

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
26.62	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NATC-P3	Support	RETAIN NATC-P3.1 as notified. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> These provisions provide recognition of operational need and functional need in regard to necessary structures and work within riparian margins. 	Accept	Topic 5: NATC Policies
26.63	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NATC-P5	Support	RETAIN NATC-P5.7 as notified. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> These provisions provide recognition of operational need and functional need in regard to necessary structures and work within riparian margins. 	Accept in part	Topic 5: NATC Policies
FS45.3	Director General of Conservation	NATC-P5	Support in part	Allow the submission in part.	<ul style="list-style-type: none"> The policy provides some appropriate assessment requirements for resource consents, but considers further amendments are required so that the policy recognises and provides for s6(c) of the RMA. 	Accept in part	Topic 5: NATC Policies
26.64	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NATC-R3	Oppose	AMEND NATC-R3 by adding earthworks for network utility works within roads in the list for permitted activities. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> Include earthworks for network utility works within roads in the list for permitted activities. Approaches to bridges in particular may be located within riparian margins. 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
FS45.4	Director General of Conservation	NATC-R3	Oppose in part	Disallow the original submission.	<ul style="list-style-type: none"> Concerned with how permissive NATC-R3 is considering earthworks can result in adverse effects on the natural character of wetland, lakes, and river margins, particularly in relation to matters of s6(c) of the RMA. 	Accept in part	Topic 6: NATC Rules and Standards
26.65	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NATC-R4	Oppose	AMEND NATC-R4 by adding vegetation clearance for network utility works within roads in the list for permitted activities. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> Include vegetation clearance for network utility works within roads in the list for permitted activities. Approaches to bridges in particular may be located within riparian margins. 	Accept in part	Topic 6: NATC Rules and Standards
FS45.5	Director General of Conservation	NATC-R4	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Concerned as the rule provides for unrestricted indigenous vegetation clearance within wetland, lake and river margins which can contain significant indigenous vegetation and significant habitat. This rule does not recognise and provide for s6(c) of the RMA. 	Accept in part	Topic 6: NATC Rules and Standards
FS93.3	Royal Forest and Bird Protection Society of NZ	NATC-R4	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers it is not clear from the amendment sought whether indigenous vegetation with significant values could be adversely affected. 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
73.14	PF Olsen Ltd	NATC-R4	Amend	<p>AMEND the reference to forestry tracks in NATC-R4.1.b. as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity complies with NATC-S3 - Indigenous vegetation clearance; or b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and <u>commercial</u> forestry tracks. 	<p>The term forestry tracks is imprecise and risks inconsistent interpretation and implementation.</p> <ul style="list-style-type: none"> • The amendment to refer to <u>commercial</u> forestry tracks is to improve clarity and ensure alignment with other plan provisions. The terminology more accurately reflects the scope and intent of the rules. 	Reject	Topic 6: NATC Rules and Standards
119.5	Amanda (Mandy) Harris	General	Amend	<p>AMEND the Landscape, Landforms and Natural Character chapters to include stormwater management provisions.</p>	<ul style="list-style-type: none"> • The submitter supports the inclusion of comprehensive urban stormwater planning provisions in the Proposed Kaipara District Plan 2025. • Kaiwaka is identified as a key growth area, therefore it is essential that the District Plan embeds robust, future-focused infrastructure policies to safeguard environmental health, reduce flood risk, and support sustainable community development. • Stormwater provisions should be embedded across multiple chapters of the District Plan to reflect the cross-cutting nature of water 	Reject	Topic 1: General Submissions on the NATC Chapter

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<p>infrastructure and its impact on land use, biodiversity, and hazard management.</p> <ul style="list-style-type: none"> • These methods align with Te Mana o te Wai, reduce pollution, and enhance climate resilience. • Without firm direction in the District Plan, Kaipara risks being reactive to changing government policy rather than proactive in protecting its unique environment. • Māori and local lived experience are essential for designing resilient, place-based infrastructure. I support the inclusion of policy that reflects the knowledge and expertise of local Tangata Whenua. • Without enforceable obligations, stormwater systems risk becoming reactive rather than preventive. • Extreme weather and rising groundwater levels are already impacting infrastructure resilience: <ul style="list-style-type: none"> ○ Kaiwaka’s wastewater treatment plant leaked into the Kaiwaka River following heavy rainfall in May 2025. ○ Urban runoff from SH1 contributes heavy metals, hydrocarbons, and sediment to receiving waters. 		

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<ul style="list-style-type: none"> ○ Flood-prone development and limited Council resourcing have resulted in unsafe footpaths, damaged properties, and insufficient drainage. ○ Insurance risks are climbing, with some properties potentially becoming uninsurable. ● Recent events underscore the urgent need for improved infrastructure: <ul style="list-style-type: none"> ○ The May 2025 overflow of the Kaiwaka Wastewater Treatment Plant led to a health warning for the Kaiwaka and Otamatea rivers and Kaipara Harbour. ○ Urban development along SH1 has intensified runoff and pollutant loading. ○ Two open gullies currently drain unfiltered stormwater directly into the Kaiwaka River. ○ Many private properties have inadequate or unsafe stormwater systems, with limited Council capacity to enforce compliance. ● Kaiwaka’s topography offers natural opportunities for bioretention and green infrastructure. These should be leveraged to: <ul style="list-style-type: none"> ○ Reduce runoff velocity and volume. 		

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<ul style="list-style-type: none"> ○ Filter contaminants before they reach the river. ○ Mitigate future leakage from the wastewater plan. ● The submitter believes that addressing stormwater and wastewater issues in Kaiwaka through the District Plan is not only prudent, it is essential. The health of the river, the safety of the community, and the long-term viability of Kaiwaka as a growth node depend on it. 		
125.7	Madara Vilde	NATC-R4	Amend	<p>AMEND Rule NATC-R4 and the Proposed District Plan's framework relation to wetland management to:</p> <ul style="list-style-type: none"> ● Explicitly incorporate the requirements of the National Environmental Standards for Freshwater (NES-FW 2020) ● Apply more stringent controls to vegetation clearance and earthworks within wetland margins, including: <ul style="list-style-type: none"> ○ non-complying activity status within 10m of a natural inland wetland ○ limiting earthworks within 10m setbacks to only essential maintenance with strict thresholds ○ reducing permitted thresholds ○ assessment criteria requiring explicit consideration of NES-FW 	<p>The submitter is concerned that:</p> <ul style="list-style-type: none"> ● The treatment of wetlands in the plan is poorly integrated with the NES-FW requirements. ● The permitted earthworks and vegetation clearance thresholds are too high for ecologically sensitive environments, and do not adequately manage cumulative impacts. ● The policy framework for wetlands is weak without sufficiently robust controls to achieve it. ● The lack of reference to Northland Regional Council consent requirements is not user friendly or clear and may result in regulatory gaps. 	Reject	Topic 1: General Submissions on the NATC Chapter

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				<p>compliance and freshwater ecological values.</p> <ul style="list-style-type: none"> Clearly cross reference the requirement for resource consent from the Northland Regional Council (NRC) for activities within 10m of natural inland wetlands. 	See submission for further details.		
FS29.31	Atlas Quarries Limited	NATC-R4	Support in part	Allow submission in part.	<ul style="list-style-type: none"> The PKDP must give effect to the provisions as they relate to mineral extraction activities within the Regional Policy Statement for the Northland Region, and Parts 2 and 3 of the RMA. 	Reject	Topic 1: General Submissions on the NATC Chapter
125.15	Madara Vilde	NATC-S3	Amend	<p>AMEND Standard NATC-S3 and the Proposed District Plan's framework in relation to wetland management to:</p> <ul style="list-style-type: none"> Explicitly incorporate the requirements of the National Environmental Standards for Freshwater (NES-FW 2020). Apply more stringent controls to vegetation clearance and earthworks within wetland margins, including: <ul style="list-style-type: none"> non-complying activity status within 10m of a natural inland wetland limiting earthworks within 10m setbacks to only essential maintenance with strict thresholds reducing permitted thresholds 	<p>The submitter is concerned that:</p> <ul style="list-style-type: none"> The treatment of wetlands in the plan is poorly integrated with the NES-FW requirements. The permitted earthworks and vegetation clearance thresholds are too high for ecologically sensitive environments, and do not adequately manage cumulative impacts. The policy framework for wetlands is weak without sufficiently robust controls to achieve it. The lack of reference to NRC consent requirements is not user friendly or clear and may result in regulatory gaps. 	Reject	Topic 1: General Submissions on the NATC Chapter

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				<ul style="list-style-type: none"> ○ assessment criteria requiring explicit consideration of NES-FW compliance and freshwater ecological values. ● Clearly cross reference the requirement for resource consent from the Northland Regional Council (NRC) for activities within 10m of natural inland wetlands. 	<ul style="list-style-type: none"> ● See submission for further details. 		
FS29.34	Atlas Quarries Limited	NATC-S3	Support in part	Allow submission in part.	<ul style="list-style-type: none"> ● The PKDP must give effect to the provisions as they relate to mineral extraction activities within the Regional Policy Statement for the Northland Region, and Parts 2 and 3 of the RMA. 	Accept in part	Topic 1: General Submissions on the NATC Chapter
136.29	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Oppose	<p>AMEND the definition of "Wetland, lake and river margins" as follows: means the area of land within: 1. 30<u>10</u>metres of:</p> <p style="padding-left: 20px;">a. a natural inland wetland; ...</p> <p>AND Any consequential amendments.</p>	<ul style="list-style-type: none"> ● Does not support the imposition of a 30m margin for wetland, lake and river margins. ● The logic for defining the riparian margin as 30m for wetlands, larger lakes and rivers, and 6m for small rivers, is unclear and appears to be arbitrary. ● The s32 report simply states the definition as a fact, and does not provide any evidence or analysis, nor consider any alternative to this approach. ● National Environment Standards for Freshwater (NES-FW) provides a 	Accept in part	Topic 2: Wetland, Lake and River Margin Definition

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<p>setback for certain activities from natural wetlands, being 10m.</p> <ul style="list-style-type: none"> Northland Regional Policy Statement does not provide any direction as to how a riparian margin might be delineated. The Proposed Regional Plan for Northland, (dated February 2024), does not define ‘riparian margin’, but it defines the ‘coastal riparian and foredune management area’ as including ‘any land within a horizontal distance of 10 metres landward from the coastal marine area’. 		
FS45.8	Director General of Conservation	Definitions	Oppose	Disallow original submission.	<ul style="list-style-type: none"> Do not support the reduction in setback from 30m to 10m. Submitter notes NES-F provides for a 10m setback for certain activities from natural wetland but that other activities are subject to setbacks greater than 10m. Regardless, the NES-F enables plan rules to be more stringent. 	Accept in part	Topic 2: Wetland, Lake and River Margin Definition
FS72.8	Manulife Forest Management (NZ) Ltd	Definitions	Support	Allow the original submission.	<ul style="list-style-type: none"> The further submitter supports the request to amend the 30-metre setback to 10 metres. The further submitter notes this is consistent with the NES-CF. 	Accept in part	Topic 2: Wetland, Lake and River Margin Definition

