

## Submission Form (Form 5)

# Submission on Proposed Kaipara District Plan

Form 5: Submissions on a Publicly Notified Proposed District Plan under Clause 6 of Schedule 1 of the Resource Management Act 1991

### Return your signed submission by Monday 30 June 2025 via:

**Email:** [districtplanreview@kaipara.govt.nz](mailto:districtplanreview@kaipara.govt.nz) (subject line: Proposed District Plan Submission)

**Post:** District Planning Team, Kaipara District Council, Private Bag 1001, Dargaville, 0340

**In person:** Kaipara District Council, 32 Hokianga Road, Dargaville; or  
Kaipara District Council, 6 Molesworth Drive, Mangawhai

If you would prefer to complete your submission online, from 28 April 2025 please visit:

[www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan](http://www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan)

All sections of this form need to be completed for your submission to be accepted. Your submission will be checked for completeness, and you may be contacted to fill in any missing information.

**Full name:**

**Phone:**

**Organisation:**

(\*the organisation that this submission is made on behalf of)

**Email:**

**Postal address:**

**Postcode:**

**Address for service: name, email and postal address** (if different from above):

### Trade Competition

Pursuant to Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a submission only if directly affected by an effect of the proposed policy statement or plan that:

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

### Please tick the sentence that applies to you:

I could not gain an advantage in trade competition through this submission; or

I **could** gain an advantage in trade competition through this submission.

**If you have ticked this box please select one of the following:**

I am directly affected by an effect of the subject matter of the submission

I **am not** directly affected by an effect of the subject matter of the submission

**Signature:**



**Date:**

(Signature of person making submission or person authorised to sign on behalf of person making the submission.)

**Please note:** all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information.

I **do not** wish to be heard in support of my submission; or

I do wish to be heard in support of my submission; and if so,

I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Our Ref: 49093

30 June 2025

Kaipara District Council  
32 Hokianga Road  
Dargaville, Northland 0310

Attention: District Planning Team

Email:

Dear Sir / Madam

**SUBJECT: SUBMISSION ON PROPOSED KAIPARA DISTRICT PLAN**

**Client:** BA & JK Paton Ltd

**Location:** 430 Oneriri Road, Kaiwaka

**1. Introduction**

BA & JK Paton Ltd ("**Paton Ltd**") are the registered owners of 430 Oneriri Road, Kaiwaka, held in title 277460 since July 2006, with an area of 99.56 hectares, Legal Description Lot 2 DP 368291.

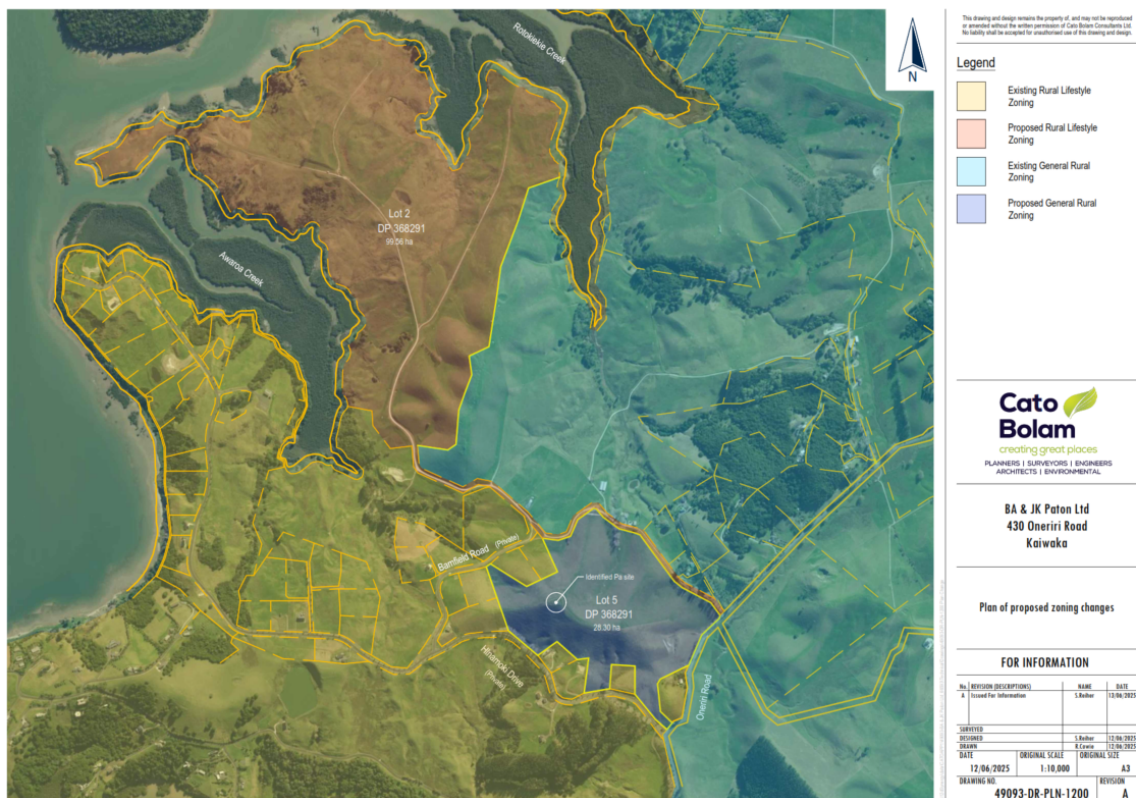
**2. Scope of Submission**

Paton Ltd has a specific interest in the Proposed Kaipara District Plan ("**PDP**") in respect to the proposed General Rural Zone (GRZ) assigning. Paton Ltd.'s submissions seek the extension of the "Rural Lifestyle" zone area to the west of the property, to be extended to the western arm of the farm as shown in **Figure 1** below to ensure the PDP achieves the sustainable management and efficient use and development of natural and physical resources.

