas for people who either want to retire and remove the family house from the farm, or take off an area which is not productive on the main farming unit, to enable a family to establish a dwelling and have a couple of sheep or cattle with gardens, where a less intensive use would be beneficial for the environment in terms of pugging and erosion. As a discretionary activity any proposal requires the full range of effects to be considered through the resource consent process and the decision remains up to

FS44.45	Heritage New Zealand Pouhere Taonga	S409.032	Heritage area overlays	HA-R5	<p>That Rule HA-R5 be amended as follows (or words to that effect):</p> <p>PER-1</p> <p>The earthworks:</p> <ol style="list-style-type: none">1. comply with the relevant permitted activity rules within the Earthworks chapter2. are not within 20m of a scheduled Heritage Resource or an archaeological site. <p>PER-2</p> <p>The earthworks:</p> <ol style="list-style-type: none">1. do not exceed 2m³ in volume over an area of 5m² ;2. is are not within 20m of a scheduled Heritage Resource or of an archaeological site;3. complies Comply with standard HA-	Oppose	Disallow in part	<p>My concern with adding "or an archaeological site" means that if an archaeological site is accidentally discovered members of the public will need to seek a retrospective resource consent. I suggest that instead it is worded - "are not within 20m of a scheduled Heritage Resource or a MAPPED archaeological site."</p> <p>This means that resource consent is only triggered where archeological sites are known. Mapped can include anything on HNZPT Arch Site which is where all the recorded sites are placed, including any new sites found within an archaeological assessment.</p>
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S3 Accidental
Discovery
Protocol.

PER-3

The earthworks

1. do not exceed
200m³
2. are not within
20m of a
scheduled
Heritage
Resource **or an
archaeological
site;**
3. complies
Comply with
HA-S3
Accidental
Discovery
Protocol.

Note: In addition to the requirements the District Plan, it should be noted that the Heritage New Zealand Pouhere Taonga Act 2014 ("HNZPTA") requires all applicants to obtain an authority from the HNZPTA before any archaeological site is modified or destroyed. This is the case regardless of whether the land on which the site is located is designated or the activity is permitted under the District Plan or a resource or

building consent has been granted.

FS44.46	Heritage New Zealand Pouhere Taonga	S409.019	Historic heritage	Overview	<p>Amend paragraph 3 of the Historical heritage Overview as follows (or wording to this effect):</p> <p>While this chapter only has Rules for Scheduled heritage resources and dry stone walls of historic value that are not individually scheduled but are subject to blanket protection, consideration of non-scheduled resources can occur at the time of processing a resource consent, or when undertaking earthworks.</p> <p>Amend the last paragraph of the Historical heritage Overview as follows (or wording to this effect): Due to the scale of Historic Heritage within the District, it is not financially viable to identify all Heritage Resources, and for cultural reasons some resources should not be formally identified (e.g., urupa/burial grounds). Council will continue to where possible, work with other government agencies (e.g., Heritage New Zealand Pouhere Taonga) tangata</p>	Support in part	Allow in part	Fully agree that FNDC should add Arch Site to its GIS platform and regularly update this. FNDC's current Historic maps layer is very outdated which had led to archaeological sites being missed.
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whenua and the public
to identify valued
Heritage Resources and
schedule them in the
District Plan.

**In identifying historic
heritage for protection
within the District,
Council's emphasis is
on historic heritage
already listed by
Heritage New Zealand
Pouhere Taonga; sites
and areas of
significance to Maori
identified by iwi/hapu;
and locally, regionally
and potentially
nationally significant
items identified by
Council as part of a
staged programme in
conjunction with the
Northland Regional
Council. However,
Council also envisages
this formal process
being off-set by
additional, more
modern approaches to
recording, relating and
celebrating the stories
and events of the past,
including non-
statutory methods
such as a heritage
fund, heritage trails
and information
plaques in accordance
with the Arts, Culture
and Heritage Strategy
for Far North.**

**Council will also
include ArchSite, the**

online version of the New Zealand Archaeological Association's Site recording Scheme, as an information Map Layer tool within the GIS system. This will help users to assess when an archaeological authority may be required from Heritage New Zealand Pouhere Taonqa, although not all sites will be identified on it as the District has not been systematically surveyed; there will be previously unknown sites; and many sites have not yet been 'ground truthed'.

FS44.47	Heritage New Zealand Pouhere Taonga	S409.028	Historic heritage	HH-R5	Amend Rule HH-R5 as follows (or words to that effect):	Oppose	Disallow	100m3 of earthworks outside of heritage areas is very restrictive. If no archaeology is present, it is not necessary to have this volume restriction. Volume restrictions are imposed elsewhere in the plan.
					PER-1			
					Any earthworks are setback a minimum of 20m from a scheduled Heritage Resource:			
					The earthworks			
					1. Do not exceed 100m³			
					2. Are not within 20m of a Scheduled Heritage Resource or an archaeological site			Proposal to insert 20m setback to archeological sites should only relate to mapped archaeological sites, otherwise members of the public who accidently discover an archeological site during earthworks will need a retrospective resource consent.
					3. Comply with EW-S3 Accidental Discovery Protocol			
					This rule does not apply to earthworks associated with burials within an existing cemetery.			
					Note: In addition to the requirements of the District Plan, it should be noted that the Heritage New Zealand Pouhere Taonga Act 2014 ("HNZPTA") requires all applicants to obtain an authority from the HNZPTA before any archaeological site is modified or destroyed. This is the case regardless of whether the land on which the			

site is located is designated, or the activity is permitted under the District Plan or a resource or building consent has been granted.