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
FS76.7	Matariki Forests	Definitions	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter considers that for forestry there is no justification for being more stringent than the setback provisions of the NES-CF. 	Accept in part	Topic 2: Wetland, Lake and River Margin Definition
FS93.20	Royal Forest and Bird Protection Society of NZ	Definitions	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that reducing the margin would be inadequate for the purposes of s6(a) of the RMA. 	Accept in part	Topic 2: Wetland, Lake and River Margin Definition
136.58	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P2	Support	<p>DELETE NATC-P2. AND ADD NATC-P2 to the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter considers that the PDP may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to 	Reject	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					specific coastal provisions that may be located in other chapters.		
FS93.26	Royal Forest and Bird Protection Society of NZ	NATC-P2	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that reducing the margin would be inadequate for the purposes of s6(a) and s6(c) of the RMA. 	Accept	Topic 5: NATC Policies
136.59	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-R4	Support	<p>DELETE NATC-R4. AND ADD NATC-R4 to the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter considers that the PDP may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters. 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
FS93.27	Royal Forest and Bird Protection Society of NZ	NATC-R4	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the amendments sought are inconsistent with s6(a) and s6(c) of the RMA. 	Accept	Topic 6: NATC Rules and Standards
136.60	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-S3	Support	<p>DELETE NATC-S3. AND ADD NATC-S3 to the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter considers that the PDP may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters. 	Reject	Topic 6: NATC Rules and Standards
136.65	Federated Farmers of New Zealand (Inc) -	Definitions	Amend	AMEND the measurement in definition of "Wetland, lake and river margins" to reduce to 10m instead of 30m as notified.	<ul style="list-style-type: none"> The submitter has concerns over the 30m margin that has been provided for in the definition of wetland, lake 	Accept in part	Topic 2: Wetland, Lake and River Margin Definition

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
	Northland Province			AND Any consequential amendments.	<p>and river margin. It is unclear where the 30m margin has come from as there does not appear to be definitions for the three terms in the Northland Regional Policy Statement. There also does not appear to be any consideration of the 30m margin in the s32 reports that accompany the PDP.</p> <ul style="list-style-type: none"> The submitter seeks a reduction in the 30m margin in the definition of ‘wetlands, lake and river margins’ from 30m to 10m to achieve consistency with the National Environmental Standards for Freshwater and the Northland Regional Plan. It is considered that the use of a 30m margin is onerous and will act as an unnecessary barrier against appropriate subdivision, use and development. 		
FS89.4	P F Olsen	Definitions	Support in part	Allow the original submission in part.	<ul style="list-style-type: none"> Further submitter supports enabling maintenance of farm and forestry tracks and associated earthworks but considers the use of the generic term “forestry tracks” is inconsistent with the defined term “commercial forestry”. Further submitter seeks use of “commercial forestry tracks” instead 	Accept in part	Topic 2: Wetland, Lake and River Margin Definition