Paton Ltd would not gain an advantage in trade competition through this submission.

The specific parts of PDP that this submission relates to are set out in **Appendix I** below and without limiting the generality of this submission, the submission seeks any other relief that is consistent with and/or consequential to this submission.

Paton Ltd wish to be heard at the hearing in respect to the general matters raised in this submission and any consequential amendments required to give effect to the matters raised.

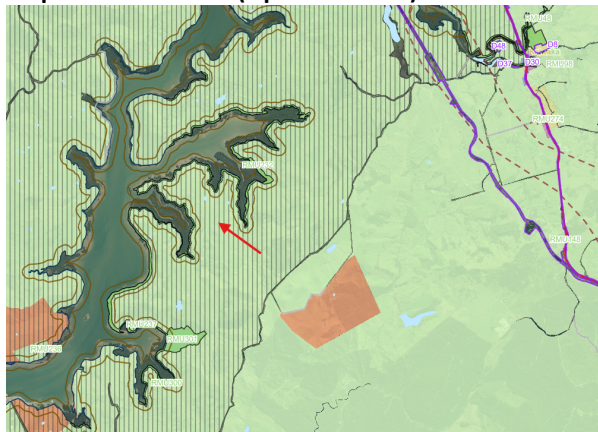


**Figure 1: Proposed zoning - 430 Oneriri Road Kaiwaka**

### 3. Site Context and Background

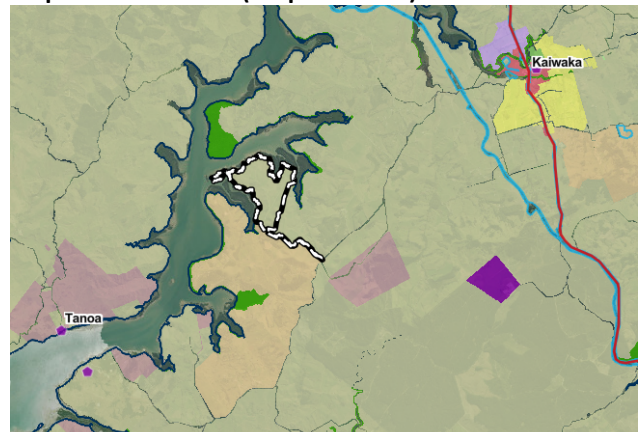
The site is currently zoned Rural under the Kaipara Harbour Overlay within the Kaipara District Plan (Operative Plan). Under the Proposed Kaipara District Plan (Proposed Plan) the site is zoned General Rural. Refer to **Figures 2** and **3** below.

**Kaipara District Plan (Operative Plan)**



**Figure 2: Operative Plan Rural zoning**

**Kaipara District Plan (Proposed Plan)**



**Figure 3: Proposed Plan General Rural zoning**

The proposed zoning plan for the Rural Lifestyle is somewhat retrospective in this area as it covers existing development areas that are largely covered by private developments. As such, the large area of land highlighted as being developable in this area is actually jointly owned and highly protected shared land owned by the Hinamoki Estate Residents Society Incorporated and Takahoa Bay Society Incorporated.

The areas of Rural Lifestyle land proposed on the applicant's property are poorly positioned on a steep-sided gully or a high mountain point with an identified historic Pa site.

The site is approximately 6.3km southwest of Kaiwaka. Oneriri Road is Collector road, connecting to State Highway 1 through the Kaiwaka town. It is situated along the western side of Oneriri Peninsula, with direct frontage to Awaroa Creek, an inlet of the Otamatea River.

The topography is gently to moderately undulating, with several spurs and gullies that extend down to the coastal margin. The site contains a mix of open pasture, scattered areas of regenerating native vegetation, and riparian margins following natural drainage lines. Several farm tracks and fencing infrastructure exist that support the current rural land uses, which are generally limited to low-intensity grazing. There are no clusters of intensive primary production activities. The property contains at least one dwelling and ancillary buildings, with development concentrated near the road frontage for ease of access. The soil types are consistent with Kaipara clay loams, typically moderately to poorly drained and of low versatility for intensive horticulture. The site is therefore, not classified as highly productive soil Classes 1 to 3.

The property contains areas identified within coastal hazard zones as mapped by the Northland Regional Council (NRC), primarily along the margins of Awaroa Creek and its tributary inlets. These areas include overlays for both 1-in-100 year coastal inundation and erosion susceptibility, represented by graduated bands of risk extending inland from the estuarine edge. While these hazard zones affect the immediate coastal fringe, the majority of the site lies outside these constraints, with the more elevated and central portions offering suitable terrain for rural lifestyle development. The NRC mapping also indicates the presence of indigenous vegetation remnants along gully systems and coastal escarpments, contributing to ecological connectivity and providing natural buffers to the estuarine environment. These vegetated areas coincide with steeper topography and ephemeral watercourses, making them appropriate for retention within future lot boundaries or as part of conservation or setback areas. Together, this spatial information reinforces the suitability of the site for Rural Lifestyle zoning, with a clear opportunity to structure development away from sensitive environmental features while achieving low-density rural-residential outcomes.

Surrounding land use includes a mix of rural lifestyle development and larger pastoral lots, with nearby areas already zoned or developed at rural-residential densities. The properties to the south are proposed to be zoned Rural lifestyle and have sizes ranging from 2ha to 5,000m<sup>2</sup>.