FS44.48

Heritage New Zealand Pouhere Taonga

S409.050

Earthworks

EW-S6

Amend Standard EW-S6
Setback as follows (or words to that effect):

Oppose

Disallow

As per previous FS, the earthworks 20m setback from an archaeological site should be reworded to 'mapped' archaeological site.

Earthworks must be setback by the following minimum distances:

1. earthworks supported by engineered retaining walls
- 1.5m from a site boundary;
2. earthworks not supported by engineered retaining walls
- 3m from a site boundary;
3. earthworks must be setback by a minimum distance of 10m from coastal marine area.
4. **earthworks must be setback by a minimum distance of 20m from the extent of an**

archaeological site

Note: setbacks from waterbodies is managed by the Natural Character chapter. **In addition to the requirements of the District Plan, it should be noted that the Heritage New Zealand Pouhere Taonga Act 2014 ("HNZPTA") requires all applicants to obtain an authority from the HNZPTA before any archaeological site is modified or destroyed. This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District Plan or a resource or building consent has been granted.**

FS44.49

Jane E Johnston

S560.008

General

General / Process

Insert new Specific Purpose Zone applicable to the tourist resort townships around the Bay which applies specific provisions to allow for tourism related activities and facilities and acknowledges the significant investment in communal maritime facilities around the Bay.

Support in part

Allow in part

We agree that Waitangi needs its own special zone, as detailed within our original submission.

FS44.50	Doug's Opuia Boatyard	S185.001	Planning maps	Rural Production Zone	Amend the zoning of the Trust land of the Waitangi National Trust Board, Waitangi - as a minimum, land that was designated Conservation in the ODP should be maintained and/or reinstated as "Natural Open Space" and/or even be extended to the treaty coastal grounds boundary along the golf course to the north and/or even further along the coastal margin of the golf course to wherever that land adjoins private land.	Oppose	Disallow	A special zone has been requested which seeks to give better effect to the Waitangi Trust deed. The special zoning will continue to protect public access rights and recreation as was originally intended by the Waitangi Trust Board Act 1932. The resolution to utilize "Natural Open Space" zoning is not considered appropriate for this site.
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FS44.51	Heritage New Zealand Pouhere Taonga	S409.049	Planning maps	Heritage Area	Insert new heritage areas (including associated mapping, overview, objectives, policies and rules) as indicated in submission	Oppose	Disallow in part	Rather than just the Waitangi Treaty Grounds being mapped with another overlay, we seek to establish a special zone across the whole estate which would incorporate those particular matters that relate to the treaty grounds as a sub zone. This ensures that there is only one set of rules to look at rather than a standardized zone and about 6 different overlays which is complicated and contradictory. The special zoning across the whole estate means that we can also have consideration to heritage matters which may lie outside of the treaty grounds. Overall, special zoning is much more effective and can achieve the same outcome as a precinct.
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FS44.52	Blair and Deanne Rogers	S366.001	Planning maps	Horticulture Zone	Amend and rezone the area identified in the submission as Rural Production zone; or	Support	Allow
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In the alternative, delete the proposed 'Horticulture Zone' in its entirety, as a planning method that has been applied inconsistently and inappropriately across the Far North District.

FS44.53

Northland Regional Council

S359.031

Coastal environment

Rules

Amend the rules to expand the permitted activity rule to allow for fencing within natural character areas, ONLs and ONFs where fencing is required for protection or enhancement of soil conservation treatments, water bodies and wetlands and in line with the Stock Exclusion Regulations and/or regional plan rules.

Support in part

Allow in part

Agree that allowance should be made for fencing for the reasons detailed in the submission and more.

FS44.54	Northland Regional Council	S359.043	Earthworks	Objectives	Amend provisions to avoid duplicating regional council functions where possible.	Support	Allow	Agree. Where both district and regional consents are required for an earthworks activity, enable a delegation such that only one consenting authority need to process an application. Doing it in this way will ensure that district council effects such as amenity, traffic etc. can still be taken into account while saving the applicant from unnecessary costs.
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FS44.55	Northland Regional Council	S359.017	Planning maps	Rural Production Zone	Amend the planning maps to rezone the service catchment of the mid-north water storage project near Kaikohe from Rural Production to Horticulture (inferred)	Oppose	Disallow	The way in which HZ-P1 is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c). If the land does not contain highly versatile soils or meet other criteria to classify it as a Horticulture zone, then it should not be zoned this. While the new dam will provide a water supply it does not necessarily mean that other factors align such that this land could be utilized for horticulture.
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FS44.56	Haigh Workman Limited	S215.054	Rural production	RPROZ-R2	Amend RPROZ-R2 impermeable surfaces permitted activity thresholds from 15% to 5% of the site area	Oppose	Disallow	The rural production zone covers the majority of the Far North District. This zone contains varying site sizes, from residential within rural township areas through to large scale farms and forestry blocks. It is generally only on smaller sites where consent for a breach of this rule is necessary. For larger sites, where the site has a lot of coverage, generally there are other rules which will trigger the need for resource consent. These rules are proposed to default to a discretionary activity status such that stormwater management can form part of the activity assessment.
FS44.57	Haigh Workman Limited	S215.009	Transport	Notes	Insert a Note in the introduction to the rules on the One Network Road Classification system (or any similar system adopted by NZTA), referring to TRAN-Table 10 and detailing how the system can be accessed.	Support	Allow	Helpful for members of the public to use the plan.

FS44.58	Haigh Workman Limited	S215.012	Transport	TRAN-R8	Insert a new permitted activity clause relating to the formation and use of a paper road for private access where it serves up to 8 households, has Council consent as landowner, is constructed to private access standards and is privately maintained	Support	Allow	This comes up very often with subdivisions or second dwellings. Generally NTA is happy so long as there are no more than 5 users. Agree to allow this as a permitted activity where council as landowner gives approval.
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