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					as set out in their original submission.		
136.66	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P1	Support	RETAIN NATC-P1 as notified. OR With wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports policy NATC-P1 as notified. 	Accept	Topic 5: NATC Policies
FS89.5	P F Olsen	NATC-P1	Support in part	Allow original submission in part.	<ul style="list-style-type: none"> Further submitter supports NATC-P1 in principle but has residual concern about the use of “forestry tracks” rather than the clearer “commercial forestry tracks”. Seeks relief as set out in their original submission. 	Accept in part	Topic 5: NATC Policies
136.67	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P2	Support	AMEND NATC-P2 as follows: Enable indigenous vegetation clearance and earthworks within wetland, lake and river margins where it is for: <ol style="list-style-type: none"> The <u>operation</u>, repair or maintenance of lawfully established activities; ... Biosecurity reasons; and The sustainable non-commercial harvest for customary activities; <u>and</u> <u>New buildings or structures with an operational or functional need;</u> <u>and</u> <u>Erosion or sediment control purposes.</u> 	<ul style="list-style-type: none"> The submitter supports provision for indigenous vegetation clearance and earthworks. However, amendment is sought to policy NATC-P2 to provide for indigenous vegetation clearance and earthworks associated with new buildings and structures that have an operational or functional need to be located within the margin (as provided for in NATC-P3) including fencing, and sediment or erosion control works. The submitter considers that the PDP may be easier to use if all rules for indigenous vegetation clearance are in the Ecosystems and Indigenous 	Accept in part	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				<p>AND ADD NATC-P2 into the Earthworks and Ecosystems and Biodiversity chapters. AND Any consequential amendments.</p>	<p>Biodiversity chapter and all provisions for earthworks are in the Earthworks chapter.</p> <ul style="list-style-type: none"> Section 7, clause 29 of the National Planning Standards states that provisions for managing earthworks must be located in the Earthworks chapter. Section 7, clause 19 states matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. 		
136.68	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P3	Support	<p>RETAIN NATC-P3 as notified. OR With wording of similar effect. AND Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports NATC-P3 as notified. 	Accept	Topic 5: NATC Policies
136.69	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P4	Support	<p>AMEND NATC-P4 so that it lists the actions the Council intends to undertake to encourage restoration and enhancement of natural character. Potential wording could be as follows: Encourage the restoration and enhancement of wetland, lake and river margins where it will achieve improvement in natural character values-<u>by</u>;</p>	<ul style="list-style-type: none"> The submitter is generally supportive of policy NATC-P4 but consider the policy should identify the actions the Council intends to undertake to encourage restoration and enhancement of natural character (for example, like ECO-P4 or ECO-P5). 	Reject	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				<p>a. <u>Providing funding or assisting in obtaining funding from other agencies and trusts.</u></p> <p>b. <u>Working directly with landowners and community groups on wetland, lake and river margin protection, maintenance or restoration projects.</u></p> <p>OR</p> <p>Wording with similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>			
136.70	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P5	Support	<p>AMEND NATC-P5 as follows: Have regard to the following matters when assessing the effects of resource consent applications for subdivision, land use and development on the natural character of wetland, lake and river margins: ...</p> <p>5. The <u>current level of natural character and the ability of the environment to absorb change</u>; ...</p> <p>7. The operational need or functional need of any <u>building or structure including</u> regionally significant infrastructure to be in the particular location; ...</p> <p>11. <u>The degree of any existing public or customary access and recreational use and the opportunity to for enhancement public access and recreation</u>; ...</p>	<ul style="list-style-type: none"> The submitter supports policy NATC-P5 as it identifies the matters that will be considered when assessing effects on natural character. However, changes are suggested to include the consideration of the current level of natural character as a consideration as well as including the functional or operational need of any building and structure, and effects on existing public or customary access and recreational use. 	Accept in part	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				OR Wording with similar intent. AND Any consequential amendments.			
FS93.28	Royal Forest and Bird Protection Society of NZ	NATC-P5	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the amendments sought are not appropriate. 	Accept in part	Topic 5: NATC Policies
136.71	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-R1	Support	<p>AMEND NATC-R1 as follows:</p> <p>1. Activity status: Permitted Where:</p> <p>a. External additions and alterations are:</p> <p>i. no greater than 30m²; <u>or</u></p> <p>ii. <u>do not increase the total footprint of the building or structure to more than 300m²; and</u></p> <p>b. The activity complies with CE-S1 Coastal environment - maximum building height.</p> <p>2. Activity status when compliance not achieved: <u>Restricted</u> Discretionary</p> <p>3. <u>Where:</u></p> <p>a. <u>The matters in NATC-P5; and</u></p> <p>b. <u>The positive effects of the activity.</u></p> <p>OR With wording of similar effect. AND Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports rule NATC-R1 as it provides for additions and alterations up to 30m² to buildings and structures as a permitted activity. However, NATC-R2 allows for new buildings and structures up to 300m². For consistency, it is recommended that the volume in the rule is increased from 30m² to 300m². This would align the two rules and avoid potential debate about whether a structure is new or an addition/alteration. The submitter also believes the Council can reasonably identify all of effects or issues that this activity may have, and as such the rule when compliance is not achieved should be given restricted discretionary status. This would improve certainty and efficiency for both landowners and the Council. It is not thought that the activity is 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					sufficiently complex, or its effects uncertain, to justify the proposed discretionary rule status.		
FS45.10	Director General of Conservation	NATC-R1	Oppose in part	Allow original submission in part.	<ul style="list-style-type: none"> Change of activity status when compliance is not achieved is not supported. Further submitter considered NATC-P5 provides appropriate assessment which recognises Section 6(c) matters, and higher order planning documents. 	Accept in part	Topic 6: NATC Rules and Standards
FS93.29	Royal Forest and Bird Protection Society of NZ	NATC-R1	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the amendments sought are inconsistent with s6(a) and s6(c) RMA and would [not] give effect to the RPS, NPSIB or the NZCPS. 	Accept in part	Topic 6: NATC Rules and Standards
136.72	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-R2	Support	<p>AMEND NATC-R2 as follows: 1. Activity status: Permitted Where:</p> <ul style="list-style-type: none"> a. The building or structure is no greater than 300m²; <u>and</u> b. The building or structure is required for: ... <ul style="list-style-type: none"> v. <u>Water intake and associated pumphouses utilised for the drawing of water</u> provided they cover less than 25m² in area; <u>and; or</u> vi. <u>Drainage outfall; or</u> 	<ul style="list-style-type: none"> The submitter supports NATC-R2. To improve clarity as to the relationship between clauses a. and b., the submitter requests addition of an ‘and’ at the end of clause a. to show that both clauses must be complied with. Consistent with NATC-P3 that enables structures with a functional or operational need to be located in the margin, the submitter requests amendments to provide for drainage outfalls, water intakes, and structures for sediment or erosion control. 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				vii. <u>Sediment or erosion control</u> ; and ... OR Wording with similar intent. AND Any consequential amendments.			
FS93.30	Royal Forest and Bird Protection Society of NZ	NATC-R2	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the amendments sought are inconsistent with s6(a) and s6(c) RMA and would [not] give effect to the RPS, NPSIB or the NZCPS. 	Accept in part	Topic 6: NATC Rules and Standards
136.73	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-R3	Support	<p>AMEND NATC-R3 as follows:</p> <p>1. Activity status: Permitted Where:</p> <p>a. The earthworks complies with NATC-S2 - Earthworks; and</p> <p>b. The earthworks is for:</p> <p>i. the maintenance of lawfully established <u>infrastructure</u> roads, fences, utility connections, driveways, parking <u>or hardstand</u> areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; <u>or</u></p> <p>ii. <u>new buildings or structures permitted by NATC-R2; or</u></p> <p>iii. <u>biosecurity or natural hazard management purposes.</u></p> <p>OR</p>	<ul style="list-style-type: none"> The submitter supports in part NATC-R3. There is provision for maintenance of existing identified assets, but amendments are necessary to ensure the rule aligns with the activities provided for in policy NATC-P2. There should also be some provision for minor earthworks as a permitted activity, associated with new buildings and structures that are provided for by policy NATC-P3 and rule NATC-R2. It is also considered that the PDP would be easier to use if all provisions for earthworks are located in the Earthworks chapter. The National Planning Standards give mandatory direction for the layout of District Plans with section 7, clause 29 stating that provisions 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				With wording of similar intent. AND ADD NATC-R3 into the Earthworks chapter. AND Any consequential amendments.	for managing earthworks must be located in the Earthworks chapter.		
FS93.31	Royal Forest and Bird Protection Society of NZ	NATC-R3	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the amendments sought are inconsistent with s6(a) and s6(c) RMA and would [not] give effect to the RPS, NPSIB or the NZCPS. 	Accept in part	Topic 6: NATC Rules and Standards
136.74	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-R4	Support	<p>AMEND NATC-R4 as follows:</p> <p>1. Activity status: Permitted Where:</p> <p>a. The activity complies with NATC-S3 Indigenous vegetation clearance; or</p> <p>b. The indigenous vegetation clearance is for:</p> <p><u>(i) the maintenance of lawfully established infrastructure roads, fences, utility connections, driveways, parking or <u>hardstand areas</u>, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks;</u></p> <p><u>or</u></p> <p><u>(ii) new buildings or structures permitted by NATC-R2; or</u></p> <p><u>(iii) biosecurity or natural hazard management purposes.</u></p> <p>OR</p>	<ul style="list-style-type: none"> The submitter supports in part NATC-R4. Clause a of this rule provides for indigenous vegetation clearance for any reason, so long as it meets the area limits in NATC-S3. There is also provision for maintenance of existing identified assets not subject to an area restriction. Amendments are necessary to ensure the rule aligns with the activities provided for in policy NATC-P2. There should be some provision for minor indigenous vegetation clearance as a permitted activity, associated with new buildings and structures that are provided for by policy NATC-P3 and rule NATC-R2. The NPS gives mandatory direction for the layout of District Plans. Section 7, clause 19 states matters 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				With wording to similar effect. AND ADD the policy NATC-P2 (inferred) into the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.	relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. The rule appears to relate to the maintenance of biological diversity rather than its protection.		
FS93.32	Royal Forest and Bird Protection Society of NZ	NATC-R4	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the amendments sought are inconsistent with s6(a) and s6(c) RMA and would [not] give effect to the RPS, NPSIB or the NZCPS. 	Accept in part	Topic 6: NATC Rules and Standards
136.75	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-S2	Oppose	AMEND NATC-S2 to provide for earthworks within the margins of wetlands, lakes and rivers as set out in rule C8.3.1, Table 15 of the PDP. AND ADD NATC-S2 into the Earthworks chapter of the PDP. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter does not support the proposed volume of earthworks provided for in this standard. The Section 32A report states that the proposed provisions will provide for an appropriate level of earthworks, indigenous vegetation clearance and development within the margins of wetlands, lakes and rivers. However, the proposed volume of 50m³ per 12-month period per site has not been analysed. The Northland Proposed Regional Plan provides permitted activity 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<p>earthworks thresholds: (see submission for details).</p> <ul style="list-style-type: none"> The approach taken in this standard is considered to be too simplistic and does not adequately for earthworks in specific locations. It is noted that standard NATC-S2 is an earthworks provision. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 29 states that provisions for managing earthworks must be located in the Earthworks chapter. 		
FS76.23	Matariki Forests	NATC-S2	Support	Allow the original submission.	<ul style="list-style-type: none"> The further submitter considers that there is not alignment with the NES-CF and more stringent controls are not justified. 	Accept in part	Topic 6: NATC Rules and Standards
FS93.33	Royal Forest and Bird Protection Society of NZ	NATC-S2	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the amendments sought are inconsistent with s6(a) and s6(c) RMA and would [not] give effect to the RPS, NPSIB or the NZCPS. 	Accept in part	Topic 6: NATC Rules and Standards
136.76	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-S3	Support	<p>AMEND NATC-S3 to provide for indigenous vegetation clearance in a manner similar to how this issue has been addressed in the PDP; and</p> <p>AND</p> <p>ADD NATC-S3 into the Earthworks chapter of the PDP.</p>	<ul style="list-style-type: none"> The submitter has concerns over the small volume of indigenous vegetation clearance that is provided for in standard NATC-S3. As worded, the standard is too general in how it reads and has too wide of a scope. Council needs to reconsider exactly 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				AND Any consequential amendments.	<p>what it is trying to achieve with this standard and perhaps redraft the standard so that it addresses specific activities.</p> <ul style="list-style-type: none"> Refer C.8.4.2 of the Northland Proposed Regional Plan as an example. It is also considered that the PDP may be easier to use if all provisions for indigenous vegetation clearance are in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, while clause 20 provides for provisions to protect natural character to be located in the Natural Character chapter. 		
FS93.34	Royal Forest and Bird Protection Society of NZ	NATC-S3	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the amendments sought are inconsistent with s6(a) and s6(c) RMA and would [not] give effect to the RPS, NPSIB or the NZCPS. 	Accept	Topic 6: NATC Rules and Standards
140.52	Horticulture New Zealand	NATC-P2	Support	RETAIN NATC-P2 as notified. AND	<ul style="list-style-type: none"> Supports biosecurity clearance in the event of an incursion being provided for. 	Accept in part	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				Any consequential or alternative amendments required to address the concerns raised by the submitter.			
140.53	Horticulture New Zealand	NATC-P5	Oppose	DELETE NATC-P5. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> NATC-P5 is just a list of assessment matters and does not provide direction or thresholds. The submitter considers this should be in assessment criteria for resource consent applications. 	Reject	Topic 5: NATC Policies
FS45.18	Director General of Conservation	NATC-P5	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Oppose deletion of the policy as it provides assessment requirements for activities that do not achieve compliance with NATC-R1 to R4. 	Accept	Topic 5: NATC Policies
140.54	Horticulture New Zealand	NATC-R3	Amend	AMEND NATC-R3.1.b. as follows (note referencing error in submission): <ul style="list-style-type: none"> b. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks <u>and erosion sediment control</u> AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The controls may place unnecessary regulatory burden on the installation and maintenance of controls, thus discouraging positive outcomes which could otherwise be achieved. 	Accept	Topic 6: NATC Rules and Standards
FS45.19	Director General of Conservation	NATC-R3	Support in part	Allow original submission in part.	<ul style="list-style-type: none"> Support inclusion of erosion and sediment control, as slips and 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					erosion events can cause damage to waterways.		
140.55	Horticulture New Zealand	NATC-R4	Amend	<p>AMEND NATC-R4.1.b. as follows:</p> <p>b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks <u>and biosecurity clearance.</u></p> <p>AND Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Biosecurity clearance needs to be provided for as a permitted activity. Obtaining consent is likely to cause the spread of incursion to indigenous vegetation. 	Reject	Topic 6: NATC Rules and Standards
FS45.20	Director General of Conservation	NATC-R4	Oppose in part	Disallow original submission in part.	<ul style="list-style-type: none"> Not opposed to the inclusion of vegetation clearance for biosecurity control but proposed drafting needs to be narrowed. For example, by enabling only clearance of plants classified as pests/weeds under the Biosecurity Act 1993 or the applicable Regional Pest Management Plan. 	Accept in part	Topic 6: NATC Rules and Standards
FS93.106	Royal Forest and Bird Protection Society of NZ	NATC-R4	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that it is not clear what is meant by “biosecurity clearance” as the provision relates to indigenous vegetation clearance. 	Accept	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
140.56	Horticulture New Zealand	NATC-S3	Amend	ADD an exception to NATC-S3 as follows: <u>Except where earthworks are for the purpose of biosecurity clearance.</u> AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Biosecurity clearance should be provided for as a permitted activity in the event of an incursion. Having to obtain consent is likely to cause spread to indigenous vegetation. 	Reject	Topic 6: NATC Rules and Standards
FS45.21	Director General of Conservation	NATC-S3	Oppose	Disallow original submission.	<ul style="list-style-type: none"> Inclusion of earthworks within this standard is not supported. Request does not appear to be within the scope of the standard, which is intended for vegetation clearance. 	Accept	Topic 6: NATC Rules and Standards
FS93.107	Royal Forest and Bird Protection Society of NZ	NATC-S3	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the amendment is not appropriate and that if greater clearance is required the a consent process is appropriate. 	Accept	Topic 6: NATC Rules and Standards
146.28	New Zealand Agricultural Aviation Association	NATC-P2	Support	RETAIN NATC-P2 as notified.	<ul style="list-style-type: none"> It is important to enable the clearance of native vegetation for biosecurity reasons and the removal of pest weeds from within native vegetation to preserve and protect natural character. 	Accept in part	Topic 5: NATC Policies
146.29	New Zealand Agricultural Aviation Association	NATC-R4	Amend	AMEND NATC-R4.1.b. as follows: <u>b.</u> The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking	<ul style="list-style-type: none"> The eradication of pest weeds for biosecurity purposes is important for preserving and protecting natural character. 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				or cycling tracks, or farm and forestry tracks, or the <u>eradication of pests for biosecurity purposes.</u>			
FS93.77	Royal Forest and Bird Protection Society of NZ	NATC-R4	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that greater certainty is required on what “biosecurity purposes” is. 	Accept	Topic 6: NATC Rules and Standards
149.48	Royal Forest and Bird Protection Society of New Zealand Incorporated	NATC-P2	Amend	AMEND NATC-P2 by inserting an additional clause requiring any adverse effects to be avoided, remedied and mitigated. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> Though the submitter is not opposed to enabling clearance and earthworks for such activities, it considers that effects must be avoided, remedied and mitigated akin to NTC-P3.3. It is requested that clause 3 of NATC-P3 is added to NATC-P2 to ensure effects are avoided, remedied and mitigated. 	Reject	Topic 5: NATC Policies
FS29.41	Atlas Quarries Limited	NATC-P2	Oppose in part	Disallow submission in part.	<ul style="list-style-type: none"> The PKDP must give effect to the provisions as they relate to mineral extraction activities within the Regional Policy Statement for the Northland Region, and Parts 2 and 3 of the RMA. 	Accept in part	Topic 5: NATC Policies
FS47.48	Federated Farmers of New Zealand	NATC-P2	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The relief sought by the submitter is inconsistent with the relief sought by Federated Farmers submission on NATC-P2. 	Accept	Topic 5: NATC Policies
149.49	Royal Forest and Bird Protection Society of New	NATC-P2	Amend	AMEND NATC-P2 by inserting <u>‘indigenous biodiversity present – including indigenous vegetation, indigenous species habitat and</u>	<ul style="list-style-type: none"> The submitter opposes NATC-P2 in part and request it is amended as the natural character of the coastal 	Reject	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
	Zealand Incorporated			<u>indigenous species</u> ’ as matter to be had regard to. AND Any consequential amendments and alternative relief to address the concerns raised.	environment, water bodies and their margins support indigenous biodiversity, indigenous vegetation and habitats should all be matters to have regard to when assessing effects.		
FS45.45	Director General of Conservation	NATC-P2	Support	Allow original submission.	<ul style="list-style-type: none"> Further Submitter agrees policy should be updated to ensure effects on wetlands, lakes, and river margins should be avoided, remedied, or mitigated. 	Reject	Topic 5: NATC Policies
FS72.20	Manulife Forest Management (NZ) Ltd	NATC-P2	Oppose in part	Allow original submission in part.	<ul style="list-style-type: none"> The further submitter opposes the protection of indigenous biodiversity habitat in the absence of these areas being mapped or unless the provision excludes commercial forestry areas. 	Accept in part	Topic 5: NATC Policies
149.50	Royal Forest and Bird Protection Society of New Zealand Incorporated	NATC-R2	Amend	AMEND NATC-R2 condition a. by reducing building and structure area to 100m ² to preserve natural character. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> The submitter is concerned that a new building or structure of up to 300m² could be built within riparian margins as a permitted activity. It is considered that a building or structure of this size can have significant adverse effects on natural character. 	Accept	Topic 6: NATC Rules and Standards
FS47.49	Federated Farmers of New Zealand	NATC-R2	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter considers that the proposed amendment means that buildings and structures for daily farming activities will not be able to occur as a permitted activity. 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
FS82.79	Northpower Limited	NATC-R2	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The requested reduction in building and structure area to 10m² is considered arbitrary and unnecessarily restrictive for new infrastructure. Further submitter considers this would lead to unnecessary and costly consents. 	Reject	Topic 6: NATC Rules and Standards
149.51	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<p>ADD matters of discretion to NATC-R1 that address natural character effects where performance standards are not met.</p> <p>AND</p> <p>ADD performance standards to NATC-R1 for restricted discretionary activities related to preserving natural character.</p> <p>AND</p> <p>Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> Where compliance is not achieved with the permitted rule, it is restricted discretionary and subject to performance standards. However, the matters of discretion are not included within the rules, nor are standards. This could be a drafting error which will need to be addressed. 	Reject	Topic 6: NATC Rules and Standards
149.52	Royal Forest and Bird Protection Society of New Zealand Incorporated	NATC-S1	Amend	<p>AMEND NATC-S1 maximum height standard to 2m.</p> <p>OR</p> <p>ADD a lower threshold that is more appropriate within the landscape context.</p> <p>AND</p> <p>Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> The submitter opposes NATC-S1 in part. A maximum height standard is supported; however, as proposed, the maximum height standard is likely to result in adverse effects on natural character. A maximum height of 5.5m in conjunction with the permitted area being 300m² is likely to result in building and structure density along riparian margins capable of adversely affecting natural character. 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<ul style="list-style-type: none"> A more precautionary approach within Natural Character standards is requested to preserve and protect natural character from inappropriate use. 		
FS82.82	Northpower Limited	NATC-S1	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The lower permitted maximum height is opposed by the further submitter as it is considered unnecessarily restrictive and arbitrary. The further submitter considers it would lead to unnecessary and costly consents. 	Accept in part	Topic 6: NATC Rules and Standards
149.53	Royal Forest and Bird Protection Society of New Zealand Incorporated	NATC-S2	Amend	<p>AMEND NATC-S2 by:</p> <ul style="list-style-type: none"> Reducing maximum permitted cut depth from 2m to 0.5m or less. Requiring stabilisation of disturbed areas within one month of works. Including controls that require erosion and sediment control measures to be implemented and maintained during and after works. <p>AND Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> The submitter opposes NATC-S2 in part. An earthworks standard is supported; however, as proposed, the standard is likely to result in adverse effects on natural character. In particular, enabling cut depth of up to 2m. It is noted that average bank heights within riparian margins can be less than 2m, and this cut depth could significantly alter natural character. Additionally, hydrological conditions and typically high-water tables within riparian areas, earthworks of the scale proposed are likely to encounter ground or surface water. The risk of sediment-laden runoff into adjacent waterbodies is 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<p>increased and risks adversely affecting natural character.</p> <ul style="list-style-type: none"> • The submitter also considers that the requirement to stabilise areas within six months is inappropriate for earthworks in riparian margins. This is due to six months including seasonal changes (potentially including winter flood events), therefore increasing the risk of exposed soils being mobilised and sediment entering waterbodies. • The amendments requested are for the following reasons: <ul style="list-style-type: none"> ○ A reduction in the maximum permitted cut depth to minimise changes to landforms and/or hydrological effects. ○ Requiring stabilisation within one month in order to avoid sediment loss and associated effects on natural character. ○ Implementation of erosion sediment and control measures to reduce earthworks effects. • A more precautionary approach within Natural Character standards is requested to preserve and protect natural character from inappropriate use. 		