### **3. Submission on Proposed Kaipara District Plan**

#### **3.1. Part 2 – District-Wide Matters, Strategic Direction - Vision for Kaipara**

The General Rural zoning of 430 Oneriri Road, Kaiwaka is inappropriate and does not reflect the existing context and land use capacity.

##### **3.1.1. Reasons**

The proposed rezoning better achieves the purpose of the Resource Management Act 1991 (particularly sustainable management under s5) than the notified zoning. This is achieved by creating truly developable land with gentle grades over stable soils with good linkages to roading and power.

The rezoning avoids conflict with the NPS on Highly Productive Land 2022 (NPS-HPL), as the site does not contain Class 1–3 land and is not mapped HPL under the NPS-HPL. The rezoning avoids conflict with Identifiable historic NZ sites as shown on ArchGIS.

The site's scale, land characteristics, coastal proximity, and existing access infrastructure make it a logical and suitable candidate for rezoning to Rural Lifestyle. Such a zoning would enable a more efficient and context-responsive use of the land while retaining the open, rural character of the Oneriri Peninsula. The proposed Rural Lifestyle Zone boundary to the east is a significant ridgeline serving as the visual catchment delineation between the Rural lifestyle and the General Rural zone.

The Kaipara District Spatial Plan – Ngā Wawata 2050, adopted in December 2020, outlines a 30-year vision for sustainable growth across the district. It identifies areas around Kaiwaka and Oneriri as suitable for rural lifestyle development, aiming to accommodate population growth while preserving the rural character of the region.

The Proposed Kaipara District Plan, notified in April 2025, introduces a Rural Lifestyle Zone with a minimum lot size of 4,000m<sup>2</sup>. This zone is applied to areas around Kaiwaka and Oneriri, including the vicinity of 430 Oneriri Road, to facilitate low-density residential development that aligns with the district's growth strategy. The rezoning would contribute to a coherent pattern of rural lifestyle development already established in the area, and avoids ad hoc fragmentation elsewhere.

Given the site's location within the areas identified for rural lifestyle development and its characteristics—such as size, topography, and existing land use—it aligns well with the objectives of the Rural Lifestyle Zone. Rezoning the property would support the district's strategic goals by providing opportunities for rural residential living while maintaining the area's rural ambiance.

In summary, both the spatial plan and the proposed zoning provisions indicate that rezoning 430 Oneriri Road to Rural Lifestyle is consistent with Kaipara District's long-term planning objectives.

#### 3.1.2. Relief sought

The relief sought is that 430 Oneriri Road, Kaiwaka be rezoned to the Rural Lifestyle zoning as shown in the attached plan in **Figure 1** above and **Appendix II**.

### 3.2. Part 2 – District-Wide Matters, Strategic Direction - Financial Contributions

#### 3.2.1 Reasons

The proposed financial contribution provisions lack clarity and create uncertainty for landowners and developers, particularly in rural lifestyle areas such as Oneriri Peninsula. . Both the ODP and PDP state *“there must be a demonstrable current or foreseen future shortage of open space in a particular area”* before land or cash is taken. The Long Term Plan has not identified this “shortage” of reserve or social infrastructure within rural areas for some time. However, all developments have been charged the set 5% value of the building site for each new lot based on the assumption that the new residents will utilise the reserved infrastructure throughout the district. This assumption is considered far too broad. Furthermore, the provisions do not appear to require that funds collected be reinvested in the same locality from which they are derived. The catchment of reinvestment is also very vague and broad, making it difficult to determine its true value to the communities created in rural areas. This undermines the principle of local benefit and may disadvantage areas like Oneriri, where infrastructure needs are specific and context dependent. Financial contributions also focus narrowly on the effects of individual developments, rather than accounting for the cumulative growth anticipated across the district. As a result, they may not be sufficient to support the strategic infrastructure upgrades required to accommodate broader rural lifestyle growth, such as transport, water management or resilience improvements.

#### 3.2.2 Relief sought

Clarify Financial Contribution provisions to specifically confirm that contribution will only be required where there is a specific requirement to address effects on local infrastructure created by a development, including reserves. and rely on Council's Development Contribution Policy to address the wider rural infrastructure requirements.

Request greater transparency, local reinvestment commitments, and alignment with development contributions to avoid inequity and uncertainty for those seeking to deliver well-planned rural lifestyle outcomes.

Targeted and site specific contributions related to 430 Oneriri Road, Kaiwaka.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Joubert', with a stylized flourish above the first letter.