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
FS29.42	Atlas Quarries Limited	NATC-S2	Oppose in part	Disallow submission in part.	<ul style="list-style-type: none"> The PKDP must give effect to the provisions as they relate to mineral extraction activities within the Regional Policy Statement for the Northland Region, and Parts 2 and 3 of the RMA. Standards should not be unrealistically restrictive. 	Accept in part	Topic 6: NATC Rules and Standards
FS42.10	Chorus, Spark, Fortysouth, One NZ and Connexa	NATC-S2	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The amendments sought do not align with NATC-P3 and NATC-P5 which recognises the operational and functional need for a structure to be within wetland, lake or river margins. 	Accept	Topic 6: NATC Rules and Standards
FS47.50	Federated Farmers of New Zealand	NATC-S2	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter considers the reduction sought is unrealistic and unworkable and will result in more resource consents being required for every day, lawful activities. 	Accept	Topic 6: NATC Rules and Standards
FS82.83	Northpower Limited	NATC-S2	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The reduction of the permitted cut depth is opposed by the further submitter as it is overly restrictive for earthworks for new infrastructure and will lead to unnecessary and costly consents. 	Accept	Topic 6: NATC Rules and Standards
149.54	Royal Forest and Bird Protection Society of New Zealand Incorporated	NATC-S3	Amend	AMEND NATC-S3 to manage indigenous and exotic vegetation clearance within riparian margins to maintain ground cover, reduce erosion risk, and protect water quality. AND	<ul style="list-style-type: none"> The submitter opposes NATC-S3 in part. A vegetation clearance standard is supported; however, as proposed, the standard is likely to result in adverse effects on natural 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				<p>ADD a 500m² cumulative threshold for vegetation clearance over time to NATC-S3 (e.g., measured over a 10-year period) AND Any consequential amendments and alternative relief to address the concerns raised.</p>	<p>character. In particular, the lack of cumulative clearance management. Adding a cumulative threshold for vegetation clearance over time seeks to prevent ongoing incremental loss of riparian vegetation and natural character.</p> <ul style="list-style-type: none"> • By only managing indigenous vegetation clearance, water quality (and by extension natural character) is not protected. This is because the removal of exotic vegetation can still contribute to sediment entering water bodies. • A more precautionary approach within Natural Character standards is requested to preserve and protect natural character from inappropriate use. 		
FS47.51	Federated Farmers of New Zealand	NATC-S3	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> • The further submitter considers the cumulative threshold sought is unrealistic and unworkable. 	Accept	Topic 6: NATC Rules and Standards
FS72.21	Manulife Forest Management (NZ) Ltd	NATC-S3	Oppose in part	Disallow the submission in part.	<ul style="list-style-type: none"> • The further submitter opposes the submission as it refers to exotic vegetation. • The further submitter seeks to provide exemption for commercial forestry. 	Accept	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
149.149	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	ADD matters of discretion to NATC-R2 that address natural character effects where performance standards are not met. AND ADD performance standards to NATC-R2 for restricted discretionary activities related to preserving natural character. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> Where compliance is not achieved with the permitted rule, it is restricted discretionary and subject to performance standards. However, the matters of discretion are not included within the rules, nor are standards. This could be a drafting error which will need to be addressed. 	Reject	Topic 6: NATC Rules and Standards
FS47.82	Federated Farmers of New Zealand	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter notes that no wording has been provided so it is impossible to assess what the impact of the relief sought would be. 	Accept	Topic 6: NATC Rules and Standards
FS100.49	Transpower New Zealand Ltd	General	Oppose	Disallow the original submission insofar as it is inconsistent with the relief sought in Transpower’s submission.	<ul style="list-style-type: none"> The further submitter opposes the submission point in so far as the relief is inconsistent with the relief sought in the Transpower submission. 	Accept	Topic 6: NATC Rules and Standards
149.150	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	ADD matters of discretion to NATC-R3 that address natural character effects where performance standards are not met. AND ADD performance standards to NATC-R3 for restricted discretionary activities related to preserving natural character. AND	<ul style="list-style-type: none"> Where compliance is not achieved with the permitted rule, it is restricted discretionary and subject to performance standards. However, the matters of discretion are not included within the rules, nor are standards. This could be a drafting error which will need to be addressed. 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				Any consequential amendments and alternative relief to address the concerns raised.			
FS47.83	Federated Farmers of New Zealand	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter notes that no wording has been provided so it is impossible to assess what the impact of the relief sought would be. 	Accept	Topic 6: NATC Rules and Standards
FS100.50	Transpower New Zealand Ltd	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter opposes the submission point in so far as the relief is inconsistent with the relief sought in the Transpower submission. 	Accept	Topic 6: NATC Rules and Standards
149.151	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<p>ADD matters of discretion to NATC-R4 that address natural character effects where performance standards are not met. AND ADD performance standards to NATC-R4 for restricted discretionary activities related to preserving natural character. AND Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> Where compliance is not achieved with the permitted rule, it is restricted discretionary and subject to performance standards. However, the matters of discretion are not included within the rules, nor are standards. This could be a drafting error which will need to be addressed. 	Reject	Topic 6: NATC Rules and Standards
FS47.84	Federated Farmers of New Zealand	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter notes that no wording has been provided so it is impossible to assess what the impact of the relief sought would be. 	Accept	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
FS100.51	Transpower New Zealand Ltd	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter opposes the submission point in so far as the relief is inconsistent with the relief sought in the Transpower submission. 	Accept	Topic 6: NATC Rules and Standards
149.152	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<p>ADD a new discretionary rule to the Natural Character chapter for subdivision in natural character areas.</p> <p>AND</p> <p>Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> Subdivision is not covered by these rules, but this activity can be expected to be proposed in these areas. Section 6 of the RMA requires Kaipara Council to protect natural character from inappropriate subdivision, use and development. 	Reject	Topic 6: NATC Rules and Standards
FS100.52	Transpower New Zealand Ltd	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter opposes the submission point in so far as the relief is inconsistent with the relief sought in the Transpower submission. 	Accept	Topic 6: NATC Rules and Standards
149.153	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<p>ADD permitted and restricted discretionary rules to the Natural Character chapter for the establishment, maintenance and upgrade of accessways and tracks in natural character areas (to which apply the earthworks and indigenous vegetation clearance standards and a new standard requiring formed width to be 1.5m).</p> <p>AND</p> <p>Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> The submitter opposes NATC-R1 - R4 (NATC Rules) in part for the following reasons: <ul style="list-style-type: none"> Establishing accessways and tracks are not covered by NATC Rules. However, both activities are expected within such areas. Section 6(a) RMA requires Council to protect natural character from inappropriate subdivision, use and development. 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
FS100.53	Transpower New Zealand Ltd	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter opposes the submission point in so far as the relief is inconsistent with the relief sought in the Transpower submission. 	Accept in part	Topic 6: NATC Rules and Standards
FS76.20	Matariki Forests	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter considers that there is no alignment with the NES-CF provisions. The further submitter notes that a practical concerns is that the proposal would adversely affect crossing points in riparian areas. 	Accept in part	Topic 6: NATC Rules and Standards
FS82.81	Northpower Limited	General	Support in part	Allow the original submission in part.	<ul style="list-style-type: none"> Introduction of a new permitted activity rule for accessways and tracks within natural character areas is supported. Further submitter considers additional restricted discretionary rule is not necessary as the existing earthworks rules already provide a robust framework that balances essential works and safeguarding natural character value. 	Accept in part	Topic 6: NATC Rules and Standards
158.3	Manulife Forest Management NZ Ltd	NATC-R3	Amend	<p>AMEND NATC-R3 to read as follows: 1. Activity status: Permitted Where:</p> <ol style="list-style-type: none"> The earthworks complies with NATC-S2 - Earthworks; and The earthworks is for the maintenance of lawfully 	<ul style="list-style-type: none"> The submitter supports the NATC-3 in principle, however, has suggested the amendment to ensure consistency throughout the plan. 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and <u>commercial</u> forestry tracks.			
FS76.21	Matariki Forests	NATC-R3	Support	Allow the original submission.	<ul style="list-style-type: none"> The further submitter supports this submission as it provides for forestry tracks. 	Reject	Topic 6: NATC Rules and Standards
FS89.9	P F Olsen	NATC-R3	Support	Allow the original submission.	<ul style="list-style-type: none"> The further submitter supports the submission in full as it aligns with the NES-CF. 	Reject	Topic 6: NATC Rules and Standards
158.4	Manulife Forest Management NZ Ltd	NATC-R4	Amend	<p>AMEND NATC-R4.1.b as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity complies with NATC-S3 - Indigenous vegetation clearance; or The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and <u>commercial</u> forestry tracks. 	<ul style="list-style-type: none"> The submitter supports NATC-R4 in principle however has provided the suggested amendments to ensure consistency throughout the plan. 	Reject	Topic 6: NATC Rules and Standards
FS76.22	Matariki Forests	NATC-R4	Support	Allow the original submission.	<ul style="list-style-type: none"> The further submitter supports this submission as it provides for forestry tracks. 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
FS89.10	P F Olsen	NATC-R4	Support	Allow the original submission.	<ul style="list-style-type: none"> The further submitter supports the submission in full as it aligns with the NES-CF. 	Reject	Topic 6: NATC Rules and Standards
216.41	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Oppose	AMEND the definition of “Wetland, Lake and River Margins” to reflect the 20m legal requirements for esplanade reserves instead of 30m unless it is justified that a wider area is supportable in Kaipara District.	<ul style="list-style-type: none"> 30m is too wide, and The river setbacks need to relate to the RMA context. 	Accept	Topic 2: Wetland, Lake and River Margins Definition
237.20	K P Dreadon Limited	NATC-P4	Amend	ADD the following to NATC-P4: <u>Restoration and enhancement may be achieved through mechanisms such as transferable development rights that enable coordinated, catchment-based outcomes.</u>	<ul style="list-style-type: none"> NATC-P4 should refer to catchment-based coordination mechanisms, including transferable development rights, as a method to restore natural character. 	Reject	Topic 5: NATC Policies
259.2	Rayonier Matariki Forests	General	Oppose	AMEND the application and interrelationship of the National Environmental Standards for Commercial Forestry 2017 in the margins of wetlands, lakes and rivers in the Natural Character chapter. The proposed note does allow for some forestry activities, but the full relationship should be expanded.	<ul style="list-style-type: none"> Submitter opposes the note in relation to the National Environmental Standards for Commercial Forestry 2017. A plan may be more stringent for outstanding natural features and landscapes and significant natural areas. However, the district plan is limited in its ability to be more stringent for commercial forestry activities in the margins of wetlands, lakes and rivers. 	Reject	Topic 6: NATC Rules and Standards
265.3	Environmental Defence Society Incorporated	General	Amend	AMEND the Ecosystems and Indigenous Biodiversity Chapter to give effect to national direction and regional planning instruments. AND	<ul style="list-style-type: none"> The submitter opposes the Ecosystems and Indigenous Biodiversity Chapter in part as it does not include mapped areas of significant indigenous vegetation and 	Reject	Topic 1: General Submissions on the NATC Chapter

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				<p>RETAIN the integrity of natural environment mapping ONL, ONF, HNC and ONC (inferred). AND AMEND relevant objectives, policies, rules and standards to ensure planning outcomes are achieved which will not jeopardise the integrity of Kaipara's natural environment. AND Any similar, consequential or alternative relief as is necessary to address the issues raised.</p>	<p>significant habitats of indigenous fauna - contrary to the National Policy Statement for Indigenous Biodiversity (NPS-IB) and the National Policy Statement for Freshwater Management. It is noted that the NPS-IB states that each territorial authority must undertake a district-wide assessment to identify area of significant indigenous vegetation or significant habitat of indigenous fauna that qualify as Significant Natural Areas (SNAs). This has not been done, and, without SNA mapping, the submitter does not consider that the PDP gives effect to national direction or achieves the purpose of the RMA.</p> <ul style="list-style-type: none"> • Relying on future plan changes is not a solution. Rather, NPS-IB requirements should be incorporated into the PDP now to enable the drafting of associated objectives, policies, rules and standards to ensure SNA's can be identified, protected, managed and restored (as required by National Planning Standards chapter 7, para 19). The same goes in regard to the National Policy Statement for Freshwater Management 2020 (NPS-FM). 		

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<ul style="list-style-type: none"> • The submitter notes that a series of other natural environment features are mapped within the PDP and this is supported. This includes ONL, ONF, HNC and ONC. However, it is integral that these features should continue to be protected and not be diminished (unless they no longer meet the required threshold). • The submitter requests that the Ecosystems and Indigenous Biodiversity, Natural Character, Natural Features and Landscapes Chapters are re-drafted to give effect to national direction and the RMA. Within these chapters, the following issues need to be considered: <ul style="list-style-type: none"> ○ Subdivision needs to be referred to alongside use and development. ○ Regulatory thresholds should be strengthened. ○ Activity statuses need to be 'ratcheted up'. ○ Provision for earthworks and indigenous vegetation clearance should not be annually. ○ Matters of control and discretion should provide for the protection, management and restoration of indigenous biodiversity and 		

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<p>outstanding landscapes and features.</p> <ul style="list-style-type: none"> The omissions in PDP framework risk the loss of important natural values which require protection for future generations. The submitter suggests that provisions the same or similar to Auckland Council’s natural environment mapping are included within the PDP (provided in Attachment 1 of the submission). 		
FS45.85	Director General of Conservation	General	Support in part	Allow original submission in part.	<ul style="list-style-type: none"> Further Submitter agrees that the ECO chapter does not give effect to higher order planning documents. Areas of significant indigenous vegetation and significant habitats of indigenous fauna could be mapped in accordance with s6(c) despite delay of requirement to identify Significant Natural Areas. 	Accept in part	Topic 1: General Submissions on the NATC Chapter
265.4	Environmental Defence Society Incorporated	General	Amend	<p>AMEND the Natural Character Chapter to give effect to national direction and regional planning instruments. AND RETAIN the integrity of natural environment mapping (inferred). AND AMEND relevant objectives, policies, rules and standards to ensure planning outcomes</p>	<ul style="list-style-type: none"> The submitter opposes the Natural Character Chapter in part as it does not include mapped areas of significant indigenous vegetation and significant habitats of indigenous fauna - contrary to the National Policy Statement for Indigenous Biodiversity (NPS-IB) and the National Policy Statement for Freshwater Management. It is noted 	Reject	Topic 1: General Submissions on the NATC Chapter

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				<p>are achieved which will not jeopardise the integrity of Kaipara's natural environment. AND Any similar, consequential or alternative relief as is necessary to address the issues raised.</p>	<p>that the NPS-IB states that each territorial authority must undertake a district-wide assessment to identify area of significant indigenous vegetation or significant habitat of indigenous fauna that qualify as Significant Natural Areas (SNAs). This has not been done, and, without SNA mapping, the submitter does not consider that the Proposed District Plan (PDP) gives effect to national direction or achieves the purpose of the RMA.</p> <ul style="list-style-type: none"> • Relying on future plan changes is not a solution. Rather, NPS-IB requirements should be incorporated into the PDP now to enable the drafting of associated objectives, policies, rules and standards to ensure SNA’s can be identified, protected, managed and restored (as required by National Planning Standards chapter 7, para 19). The same goes in regard to the National Policy Statement for Freshwater Management 2020 (NPS-FM). • The submitter notes that a series of other natural environment features are mapped within the PDP and this is supported. This includes ONL, ONF, HNC and ONC. However, it is 		

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<p>integral that these features should continue to be protected and not be diminished (unless they no longer meet the required threshold).</p> <ul style="list-style-type: none"> • The submitter requests that the Ecosystems and Indigenous Biodiversity, Natural Character, Natural Features and Landscapes Chapters are re-drafted to give effect to national direction and the RMA. Within these chapters, the following issues need to be considered: • Subdivision needs to be referred to alongside use and development. • Regulatory thresholds should be strengthened. • Activity statuses need to be 'ratcheted up'. • Provision for earthworks and indigenous vegetation clearance should not be annually. • Matters of control and discretion should provide for the protection, management and restoration of indigenous biodiversity and outstanding landscapes and features. • The omissions in PDP framework risk the loss of important natural values which require protection for future generations. 		

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<ul style="list-style-type: none"> The submitter suggests that provisions the same or similar to Auckland Council’s natural environment mapping are included within the PDP (provided in Attachment 1 of the submission). 		
FS100.57	Transpower New Zealand Ltd	General	Oppose	Disallow the submission point in so far as the relief sought is inconsistent with Transpower’s submission.	<ul style="list-style-type: none"> Extensive unspecified amendments are sought. Therefore, the further submitter notes that it is not possible to determine the effect of the proposed changes on the National Grid and NPSET implementation. 	Accept	Topic 1: General Submissions on the NATC Chapter
FS35.102	Bream Tail Residents Association	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter considers that the outcomes sought by this submission lack specificity of relief required of submissions to a proposed plan and is not supported by s32 analysis. 	Accept	Topic 1: General Submissions on the NATC Chapter
FS44.43	Daytona Trust	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter considers that the outcomes sought by this submission lack specificity of relief required of submissions to a proposed plan and is not supported by s32 analysis. 	Accept	Topic 1: General Submissions on the NATC Chapter
FS47.94	Federated Farmers of New Zealand	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter notes that no wording has been provided so it is impossible to assess what the impact of the relief sought would be. 	Accept	Topic 1: General Submissions on the NATC Chapter

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
FS77.6	Mercury NZ Limited	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Removing the pathways for renewable electricity generation (REG) activities where they have a functional need to locate within areas that often overlaps with Outstanding Natural Landscape or areas of ecological value would effectively prohibit REG in the district. Further submitter opposes strict avoidance without recognition of functional need as this is inconsistent with the NPS-REG. 	Accept	Topic 1: General Submissions on the NATC Chapter
FS93.67	Royal Forest and Bird Protection Society of NZ	General	Support	Allow the original submission.	<ul style="list-style-type: none"> The further submitter supports that the submission seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Reject	Topic 1: General Submissions on the NATC Chapter
FS97.43	Tappenden Holdings Limited	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter considers that the outcomes sought by this submission lack specificity of relief required of submissions to a proposed plan and is not supported by s32 analysis. 	Accept	Topic 1: General Submissions on the NATC Chapter
267.9	Northland Fish and Game Council	NATC-P2	Amend	<p>ADD a clause to NATC-P2 as follows: Enable indigenous vegetation clearance and earthworks within wetland, lake and river margins where it is for:</p> <ol style="list-style-type: none"> The repair or maintenance of lawfully established activities; 	<ul style="list-style-type: none"> Conservation activities should be provided for as part of this policy so that they are enabled. 	Accept in part	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				2. Safe clearance for existing overhead powerlines; 3. Health and safety of the public; 4. Biosecurity reasons; and 5. The sustainable non-commercial harvest for customary activities; <u>and</u> 6. <u>Conservation activities</u>			
267.10	Northland Fish and Game Council	NATC-P4	Support	RETAIN NATC-P4 as notified.	<ul style="list-style-type: none"> No reasons provided. 	Accept	Topic 5: NATC Policies
267.11	Northland Fish and Game Council	NATC-P5	Support	RETAIN NATC-P5 as notified.	<ul style="list-style-type: none"> No reasons provided. 	Accept in part	Topic 5: NATC Policies
267.12	Northland Fish and Game Council	NATC-R2	Amend	ADD a new clause to NATC-R2.1. as follows: b. The building or structure is required for: <u>vi. A maimai, no greater than 10m².</u>	<ul style="list-style-type: none"> The submitter seeks that rule NACT-R2 that provides for new buildings or structures in wetland, lake and river margins as a permitted activity, be amended to include maimai because these areas are often also valued for gamebird hunting, as such it is appropriate to clarify that the provision covers maimai. 	Accept in part	Topic 6: NATC Rules and Standards
267.13	Northland Fish and Game Council	NATC-R3	Amend	AMEND NATC-R3.1.as follows: a. The earthworks complies with NATC-S2-Earthworks; and b. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems,	<ul style="list-style-type: none"> No reasons provided. 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				swimming pools, walking or cycling tracks, or farm and forestry tracks-; <u>or</u> c. <u>the earthworks are for conservation activities or biosecurity activities.</u>			
FS45.89	Director General of Conservation	NATC-R3	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter agrees that earthworks within wetland, lake and river margins for conservation and biosecurity activities should be provided for in NATC-R3. 	Accept in part	Topic 6: NATC Rules and Standards
267.14	Northland Fish and Game Council	NATC-R4	Amend	<p>AMEND NATC-R4.1. as follows:</p> <p>a. The activity complies with NATC-S3-Indigenous vegetation clearance; or</p> <p>b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks-; <u>or</u></p> <p>c. <u>The indigenous vegetation clearance is for conservation activities or biosecurity activities/reasons.</u></p>	<ul style="list-style-type: none"> NATC-R4 should include earthworks for conservation activities and biosecurity activities/reasons. 	Reject	Topic 6: NATC Rules and Standards
FS45.90	Director General of Conservation	NATC-R4	Support	Allow original submission.	<ul style="list-style-type: none"> Further submitter agrees that indigenous vegetation within wetland, lake and river margins for 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					conservation and biosecurity activities should be provided for in NATC-R4.		
270.48	Heritage New Zealand Pouhere Taonga	Overview	Support	ADD to the Overview of the Natural character chapter as follows: <u>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 archaeology 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.</u>	<ul style="list-style-type: none"> HNZPT is concerned that unrecorded archaeology can be accidentally destroyed when undertaking activities within sensitive environments. HNZPT therefore request that a reminder note be added to each relevant section of the PDP to raise awareness of responsibilities for landowners and developers under the HNZPT Act 2014. 	Reject	Topic 3: NATC Overview
FS41.16	Channel Terminal Services Ltd	Overview	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter recognises the importance of the HNZPTA, but the statutory requirements under the Act apply independently to the District Plan. Therefore, the further submitter considers inclusion of this note is unnecessary duplication of existing legislative obligations. 	Accept	Topic 3: NATC Overview
283.149	Northpower Limited and Northpower Fibre Limited	General	Amend	CLARIFY the relationship between the Natural Character chapter, and the National Environmental Standards for Freshwater Management. AND	<ul style="list-style-type: none"> It is unclear how this chapter interacts with the National Environmental Standards for Freshwater Management in regard to natural wetlands, and whether 	Reject	Topic 1: General Submissions on the NATC Chapter