**Kaaren Joubert**  
**ASSOCIATE – PLANNING MANAGER**

**CATO BOLAM CONSULTANTS LTD**

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|    | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
|----|---|-------------------|---|
| 5. | <u>FC-P2 Infrastructure or services solely for development</u><br>Require developers to meet the total cost of new infrastructure or services required solely to serve the proposed subdivision or land use activity, including onsite infrastructure, offsite network linkages and local upgrading of network utilities. | Opposed in part   | <p>Without limiting the scope of the submission on the details in other PDP chapters or maps.</p> <p><u>Reason:</u></p> <ul style="list-style-type: none"> <li>Financial contribution provisions lack clarity and create uncertainty for rural landowners/developers.</li> <li>Current provisions require a 5% land value contribution despite no identified shortage of open space in rural areas like Oneriri Peninsula.</li> <li>Assumption that new residents will use district-wide infrastructure is too broad.</li> <li>No clear requirement for funds to be reinvested in the locality where they are collected.</li> <li>Reinvestment catchment is vague, undermining local benefit and potentially disadvantaging rural areas.</li> <li>Provisions overlook cumulative growth impacts, limiting support for strategic infrastructure needs (e.g., transport, water, resilience).</li> </ul> <p><u>Relief sought:</u></p> <ul style="list-style-type: none"> <li>Clarify that financial contributions are only required for specific local infrastructure effects (including reserves).</li> <li>Use Council's Development Contribution Policy to address broader rural infrastructure needs.</li> <li>Ensure greater transparency, local reinvestment, and alignment with development contributions.</li> <li>Request targeted, site-specific contributions for 430 Oneriri Road, Kaiwaka.</li> </ul> |
| 6. | <u>FC-P3 Off-site upgrading of previous works</u><br>Require developers to contribute towards any previous upgrading of off-site infrastructure and services when a new subdivision or consented or permitted land use activity utilises excess capacity.   | Opposed in part   | As above.   |
| 7. | <u>FC-P8 Effects not otherwise addressed</u><br>Require financial contributions for any subdivision or land use activity to ensure positive effects on the environment are achieved to off-set any adverse effects that cannot otherwise be avoided, remedied or  | Opposed in part   | As above.   |



|   | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
|---|--|-------------------|---|
|   | <i>mitigated.</i>  |                   |   |
| <b>Energy, Infrastructure, and Transport – REG-Renewable Electricity Generation</b> |  |                   |   |
| 8.  | Whole chapter  | Supported         | Without limiting the scope of the submission on the details in other PDP chapters or maps.  |
| <b>Hazards and Risks – Natural Hazards</b>  |  |                   |   |
| <b>Policies – Natural Hazards</b>   |  |                   |   |
| 9.  | <i>NH-P1 Use best available information in managing natural hazards<br/>Use the best available information, including regional mapping and site-specific investigations, to assess and manage the risks of natural hazards.</i>  | Supported in part | Without limiting the scope of the submission on the details in other PDP chapters or maps.<br><br><u>Reason:</u><br>Site specific information is more accurate than regional mapping.<br>The overlays adopt Northland Regional Council hazard layers “as-is”, but the plan lacks a mechanism for a simple, low-cost map correction when site-specific LiDAR or hydraulic modelling disproves the overlay.<br><br><u>Relief sought:</u><br>Certification process (similar to Christchurch District Plan Rule 5.3.2) allowing accepted technical evidence to amend the hazard overlay administratively. |
| <b>Natural Environmental Values – Public Access</b>                                 |  |                   |   |
| <b>Objectives</b>   |  |                   |   |
| 10.   | <i>PA-O1 Public and customary access<br/>Public and customary access to and along the coastal marine area and waterbodies is maintained and enhanced for current and future generations.</i>   | Supported in part | Without limiting the scope of the submission on the details in other PDP chapters or maps.<br><br><u>Reason:</u><br>Clarify criteria used to identify key linkages to the CMA, rivers and lakes as <i>Esplanade Priority Areas</i> .  |
| 11.   | <i>PA-O2 Adverse effects of public access<br/>Public access does not adversely affect the values of sensitive environments, such as the coastal environment, High Natural Character Areas, Outstanding Natural Character Areas, Outstanding Natural Landscapes, Outstanding Natural Features and Sites and Areas of Significance to Māori.</i> | Supported         | Without limiting the scope of the submission on the details in other PDP chapters or maps.  |
| <b>Policies</b>   |  |                   |   |
| 12.   | <i>PA-P1 Providing public and customary access<br/>Protect, maintain and enhance public and customary access to and along the coastal marine area and waterbodies by:</i>  | Supported in part | Without limiting the scope of the submission on the details in other PDP chapters or maps.<br><br><u>Reason:</u>  |

|                    | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
|--------------------|---|-------------------|---|
|                    | <ol style="list-style-type: none"> <li>1. Encouraging public access by identifying Esplanade Priority Areas;</li> <li>2. Ensuring subdivision provides public access to the coastal marine area and waterbodies in areas identified as Esplanade Priority Area and in other areas where it is practical to do so; and</li> <li>3. Maintaining appropriate setbacks from public access along the coastal marine area and waterbodies.</li> </ol>   |                   | <p>“Practical” is not defined, potentially leading to inconsistent or overly discretionary application by the Council. The plan proposes mandatory setbacks from waterbodies to preserve future esplanade strips, even before subdivision occurs. Limits land use and development without compensation or subdivision taking place. Could affect existing use rights and land value.</p> <p><u>Relief sought:</u><br/>A definition or assessment criteria for “practicality,” including topography, cultural constraints, ecological sensitivity, or existing access provisions.<br/>Only apply post-subdivision or with compensation mechanisms.</p> |
| 13.                | <p><u>PA-P2 Activities within public access corridors</u><br/>Manage activities within public access corridors to mitigate adverse effects on the values of:</p> <ol style="list-style-type: none"> <li>1. The Coastal Environment;</li> <li>2. High Natural Character Areas;</li> <li>3. Outstanding Natural Character Areas;</li> <li>4. Outstanding Natural Landscapes;</li> <li>5. Outstanding Natural Features; and</li> <li>6. Sites and Areas of Significance to Māori.</li> </ol> <p><u>Rules</u></p> <ol style="list-style-type: none"> <li>1. There are no rules for public access contained within this chapter.</li> <li>2. Refer to the Subdivision Chapter for provisions relevant to public access, reserve lots and esplanade reserves, including SUB-S8 Esplanade Reserves and SUB-R5 Servicing Requirements.</li> </ol> | Supported in part | <p>Without limiting the scope of the submission on the details in other PDP chapters or maps.</p> <p><u>Reason:</u><br/>While PA-O2 and PA-P2 acknowledge the risks of public access on sensitive environments, the actual mechanisms to mitigate or restrict access in these areas are vague or missing.</p> <p><u>Relief sought:</u><br/>A definition or assessment criteria for “practicality,” including topography, cultural constraints, ecological sensitivity, or existing access provisions.<br/>Only apply post-subdivision or with compensation mechanisms.</p>  |
| <b>Subdivision</b> |   |                   |   |
| <b>Objectives</b>  |   |                   |   |
|                    | <p><u>SUB-O1 All subdivision</u><br/>Subdivision enables efficient use of land and achieves patterns of development that are consistent with the anticipated land use outcomes for the zone.</p>  | Supported         | Without limiting the scope of the submission on the details in other PDP chapters or maps.  |
|                    | <p><u>SUB-O3 Rural subdivision</u><br/>Subdivision in rural zones:</p> <ol style="list-style-type: none"> <li>1. Enables primary production activities to both establish and continue to operate;</li> <li>2. Protects highly productive land from fragmentation and reverse</li> </ol>   | Supported in part | <p>Without limiting the scope of the submission on the details in other PDP chapters or maps.</p> <p><u>Reason:</u><br/>No adequate encouragement or mechanism to use ecological benefit in General Rural Zone. Risk of nett loss of significant ecological and/or landscape features and/or its detrimental fragmentation.</p>   |