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				Any further necessary consequential amendments required.	consideration has been given to the potential for duplication of consenting requirements under these frameworks.		
FS100.75	Transpower New Zealand Ltd	General	Neutral	Disallow the original submission in part.	<ul style="list-style-type: none"> Further submitter has some concerns that the approach taken by the submitter will result in infrastructure provisions being spread throughout the plan rather than being contained in the Infrastructure Chapter. Further submitter seeks to ensure that plan users are not confused and/or the National Grid is not captured by plan provisions that should not apply to it. 	Neutral – no specific relief requested	Topic 1: General Submissions on the NATC Chapter
283.150	Northpower Limited and Northpower Fibre Limited	NATC-O1	Amend	<p>AMEND NATC-O1 to read as follows: “The natural character of wetland, lake and river margins is preserved, and protected from inappropriate subdivision, use and development, <u>while enabling the safe and efficient use, development, repair, maintenance, operation and upgrading of infrastructure.</u>” AND Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To ensure the preservation and protection of natural character of wetland, lake and river margins is balanced with enabling the safe and efficient use, development, maintenance, operation and upgrading of infrastructure and network utilities. It is important that policies implement objectives. 	Reject	Topic 4: NATC Objectives
FS100.76	Transpower New Zealand Ltd	NATC-O1	Neutral	Disallow the original submission in part.	<ul style="list-style-type: none"> Further submitter has some concerns that the approach taken by the submitter will result in infrastructure provisions being spread throughout 	Neutral – no specific relief requested	Topic 4: NATC Objectives

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<p>the plan rather than being contained in the Infrastructure Chapter.</p> <ul style="list-style-type: none"> Further submitter seeks to ensure that plan users are not confused and/or the National Grid is not captured by plan provisions that should not apply to it. 		
FS41.33	Channel Terminal Services Ltd	NATC-O1	Support in part	Allow the original submission in part.	<ul style="list-style-type: none"> Intention is supported by the further submitter and inherent tension between protection of natural values and delivery of infrastructure is acknowledged. However, further submitter considers that objectives should remain focused on high-level outcomes and that the balance with infrastructure is better addressed through policies and rules. Further submitter seeks that objectives retain environmental focus, while enabling of infrastructure addressed through supporting policy provisions. 	Accept in part	Topic 4: NATC Objectives
283.151	Northpower Limited and Northpower Fibre Limited	NATC-P2	Amend	<p>AMEND NATC-P2 as follows:</p> <p>2. <u>The use, operation, maintenance, repair and upgrading of existing infrastructure;</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provide clarity, and to remain consistent with infrastructure enabling provisions within other chapters of the Proposed District Plan. 	Accept in part	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
FS100.77	Transpower New Zealand Ltd	NATC-P2	Neutral	Disallow the original submission in part.	<ul style="list-style-type: none"> Further submitter has some concerns that the approach taken by the submitter will result in infrastructure provisions being spread throughout the plan rather than being contained in the Infrastructure Chapter. Further submitter seeks to ensure that plan users are not confused and/or the National Grid is not captured by plan provisions that should not apply to it. 	Neutral – no specific relief requested	Topic 5: NATC Policies
FS41.35	Channel Terminal Services Ltd	NATC-P2	Support	Allow the original submission.	<ul style="list-style-type: none"> Amendment is supported by the further submitter, and they agree that it would provide clarity and ensure consistency with other chapters. 	Accept in part	Topic 5: NATC Policies
283.152	Northpower Limited and Northpower Fibre Limited	NATC-P3	Amend	<p>AMEND NATC-P3 as follows: “Enable buildings or structures, <u>including infrastructure</u> and additions and alterations to existing buildings or structures, <u>including infrastructure</u> within wetland, lake and river margins where:</p> <ol style="list-style-type: none"> There is a functional need or operational need for a building or structures, <u>including infrastructure</u> to be in that location; Public access, customary access and recreational use is maintained or enhanced; and Any adverse effects on natural character are avoided, remedied or 	<ul style="list-style-type: none"> For clarification, and to remain consistent with infrastructure enabling provisions within other chapters of the Proposed District Plan. 	Reject	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				mitigated in accordance with NATC-P1." AND Any further necessary consequential amendments required.			
FS100.78	Transpower New Zealand Ltd	NATC-P3	Neutral	Disallow the original submission in part.	<ul style="list-style-type: none"> Further submitter has some concerns that the approach taken by the submitter will result in infrastructure provisions being spread throughout the plan rather than being contained in the Infrastructure Chapter. Further submitter seeks to ensure that plan users are not confused and/or the National Grid is not captured by plan provisions that should not apply to it. 	Neutral – no specific relief requested	Topic 5: NATC Policies
FS41.36	Channel Terminal Services Ltd	NATC-P3	Support	Allow the original submission.	<ul style="list-style-type: none"> Amendment is supported by the further submitter, and they agree that it would provide clarity and ensure consistency with other chapters. 	Reject	Topic 5: NATC Policies
283.153	Northpower Limited and Northpower Fibre Limited	General	Amend	ADD a new permitted activity rule to the Natural Character chapter enable new infrastructure within wetland, lake and river margins where there is an operational and functional need, and adverse effects are adequately managed. AND ADD a new permitted activity rule to enable the ongoing operation, maintenance, repair	<ul style="list-style-type: none"> To provide for the development, operation, maintenance, repair and upgrading of the electricity distribution network is appropriately provided for to ensure the continued resilience of this lifeline service throughout Northland. 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				and upgrading of existing infrastructure within wetland, lake and river margins. AND Any further necessary consequential amendments required.			
FS45.100	Director General of Conservation	General	Oppose in part	Disallow original submission.	<ul style="list-style-type: none"> The further submitter does not oppose a rule for providing for new infrastructure but considers that locating it within wetland, lake, and river margins without appropriate assessment is inappropriate. This would not recognise and provide for section 6(c). 	Accept in part	Topic 6: NATC Rules and Standards
283.154	Northpower Limited and Northpower Fibre Limited	NATC-R3	Amend	<p>AMEND NATC-R3.1. as follows: “1. Activity Status: Permitted Where:</p> <ol style="list-style-type: none"> The earthworks complies with NATC- S2-Earthworks;and <u>The use, operation, maintenance, repair and upgrading of existing infrastructure; or</u> The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.” <p>AND</p>	<ul style="list-style-type: none"> Utility Connections is not defined. Replacing "and" with "or" will ensure that operation, maintenance, repair and upgrading of existing infrastructure is not subject to permitted earthworks thresholds. 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				Any further necessary consequential amendments required.			
283.155	Northpower Limited and Northpower Fibre Limited	NATC-R4	Amend	<p>AMEND NATC-R4 as follows:</p> <p>1. Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity complies with NATC-S3- Indigenous Vegetation Clearance; or <u>The operation, maintenance, repair and upgrading of existing infrastructure; or</u> The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks. <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> "Utility Connections" is not defined in the Proposed District Plan. To enable the operation, maintenance, repair and upgrading of infrastructure. 	Accept in part	Topic 6: NATC Rules and Standards
284.17	New Zealand Defence Force	NATC-P3	Support	<p>RETAIN approach set out in NATC-P3.</p> <p>OR</p> <p>Wording to similar effect</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> NZDF supports this policy which provides for use and development where there is a functional or operational need to be located within riparian margins. TMTA, for example, may at times have a functional or operational need to be located within riparian margins e.g. water take structures. 	Accept	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
284.18	New Zealand Defence Force	NATC-R2	Support	RETAIN approach set out in NATC-R2. OR Wording to similar effect AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> NZDF supports a permitted activity for new buildings and structures within wetland, lake and river margins for pumphouses and river crossings. This may cover water pumps or treatment structures in the riparian margin (located within 20 m of a river) if they are fixed, even temporarily. 	Accept in part	Topic 6: NATC Rules and Standards
292.64	Transpower New Zealand Limited	NATC-P1	Amend	AMEND NATC-P1 to clarify that it does not apply to the National Grid. OR AMEND NATC-P1 to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan. As drafted, NATC-P1 could be interpreted to apply to the National Grid (as it is a use of land) when they do not. The submitter supports the recognition of the functional or operational need for buildings or structures to sometimes be located in areas of natural character. The submitter seeks amendment to these policies to give effect to the National Policy Statement on Electricity Transmission, and specifically Policy 8 of the National Policy Statement on Electricity Transmission which requires a ‘seek to avoid’ approach for new National Grid assets. 	Reject	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<ul style="list-style-type: none"> As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the Infrastructure chapter. 		
FS93.87	Royal Forest and Bird Protection Society of NZ	NATC-P1	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the National Grid should not be excluded from NATC-P1. Any amendments to these provisions also need to recognise and provide for s6(a) and the NZCPS within the coastal environment. 	Accept	Topic 5: NATC Policies
292.65	Transpower New Zealand Limited	NATC-R1	Support	RETAIN NATC-R1 as notified. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> The submitter supports these rules, in particular the activity status for new National Grid assets in these rules. 	Accept in part	Topic 6: NATC Rules and Standards
292.66	Transpower New Zealand Limited	NATC-R4	Amend	AMEND NATC-R4.1. as follows: Where: <ol style="list-style-type: none"> The activity complies with NATC-S3 - Indigenous vegetation clearance; or The indigenous vegetation clearance is for the maintenance, <u>operation and minor upgrade of lawfully established infrastructure</u>, roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, 	<ul style="list-style-type: none"> The application of this rule should be extended to include operation and minor upgrade and to include infrastructure. 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				walking or cycling tracks, or farm and forestry tracks. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.			
FS93.88	Royal Forest and Bird Protection Society of NZ	NATC-R4	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the amendments sought are not appropriate generally, or without limits on the extent of clearance. 	Accept in part	Topic 6: NATC Rules and Standards
292.79	Transpower New Zealand Limited	NATC-P2	Amend	<p>AMEND NATC-P2 to clarify that it does not apply to the National Grid.</p> <p>OR</p> <p>AMEND NATC-P2 to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan. The submitter supports the recognition of the functional or operational need for buildings or structures to sometimes be located in areas of natural character. The submitter seeks amendment to these policies to give effect to the National Policy Statement on Electricity Transmission, and specifically Policy 8 of the National Policy Statement on Electricity Transmission which requires a ‘seek to avoid’ approach for new National Grid assets. As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or any other 	Reject	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					policies in the Infrastructure chapter.		
292.80	Transpower New Zealand Limited	NATC-P3	Amend	<p>AMEND NATC-P3 to clarify that it does not apply to the National Grid.</p> <p>OR</p> <p>AMEND NATC-P3 to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan. The submitter supports the recognition of the functional or operational need for buildings or structures to sometimes be located in areas of natural character. The submitter seeks amendment to these policies to give effect to the National Policy Statement on Electricity Transmission, and specifically Policy 8 of the National Policy Statement on Electricity Transmission which requires a ‘seek to avoid’ approach for new National Grid assets. As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the Infrastructure chapter. 	Reject	Topic 5: NATC Policies
292.81	Transpower New Zealand Limited	NATC-R2	Support	<p>RETAIN NATC-R2 as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports these rules, in particular the activity status for new National Grid assets in these rules. 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
292.82	Transpower New Zealand Limited	NATC-R3	Support	RETAIN NATC-R3 as notified. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> The submitter supports these rules, in particular the activity status for new National Grid assets in these rules. 	Accept in part	Topic 6: NATC Rules and Standards
304.75	Director General of Conservation	Overview	Amend	AMEND the Overview of the Natural Character chapter to include reference to Northland Regional Councils Natural Character Maps. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The Overview should be amended to acknowledge the Northland Regional Council natural character area maps, as required by the New Zealand Coastal Policy Statement. 	Reject	Topic 3: NATC Overview
FS93.185	Royal Forest and Bird Protection Society of NZ	Overview	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Reject	Topic 3: NATC Overview
304.76	Director General of Conservation	NATC-O1	Support	RETAIN NAT-O1 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The policy recognises and provides for s6(a) of the RMA. 	Accept	Topic 4: NATC Objective
FS93.186	Royal Forest and Bird Protection Society of NZ	NATC-O1	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Accept	Topic 4: NATC Objective
304.77	Director General of Conservation	General	Amend	ADD a new objective to the Natural Character chapter as follows: <u>Identify and protect from inappropriate subdivision, use and development:</u>	<ul style="list-style-type: none"> The submitter considers an objective is required to give effect to s6(a) of the RMA, Policy 13(2) of the New Zealand Coastal Policy Statement and Policy 3.14 of the 	Reject	Topic 4: NATC Objective

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				<p>a. <u>The qualities and characteristics that make up the natural character of freshwater bodies and their margins.</u></p> <p>AND Any further or alternative relief to like effect to that sought.</p>	Northland Regional Policy Statement - all of which require provision for the identification of natural character areas.		
FS93.187	Royal Forest and Bird Protection Society of NZ	General	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Reject	Topic 4: NATC Objective
304.78	Director General of Conservation	General	Amend	<p>ADD a new objective to the Natural Character chapter as follows: <u>Land use and subdivision is consistent with and does not compromise the characteristics and qualities of the natural character of wetland, lake and river margins.</u></p> <p>AND Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> To ensure land use and subdivision is consistent with, and does not compromise, the natural characteristics and qualities of wetlands, lakes, rivers and their margins. 	Reject	Topic 4: NATC Objective
FS100.91	Transpower New Zealand Ltd	General	Oppose	Disallow the submission point in so far as it is inconsistent with the relief sought by the Transpower submission.	<ul style="list-style-type: none"> Further submitter considers that the submission is not clear on what the proposed changes are and therefore the implications for the National Grid. 	Accept	Topic 4: NATC Objective
FS47.120	Federated Farmers of New Zealand	General	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The further submitter considers that the matter outlined in the proposed new objective is already adequately 	Accept	Topic 4: NATC Objective

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					addressed in NATC-O1 and it is unnecessary duplication.		
FS93.188	Royal Forest and Bird Protection Society of NZ	General	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Reject	Topic 4: NATC Objective
304.79	Director General of Conservation	NATC-P1	Support	RETAIN NATC-P1 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The policy gives effect to s6(a) of the RMA, and Objective 3.14 of the Northland Regional Policy Statement. 	Accept	Topic 5: NATC Policies
FS93.189	Royal Forest and Bird Protection Society of NZ	NATC-P1	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Accept	Topic 5: NATC Policies
304.80	Director General of Conservation	NATC-P4	Amend	AMEND NATC-P4 as follows: Promote and provide encourage the restoration and enhancement of wetland, lake and river margins where it will achieve improvement in natural character values. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> Policy 13 of the National Policy Statement for Indigenous Biodiversity specifies that the restoration of indigenous biodiversity should be promoted and provided for. 	Reject	Topic 5: NATC Policies
FS93.190	Royal Forest and Bird Protection Society of NZ	NATC-P4	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Reject	Topic 5: NATC Policies
304.81	Director General of Conservation	NATC-P5	Amend	ADD the two following clauses to NATC-P5:	<ul style="list-style-type: none"> The policy does not provide for the assessment of ecological values, nor 	Reject	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				<p>14. <u>Ecological Assessment of Appendix 5 for identifying Areas of significant indigenous vegetation and significant habitats of the Regional Policy Statement 2016.</u></p> <p>15. <u>The likelihood of the activity exacerbating biosecurity risk.</u></p> <p>AND Any further or alternative relief to like effect to that sought.</p>	<p>does it expressly identify significant indigenous vegetation and fauna.</p>		
FS93.191	Royal Forest and Bird Protection Society of NZ	NATC-P5	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Reject	Topic 5: NATC Policies
FS93.191	Royal Forest and Bird Protection Society of NZ	NATC-P5	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Reject	Topic 5: NATC Policies
304.82	Director General of Conservation	NATC-R1	Oppose	<p>AMEND NATC-R1 to provide more consideration to wetlands, indigenous biodiversity and fauna.</p> <p>AND Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> As drafted, NATC-R1 does not recognise and provide for s6(a) and (c) of the RMA and needs to be amended to consider the potential damaging effect of altering buildings and structures in wetlands. The Kaipara district has some of Northland's most important wetlands and lakes, including the internationally significant Waikare and Taharoa Lakes. Moreover, wetlands on private land are 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<p>important for managing biodiversity and may contain significant indigenous fauna and/or threatened or at-risk flora.</p> <ul style="list-style-type: none"> Please refer to the submission for specific species and specimen found within Kaipara. 		
FS100.92	Transpower New Zealand Ltd	NATC-R1	Oppose	Disallow the submission point in so far as it is inconsistent with the relief sought by the Transpower submission.	<ul style="list-style-type: none"> Further submitter considers that the submission is not clear on what the proposed changes are and therefore the implications for the National Grid. 	Accept	Topic 6: NATC Rules and Standards
FS93.192	Royal Forest and Bird Protection Society of NZ	NATC-R1	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Reject	Topic 6: NATC Rules and Standards
304.83	Director General of Conservation	NATC-R2	Oppose	<p>AMEND NATC-R2 to include consideration for Kauri Dieback and more restrictive activity thresholds to protect areas of significant indigenous vegetation and fauna. AND ADD the areas of significant indigenous vegetation and fauna to the PDP, guided by Attachment 2 of the submission. AND Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> NATC-R2 does not recognise and provide for s6(c) of the RMA as it does not consider Kauri Dieback. 	Reject	Topic 6: NATC Rules and Standards
FS100.93	Transpower New Zealand Ltd	NATC-R2	Oppose	Disallow the submission point in so far as it is inconsistent with the relief sought by the Transpower submission.	<ul style="list-style-type: none"> Further submitter considers that the submission is not clear on what the proposed changes are and therefore 	Accept	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					the implications for the National Grid.		
FS93.193	Royal Forest and Bird Protection Society of NZ	NATC-R2	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Reject	Topic 6: NATC Rules and Standards
304.84	Director General of Conservation	NATC-R3	Oppose	<p>AMEND NATC-R3 to exclude provision for activities such as swimming pools, effluent disposal systems, and driveways.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter opposes NATC-R3 and considers that provision for earthworks of activities that can result in adverse effects on the natural character of wetland, lakes and river margins is inappropriate. 	Reject	Topic 6: NATC Rules and Standards
FS100.94	Transpower New Zealand Ltd	NATC-R3	Oppose	Disallow the submission point in so far as it is inconsistent with the relief sought by the Transpower submission.	<ul style="list-style-type: none"> Further submitter considers that the submission includes a non-exhaustive list of items to be excluded from the rule and therefore it is not clear what the changes are and what the implications for the National Grid would be. 	Accept	Topic 6: NATC Rules and Standards
FS93.194	Royal Forest and Bird Protection Society of NZ		Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Reject	Topic 6: NATC Rules and Standards
304.85	Director General of Conservation	NATC-R4	Amend	<p>AMEND NATC-R4 so non-compliance with standards cascades to a discretionary activity status.</p> <p>AND</p>	<ul style="list-style-type: none"> Providing for the clearance of unidentified indigenous vegetation that can result in adverse effects on the natural character of wetland, lakes and river margins is 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				<p>ADD a discretionary activity requirement for a suitably qualified and experienced ecologist to identify the ecological value of vegetation in accordance with Appendix 5 of the Northland Regional Policy Statement.</p> <p>AND</p> <p>AMEND the scale of earthworks provided for by NATC-S2 (refer to submission point 304.86 in relation to applicable standard).</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<p>inappropriate. As wetlands, lakes, and river margins within the Kaipara District contain areas of significant indigenous vegetation and fauna, NATC-R4 should be amended to recognise and provide for s6(c) RMA.</p> <ul style="list-style-type: none"> The submitter seeks that a maximum of 25m² is permitted, and that an assessment against Appendix 5 of the Northland Regional Policy Statement is required to be undertaken by an ecologist. 		
FS100.95	Transpower New Zealand Ltd	NATC-R4	Oppose	Disallow the submission point in so far as it is inconsistent with the relief sought by the Transpower submission.	<ul style="list-style-type: none"> In combination with submission point 304.86 and 304.87, the rule framework is unclear and appears overly onerous. It is therefore not clear what changes are proposed to the Rule and the implications for the National Grid. 	Accept	Topic 6: NATC Rules and Standards
FS82.80	Northpower Limited	NATC-R4	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Discretionary status is opposed and the further submitter seeks that the restricted discretionary status remains as notified. 	Accept	Topic 6: NATC Rules and Standards
FS93.195	Royal Forest and Bird Protection Society of NZ	NATC-R4	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
304.86	Director General of Conservation	NATC-S2	Amend	AMEND NATC-S2 to reduce the scale of earthworks within wetlands, lakes and river margins (refer to submission point 304.85 in relation to applicable rule). AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> NATC-S2 does not recognise or provide for s6(c) of the RMA, and Kaipara District features areas of significant indigenous vegetation and fauna within its wetlands, lakes, and river margins. 	Reject	Topic 6: NATC Rules and Standards
FS100.96	Transpower New Zealand Ltd	NATC-S2	Oppose	Disallow the submission point in so far as it is inconsistent with the relief sought by the Transpower submission.	<ul style="list-style-type: none"> In combination with submission point 304.85 and 304.87, the rule framework is unclear and appears overly onerous. It is therefore not clear what changes are proposed to the Rule and the implications for the National Grid. 	Accept	Topic 6: NATC Rules and Standards
FS29.78	Atlas Quarries Limited	NATC-S2	Oppose in part	Disallow submission in part.	<ul style="list-style-type: none"> The PKDP must give effect to the provisions as they relate to mineral extraction activities within the Regional Policy Statement for the Northland Region, and Parts 2 and 3 of the RMA. 	Accept in part	Topic 6: NATC Rules and Standards
FS42.64	Chorus, Spark, Fortysouth, One NZ and Connexa	NATC-S2	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> No revised earthworks quantity is specified to determine the impact of any change. Further submitter considers the notified version of NATC-S2 is appropriate. 	Accept	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
FS82.84	Northpower Limited	NATC-S2	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the permitted earthworks thresholds should not be reduced further. Further submitter seeks that the permitted threshold for earthworks be retained. 	Accept	Topic 6: NATC Rules and Standards
FS93.196	Royal Forest and Bird Protection Society of NZ	NATC-S2	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Accept	Topic 6: NATC Rules and Standards
304.87	Director General of Conservation	NATC-S3	Amend	<p>AMEND NATC-S3 by reducing the amount of vegetation clearance permitted to 25m². AND ADD a requirement for an ecological assessment to be carried in accordance with Appendix 5 of the Northland Regional Policy Statement by a suitably qualified and experienced ecologist if the permitted threshold is exceeded. AND Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The threshold should be reduced and any clearance in excess of the threshold should require an ecological assessment. 	Accept in part	Topic 6: NATC Rules and Standards
FS100.97	Transpower New Zealand Ltd	NATC-S3	Oppose	Disallow the submission point in so far as it is inconsistent with the relief sought by the Transpower submission.	<ul style="list-style-type: none"> In combination with submission point 304.85 and 304.86, the rule framework is unclear and appears overly onerous. 	Accept in part	Topic 6: NATC Rules and Standards
FS42.65	Chorus, Spark, Fortysouth, One NZ and Connexa	NATC-S3	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> The amendments sought by the submitter are not supported and do not align with NATC-P3 and NATC-P5 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					which recognise the operational and functional need for a structure to be within a wetland, lake or river margins.		
FS82.85	Northpower Limited	NATC-S3	Oppose	Disallow the original submission.	<ul style="list-style-type: none"> Further submitter considers that the permitted indigenous vegetation clearance thresholds should not be reduced further. Further submitter seeks retention of the notified permitted threshold. 	Accept in part	Topic 6: NATC Rules and Standards
FS93.197	Royal Forest and Bird Protection Society of NZ	NATC-S3	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports this submission as it seeks to improve the provisions and the outcomes for indigenous biodiversity. 	Accept in part	Topic 6: NATC Rules and Standards
309.60	Clarus	NATC-P2	Support	RETAIN NATC-P2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> We consider that under subpart 1 of this policy ‘lawfully established activities’ includes infrastructure. The existing gas transmission pipeline crosses a large number of river margins. 	Accept in part	Topic 5: NATC Policies
309.61	Clarus	NATC-P3	Support	RETAIN NATC-P3. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The existing transmission pipeline crosses a large number of river margins. 	Accept in part	Topic 5: NATC Policies
309.62	Clarus	NATC-P5	Support	RETAIN NATC-P5. AND	<ul style="list-style-type: none"> The assessment matters are appropriate, in particular matter 7. 	Accept in part	Topic 5: NATC Policies