|                 | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )  |
|-----------------|---|-------------------|--|
|                 | <i>sensitivity effects; and<br/>3. Provides flexibility to enable people to work and live in a rural environment.</i>   |                   | <u>Relief sought:</u><br>Add policy direction that emphasise a preference for ecological benefit subdivision in General Rural Zone.<br>SUB-O3.3 needs to be supported by criteria to clarify the degree of flexibility.<br>Add transferable title rights for ecological benefit in General Rural Zone for subdivision in Rural Lifestyle Sone.   |
|                 | <u>SUB-O4 Infrastructure</u><br><i>Subdivision is integrated with infrastructure services in an efficient, effective and coordinated manner.</i>  | Supported         | Without limiting the scope of the submission on the details in other PDP chapters or maps.   |
|                 | <u>SUB-O5 Esplanade reserves</u><br><i>Esplanade reserves and strips contribute to the protection of identified conservation values, provide natural hazard mitigation, and enable public access to and along waterbodies and the coastal marine area.</i>  | Supported         | Without limiting the scope of the submission on the details in other PDP chapters or maps.   |
| <b>Policies</b> |   |                   |  |
|                 | <u>SUB-P1 Subdivision design and location</u><br><i>Enable subdivision that is designed and located to:<br/>1. Incorporate and respond to existing site features and characteristics, including landforms, vegetation, buildings and cultural and amenity values;<br/>2. Ensure the size and shape of allotments can accommodate anticipated land uses;<br/>3. Avoid or appropriately mitigate the risks of natural hazards;<br/>4. Provide efficient multi-modal transport connections in urban areas; and<br/>5. Promote the efficient use of infrastructure.</i> | Supported in part | Without limiting the scope of the submission on the details in other PDP chapters or maps.<br><br><u>Reason:</u><br>SUB-P1.4 requirements may be unclear or too limiting depending on how the rules are drafted.<br>SUB-P1.5 “efficient” use of infrastructure may be unclear depending on how the rules are drafted.<br><br><u>Relief sought:</u><br><u>Encourage provision of</u> <del>Provide efficient</del> <i>multi-modal transport connections in urban areas;</i>                          |
|                 | <u>SUB-P2 Infrastructure servicing requirements</u><br><i>Ensure that subdivision and development is appropriately serviced, and that infrastructure is provided in an integrated and coordinated manner, by:<br/>1. Ensuring infrastructure networks have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision;<br/>2. Requiring any staging of subdivision to be undertaken in a way that achieves efficient development and integration of infrastructure;</i>         | Supported in part | Without limiting the scope of the submission on the details in other PDP chapters or maps.<br><br><u>Reason:</u><br>SUB-P2.4 should also include an exception for the Rural Lifestyle Zone. It is inappropriate to require rural subdivision to connect to the Council’s reticulated systems.<br><br><u>Relief sought:</u><br><i>Requiring allotments to connect to the Council’s reticulated systems where practicable, except in the General rural zone <u>and the Rural lifestyle zone</u>;</i> |