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.			
309.63	Clarus	NATC-R1	Support	RETAIN NATC-R1. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The existing gas transmission pipeline crosses a large number of river margins. 	Accept in part	Topic 6: NATC Rules and Standards
309.64	Clarus	NATC-R2	Amend	ADD the following to NATC-R2.1.b.: <u>vi. underground infrastructure</u> AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> It would be appropriate for a level of infrastructure to be included. 	Accept	Topic 6: NATC Rules and Standards
FS41.76	Channel Terminal Services Ltd	NATC-R2	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports the submission to amend the rule. The further submitter considers that it provides an appropriate pathway for new building or structures in wetlands, lakes or rivers and their margins where required for underground infrastructure. 	Accept	Topic 6: NATC Rules and Standards
FS82.65	Northpower Limited	NATC-R2	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter is supportive of ‘underground infrastructure’ being for as a permitted activity in wetland, lake and river margins. 	Accept	Topic 6: NATC Rules and Standards
309.65	Clarus	NATC-R3	Amend	AMEND NATC-R3.1.b. as follows:	<ul style="list-style-type: none"> It should be clarified that this rule includes pipelines, including transmission pipelines, which may 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				The earthworks is <u>are</u> for the maintenance of lawfully established roads, fences, utility connections, <u>existing infrastructure</u> ... AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	be included in utility connections, but the term is not defined in the Plan.		
FS41.77	Channel Terminal Services Ltd	NATC-R3	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports the submission to amend this rule and considers that it provides an appropriate pathway for maintenance to existing infrastructure. 	Accept in part	Topic 6: NATC Rules and Standards
309.131	Clarus	NATC-R4	Amend	AMEND NATC-R4.1.b. as follows: The earthworks is <u>are</u> for the maintenance of lawfully established roads, fences, utility connections, <u>existing infrastructure</u> ... AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> It should be clarified that this rule includes pipelines, including transmission pipelines, which may be included in utility connections, but the term is not defined in the Plan. 	Accept in part	Topic 6: NATC Rules and Standards
FS41.78	Channel Terminal Services Ltd	NATC-R4	Support	Allow the original submission.	<ul style="list-style-type: none"> Further submitter supports the submission to amend this rule and considers that it provides an appropriate pathway for maintenance to existing infrastructure. 	Accept in part	Topic 6: NATC Rules and Standards
315.25	Horizon Surveying & Land Development	NATC-O1	Support	RETAIN NATC-O1.	<ul style="list-style-type: none"> No reasons provided. 	Accept	Topic 4: NATC Objectives

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
315.26	Horizon Surveying & Land Development	NATC-P1	Support	RETAIN NATC-P1.	<ul style="list-style-type: none"> No reasons provided. 	Accept	Topic 5: NATC Policies
315.27	Horizon Surveying & Land Development	NATC-R1	Support	RETAIN NATC-R1.	<ul style="list-style-type: none"> No reasons provided. 	Accept in part	Topic 6: NATC Rules and Standards
315.28	Horizon Surveying & Land Development	NATC-S1	Support	RETAIN NATC-S1.	<ul style="list-style-type: none"> No reasons provided. 	Accept in part	Topic 6: NATC Rules and Standards
315.105	Horizon Surveying & Land Development	NATC-P2	Support	RETAIN NATC-P2.	<ul style="list-style-type: none"> No reasons provided. 	Accept in part	Topic 5: NATC Policies
315.106	Horizon Surveying & Land Development	NATC-P3	Support	RETAIN NATC-P3.	<ul style="list-style-type: none"> No reasons provided. 	Accept	Topic 5: NATC Policies
315.107	Horizon Surveying & Land Development	NATC-P4	Support	RETAIN NATC-P4.	<ul style="list-style-type: none"> No reasons provided. 	Accept	Topic 5: NATC Policies
315.108	Horizon Surveying & Land Development	NATC-P5	Support	RETAIN NATC-P5.	<ul style="list-style-type: none"> No reasons provided. 	Accept in part	Topic 5: NATC Policies
315.109	Horizon Surveying & Land Development	NATC-R2	Support	RETAIN NATC-R2.	<ul style="list-style-type: none"> No reasons provided. 	Accept in part	Topic 6: NATC Rules and Standards
315.110	Horizon Surveying & Land Development	NATC-R3	Support	RETAIN NATC-R3.	<ul style="list-style-type: none"> No reasons provided. 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
315.111	Horizon Surveying & Land Development	NATC-R4	Support	RETAIN NATC-R4.	<ul style="list-style-type: none"> No reasons provided. 	Accept in part	Topic 6: NATC Rules and Standards
315.112	Horizon Surveying & Land Development	NATC-S2	Support	RETAIN NATC-S2.	<ul style="list-style-type: none"> No reasons provided. 	Reject	Topic 6: NATC Rules and Standards
315.113	Horizon Surveying & Land Development	NATC-S3	Support	RETAIN NATC-S3.	<ul style="list-style-type: none"> No reasons provided. 	Reject	Topic 6: NATC Rules and Standards
319.12	J Warden	General	Amend	AMEND the Natural Character rules so that they are more in line with Regional and National Standards. Submitter considers the current wording creates an illusion of permissive activities that would otherwise not comply with Regional rules and National Standards. The submission references NATC-R3 and NATC-R4.	<ul style="list-style-type: none"> Many of the proposed rules appear to be more permissive than the Regional Council and National standard rules (e.g., NATC-R3 and NATC-R4). 	Reject	Topic 1: General Submissions on the NATC Chapter
323.53	KiwiRail Holdings Limited	NATC-P5	Amend	RETAIN NATC-P5 as proposed. AND AMEND the definition for 'Regionally Significant Infrastructure' to include rail infrastructure as requested. AND Any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports NATC-P5 having regard to the operational and/or functional need of any regionally significant infrastructure to be in a specific location when assessing the effects of any resource consent application for subdivision, land use and development on natural character. 	Accept in part	Topic 5: NATC Policies
323.54	KiwiRail Holdings Limited	NATC-R3	Amend	AMEND NATC-R3.1.b. as follows: b. The earthworks is for the maintenance of lawfully	<ul style="list-style-type: none"> The submitter requests that 'railways' is added to NATC-R3.1.b. so that earthworks for the 	Accept in part	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				<p>established roads, <u>railways</u>, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.</p> <p>AND Any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<p>maintenance of rail in wetlands, lakes or river margins are treated the same as roads, owing to the operational requirements are similar.</p>		
323.55	KiwiRail Holdings Limited	NATC-R4	Amend	<p>AMEND NATC-R4.1.b. as follows:</p> <p>b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, <u>railways</u>, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.</p> <p>AND Any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter requests that 'railways' is added to NATC-R4.1.b. so that indigenous vegetation clearance for the maintenance of rail in wetlands, lakes or river margins are treated the same as roads, owing to the operational requirements are similar. 	Accept in part	Topic 6: NATC Rules and Standards
332.23	Northland Regional Council	NATC-R1	Amend	<p>AMEND NATC-R1 to refer to 'margins of wetlands, lakes and rivers'.</p> <p>AND ADD a definition or explanation of 'Margin'.</p>	<ul style="list-style-type: none"> The drafting of NATC-R1 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24). 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
332.24	Northland Regional Council	Definitions	Amend	ADD a definition for 'Margin'.	<ul style="list-style-type: none"> The submitter requests the inclusion of a definition for 'Margin' to assist in clarifying NATC-R1-4 to improve readability (refer submission point 332.23 regarding amendments to the drafting of NATC-R1-4). 	Reject	Topic 6: NATC Rules and Standards
332.65	Northland Regional Council	NATC-R2	Amend	AMEND NATC-R2 to refer to 'margins of wetlands, lakes and rivers'. AND ADD a definition or explanation of 'Margin'.	<ul style="list-style-type: none"> The drafting of NATC-R2 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24). 	Reject	Topic 6: NATC Rules and Standards
332.66	Northland Regional Council	NATC-R3	Amend	AMEND NATC-R3 to refer to 'margins of wetlands, lakes and rivers'. AND ADD a definition or explanation of 'Margin'.	<ul style="list-style-type: none"> The drafting of NATC-R3 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24). 	Reject	Topic 6: NATC Rules and Standards
332.67	Northland Regional Council	NATC-R4	Amend	AMEND NATC-R4 to refer to 'margins of wetlands, lakes and rivers'. AND ADD a definition or explanation of 'Margin'.	<ul style="list-style-type: none"> The drafting of NATC-R4 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24). 	Reject	Topic 6: NATC Rules and Standards
349.10	WS & R Smellie and McConaughy Family Trusts	General	Amend	AMEND the High Natural Character rules to provide for greater flexibility for residential development on large sites which do not currently support residential development on large sites. AND	<ul style="list-style-type: none"> Submitter notes that 'site' is defined in the Proposed District Plan (PDP) to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
				AMEND any other rules and standards that do not support residential development on large sites.	<p>plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title).</p> <ul style="list-style-type: none"> The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the PDP seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the PDP and result in less cumulative adverse effects on natural and other values. 		
349.11	WS & R Smellie and McConaughy Family Trusts	General	Amend	<p>AMEND the High Natural Character standards to provide for greater flexibility for residential development on large sites which do not currently support residential development on large sites.</p> <p>AND</p> <p>AMEND any other rules and standards that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> Submitter notes that ‘site’ is defined in the Proposed District Plan (PDP) to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title). The Rural lifestyle zone is intended to be characterised by low 	Reject	Topic 6: NATC Rules and Standards

Appendix A – Officer’s Recommended Decisions on Submissions – Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons	Officer Recommendation	Relevant section of s42A Report
					<p>residential development with limited buildings and structures but the objectives and rules in the PDP seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the PDP and result in less cumulative adverse effects on natural and other values.</p>		