|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strikethrough</del> )  |
|--|--|-------------------|---|
|  | <p>3. Requiring infrastructure to be installed at the time of subdivision, except for on-site infrastructure that cannot be determined until the allotment is developed;</p> <p>4. Requiring allotments to connect to the Council's reticulated systems where practicable, except in the General rural zone;</p> <p>5. Requiring legal and physical access to be provided to each allotment; and</p> <p>6. Requiring allotments to have access to a suitable water supply.</p>   |                   |   |
|  | <p><u>SUB-P3 Providing for recreation and public access</u><br/>Provide for recreation and public access by:</p> <p>1. Encouraging the provision of public open spaces, that provide for various forms of recreation, within residential zones; and</p> <p>2. Requiring the location, number, and size of open spaces to be proportionate to the anticipated future density of the neighbourhood.</p>  | Supported in part | <p>Without limiting the scope of the submission on the details in other PDP chapters or maps.</p> <p><u>Reason:</u><br/>It is not just to require provision of public open space where the Council is not interested in accepting such land to vest in Council.</p>   |
|  | <p><u>SUB-P5 Esplanade reserves</u><br/>1. Protect the natural values of the coast and of the District's lakes and rivers, and provide public access to these areas, by requiring esplanade reserves or esplanade strips to be created when:</p> <p>a. Allotments less than 4ha are created on the margins of the coast, and adjacent to lakes or rivers; and</p> <p>b. Where allotments of 4ha or more are created on the margins of the coast or within esplanade priority areas identified on the planning maps.</p> <p>except where:</p> <p>1. It is impractical to provide all or part of the required esplanade reserve or esplanade strip due to the physical characteristics and/or constraints of the site;</p> <p>2. A waiver or reduction in width would ensure the security of adjoining property, protect peoples' safety or protect wāhi tapu or culturally significant sites;</p> <p>3. The purpose of the required esplanade reserve or esplanade strip can be appropriately provided for by alternative means, including within the allotments created by subdivision;</p> <p>4. The reduced width is sufficient to protect the identified public access, recreation, or conservation values, or to provide for natural</p> | Supported in part | <p>Without limiting the scope of the submission on the details in other PDP chapters or maps.</p> <p><u>Reason:</u><br/>SUB-P5.1.b. No incentive flagged provided for allotments of 4ha or more to provide public access to these areas.<br/>SUB-P5.1.b.1 "Impractical" is not defined, potentially leading to inconsistent or overly discretionary application by the Council. The plan proposes mandatory setbacks from waterbodies to preserve future esplanade strips, even before subdivision occurs. Limits land use and development without compensation or subdivision taking place. Could affect existing use rights and land value.</p> <p><u>Relief sought:</u><br/>A definition or assessment criteria for "impractical," including topography, cultural constraints, ecological sensitivity, or existing access provisions.<br/>Only apply post-subdivision or with compensation mechanisms.</p> |

|              | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )                                       |
|--------------|--|-------------------|---|
|              | <p><i>hazard mitigation; or</i></p> <p><i>5. The costs of acquiring and/or maintaining the required esplanade reserve or esplanade strip would outweigh the potential public benefit.</i></p> <p><i>Note: The policies in the Public Access Chapter are also relevant to any resource consent application to waive or reduce the width of a required esplanade reserve or esplanade strip.</i></p>   |                   |   |
|              | <p><u>SUB-P7 Subdivision in the Rural lifestyle zone</u></p> <p><i>Provide for subdivision that enables appropriate land use activities to occur in the Rural lifestyle zone by:</i></p> <p><i>1. Maintaining minimum lot sizes and suitable dimensions for lots to achieve the character, amenity values and density anticipated in the Rural lifestyle zone;</i></p> <p><i>2. Avoiding subdivision around minor residential units; and</i></p> <p><i>3. Avoiding the creation of undersized lots in the Rural lifestyle zone to ensure the function and desired outcomes for the zone are not undermined.</i></p>  | Supported         | Without limiting the scope of the submission on the details in other PDP chapters or maps.                    |
| <b>Rules</b> |  |                   |   |
|              | <p><u>SUB-R1 Boundary adjustments</u></p> <p><i>All zones</i></p> <p><i>1. Activity status: Controlled</i></p> <p><i>Where:</i></p> <p><i>a. The degree of non-compliance with any land use standards is not increased; and</i></p> <p><i>b. Boundary adjustments comply with SUB-S1 to SUB-S7.</i></p> <p><i>2. Control is reserved over the following matters:</i></p> <p><i>a. The ability of the allotments to accommodate the anticipated land use as a permitted activity;</i></p> <p><i>b. The provision of suitable physical and legal access to each allotment and the extent to which the access complies with the Kaipara District Council Engineering Standards 2011; and</i></p> <p><i>c. Access to sites and accessibility for emergency vehicles.</i></p> | Supported         | Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps. |

|  | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )  |
|--|---|-------------------|--|
|  | <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion restricted:</p> <p>a. The matters of control listed in SUB-R1.2; and</p> <p>b. Any adverse effects on buildings resulting from new allotment boundaries</p>  |                   |  |
|  | <p><u>SUB-R3 Subdivision to create new allotments General residential zone, Commercial zone, Light industrial zone, Heavy industrial zone, General rural zone, Rural lifestyle zone</u></p> <p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. All subdivision complies with SUB-S1 to SUB-S15;</p> <p>b. Subdivision in the General rural zone does not contain land defined as highly defined as highly productive land (as determined by either the New Zealand Land Resource Inventory maps or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person and accepted by Council); and</p> <p>c. Subdivision in the General rural zone must create no more than one additional allotment from the Record of Title being subdivided.</p> <p>2. This rule does not apply to the Special purpose zones.</p> <p>3. Control is reserved over the following matters:</p> <p>a. The ability of the allotments to accommodate the anticipated land use as a permitted activity;</p> <p>b. The provision of suitable physical and legal access to each allotment and the extent to which the access complies with the Kaipara District Council Engineering Standards 2011;</p> <p>c. The extent to which services for water supply, wastewater, stormwater and electricity comply with the Kaipara District Council Engineering Standards 2011;</p> <p>d. Design and provision of and access to local purpose reserves, esplanade reserves or strips;</p> <p>e. The provision of easements;</p> <p>f. The location of building platforms in relation to a river flood or coastal hazard area or an area subject to land instability;</p> | Supported in part | <p>Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps, including scope to make further submissions on a variation to introduce updated Kaipara District Council Engineering Standards.</p> <p><u>Reason:</u><br/>Support SUB-R3.1.b that provides the option to provide a site specific assessment LUC Classification.</p> <p><u>Relief sought:</u><br/>Simplify format for clarity and ease of use.</p> |

|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strikethrough</del> )  |
|--|--|-------------------|---|
|  | <p><i>g. Measures to mitigate potential reverse sensitivity effects on existing land uses, such as the use of no-complaints covenants or siting of building platforms; and</i></p> <p><i>h. Where allotments are created around proposed multi-unit residential units in the General residential zone or Commercial zone, the provision of a legal mechanism to prevent vacant undersized lots from being created.</i></p> <p><i>4. Activity status when compliance with SUB-R3.1.a to SUB-R3. achieved: Discretionary</i></p>   |                   |   |
|  | <p><u>SUB-R4 Small lot subdivision</u></p> <p><u>General rural zone</u></p> <p>1. Activity status: Controlled</p> <p>Where:</p> <p><i>a. The record of title to be subdivided must be dated prior to 28 April 2025;</i></p> <p><i>b. The subdivision must create no more than five additional allotments from the Record of Title being subdivided;</i></p> <p><i>c. The subdivision must not be located in the Mangawhai/Hakaru Managed Growth Area;</i></p> <p><i>d. The allotments (the new lots) must each have a minimum net site area (excluding access legs) of 4,000m<sup>2</sup>, except where the proposed allotment is an access allotment, utility allotment or road to vest in Council;</i></p> <p><i>e. The land to be subdivided into the additional small lots is not highly productive land (as determined by either the New Zealand Land Resource Inventory maps or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person and accepted by Council); and</i></p> <p><i>f. The subdivision complies with SUB-S2 — S15.</i></p> <p>Control is reserved over the following matters:</p> <p><i>a. The ability of the allotments to accommodate a residential unit as a permitted activity;</i></p> | Support in part   | <p>Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps, including scope to make further submissions on a variation to introduce updated Kaipara District Council Engineering Standards.</p> <p><u>Reason:</u></p> <p>SUB-R4.1 Controlled activity status paired with SUB-R4.1.d 4,000m<sup>2</sup> in the General rural zone risks incompatible activities, rural character diminishing, challenges for managing reverse sensitivity at rural–urban interfaces.</p> <p>Risk of inappropriate fragmentation of rural land creating a Rural lifestyle character; unless land in areas where fragmentation and Rural lifestyle character already exists.</p> <p>Support SUB-R4.1.e that provides the option to provide a site specific assessment LUC Classification. SUB-R4 format is extensive and not user-friendly.</p> <p><u>Relief sought:</u></p> <p>Already fragmented land near urban areas that have a rural lifestyle character should not be zoned General Rural.</p> <p>Simplify format for clarity and ease of use.</p> |

|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
|--|--|-------------------|---|
|  | <p><i>b. The provision of suitable physical and legal access to each allotment and the extent to which the access complies with the Kaipara District Council Engineering Standards 2011;</i></p> <p><i>c. The extent to which services for water supply, wastewater, stormwater and electricity comply with the Kaipara District Council Engineering Standards 2011;</i></p> <p><i>d. The location of building platforms in relation to mapped river flood or coastal hazard areas or an area subject to land instability;</i></p> <p><i>e. The provision of esplanade reserves or strips, and the design and provision of associated access;</i></p> <p><i>f. Measures to mitigate potential reverse sensitivity effects on existing land uses, such as the use of no-complaints covenants or siting of building platforms.</i></p> <p>3. Activity status when compliance with SUB-R4.1.a, b, d and e not achieved: Discretionary</p> <p>4. Activity status when compliance with SUB-R4.1.c not achieved: Non- Complying</p> <p>5. Activity status when compliance with SUB-R4.1.f not achieved: Refer to relevant Standard</p> |                   |   |
|  | <p><u>SUB-R5 Subdivision to create a reserve and incentive lot</u><br/><u>General rural zone</u></p> <p>1. Activity status: Controlled</p> <p>Where:<br/>Subdivision to create a reserve and incentive lot must comply with the following:</p> <p>a. The land being subdivided must contain an area that is identified in a Kaipara District Council Parks and Reserves Strategy as being required for permanent public access or for reserve purposes;</p> <p>b. The area identified in the Kaipara District Council Parks and Reserves Strategy as being required for permanent public access or for reserve purposes is to be vested in Council;</p> <p>c. No more than one additional allotment in addition to the balance</p>   | Supported in part | <p>Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u><br/>SUB-R5.1.d 4,000m<sup>2</sup> in the General rural zone may be inappropriate fragmentation of rural land and creating a Rural lifestyle character. This does not contribute to avoiding incompatible activities and fragmentation of productive land or managing reverse sensitivity at rural–urban interfaces<br/>SUB-R5 format is extensive and not user-friendly.</p> <p><u>Relief sought:</u><br/>Include zone related criteria to specify appropriate minimum lot sizes for different zones.<br/>Simplify format for clarity and ease of use.</p> |



|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
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|  | <p><i>allotment is created, excluding any land vested in Council;</i></p> <p><i>d. The additional allotment, excluding the reserve, has a minimum net site area (excluding access leg) of 4,000m<sup>2</sup>; and</i></p> <p><i>e. The additional allotment complies with SUB-S2 — S15.</i></p> <p><i>2. Control is reserved over the following matters:</i></p> <p><i>a. The matters for control listed in SUB-R3;</i></p> <p><i>b. Size and location of the area for which public access or reserve is secured;</i></p> <p><i>c. Method of securing public access;</i></p> <p><i>d. Management of any land remaining in private ownership over which access rights are granted;</i></p> <p><i>e. Location of the additional allotment; and</i></p> <p><i>f. The subdivision layout and design regarding how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.</i></p> <p><i>3. Activity status when compliance with SUB-R5.1.a-d not achieved: Discretionary</i></p> <p><i>4. Activity status when compliance with SUB-R5.1.e not achieved: Refer to relevant Standard</i></p> |                   |   |
|  | <p><u>SUB-R6 Environmental benefit subdivision</u></p> <p><u>General rural zone</u></p> <p><i>1. Activity status: Controlled</i></p> <p><i>Where:</i></p> <p><i>Environmental benefit subdivision must comply with the following:</i></p> <p><i>a. SUB-S2 to SUB-S16;</i></p> <p><i>b. The significant indigenous vegetation or habitat, natural wetland or duneland to be protected must not be subject to a conservation covenant pursuant to the Reserves Act 1977; or the Queen Elizabeth II National Trust Act 1977; or consent notices;</i></p> <p><i>c. The subdivision will protect all areas of significant indigenous vegetation or habitat, natural wetland or duneland by way of a conservation covenant pursuant to the Reserves Act 1977; or the Queen Elizabeth II National Trust Act 1977; or consent notices;</i></p>   | Supported in part | <p>Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u></p> <p>SUB-R6 may be ineffective because SUB-R4 and SUB-R5 also offers 4,000m<sup>2</sup> minimum lot sizes meaning incentives are unattractive or unviable for landowners.</p> <p>SUB-R6 format is extensive and not user-friendly.</p> <p>Uncertain if allows an additional 5 titles from SUB-R4, so 10 additional in total.</p> <p><u>Relief sought:</u></p> <p>Provide higher yield as incentive by means of transferable title rights to be used in Rural lifestyle zone.</p> <p>Simplify format for clarity and ease of use.</p> <p>Clarify if these are an additional 5 titles.</p> |

|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> ) |
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|  | <p><i>d. Each separate area of significant indigenous vegetation or habitat, natural wetland or duneland proposed to be covenanted must be assessed by a suitably qualified and experienced ecologist as satisfying at least one criteria in Appendix 5 of the Northland Regional Policy Statement (Criteria for determining significance of indigenous biodiversity);</i></p> <p><i>e. An ecological management plan is prepared to address the ongoing management of the covenanted area(s) to ensure that the values for which the area was covenanted are maintained. The ecological management plan must include:</i></p> <p><i>i. Fencing requirements for the covenanted area(s) including how the areas are excluded from stock intrusion;</i></p> <p><i>ii. Details of ongoing pest plant and animal control commitments; and</i></p> <p><i>iii. A planting plan showing any enhancement or edge planting required within the covenanted area(s);</i></p> <p><i>f. All proposed new environmental allotments are to have a minimum net site area (excluding access legs) of 4,000m<sup>2</sup>;</i></p> <p><i>g. The record of title to be subdivided must be dated prior to 28 April 2025; and</i></p> <p><i>h. The land to be subdivided into the environmental benefit lots is not highly productive land (as determined by either the New Zealand Land Resource Inventory maps or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person).</i></p> <p><i>2. Control is reserved over the following matters:</i></p> <p><i>a. The matters for control listed in SUB-R3;</i></p> <p><i>b. Subdivision design and layout and proximity to the significant indigenous vegetation or habitat, natural wetland or duneland being protected;</i></p> <p><i>c. The ecological benefits that will result from the subdivision and level of protection and enhancement proposed;</i></p> <p><i>d. Matters contained in the ecological management plan for the covenanted area(s);</i></p> <p><i>e. The extent of earthworks, including earthworks for the location of building platforms and access ways;</i></p> |                   |   |

|  | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strikethrough</del> )   |
|--|---|-------------------|--|
|  | <p><i>f. The use of covenants protecting individual trees or smaller areas of indigenous vegetation or habitat, natural wetland or duneland that are not sustainable; and</i></p> <p><i>g. The subdivision layout and design regarding how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.</i></p> <p>3. Activity status when compliance with SUB-R6.1.a not achieved:<br/><i>Refer to relevant Standard</i></p> <p>4. Activity status when compliance with SUB-R6.1.b-h not achieved: <i>Discretionary</i></p>   |                   |  |
|  | <p><u>SUB-R7 Restoration or enhancement planting</u></p> <p><u>General rural zone</u></p> <p>1. Activity status: <i>Restricted Discretionary</i></p> <p>Where:<br/><i>An area of existing indigenous vegetation or natural wetland does not comply with the minimum area requirements provided in SUB-S16 (and is therefore not a controlled activity under SUB-R6), revegetation or enhancement planting may be undertaken to enable an existing area to meet the minimum area requirements in SUB-S16, where the planting complies with the following:</i></p> <p><i>a. The significant indigenous vegetation, natural wetland or duneland to be protected is not already subject to a conservation covenant pursuant to the Reserves Act 1977; or the Queen Elizabeth II National Trust Act 1977; or consent notices;</i></p> <p><i>b. The subdivision proposes to protect all areas of significant indigenous vegetation or habitat, natural wetland or duneland by way of a conservation covenant pursuant to the Reserves Act 1977; or the Queen Elizabeth II National Trust Act 1977; or consent notices;</i></p> <p><i>c. Each separate area of significant indigenous vegetation or habitat, natural wetland or duneland included in the total area of indigenous vegetation or natural wetland to be covenanted must be assessed by a</i></p> | Supported in part | <p>Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u><br/>SUB-R7 will be ineffective because SUB-R4 and SUB-R5 also offers 4,000m<sup>2</sup> minimum lot sizes meaning the incentives are unattractive or unviable for landowners.<br/>SUB-R7 format is extensive and not user-friendly.</p> <p><u>Relief sought:</u><br/>Provide higher yield as incentive by means of transferable title rights to be used in Rural lifestyle zone.<br/>Simplify format for clarity and ease of use.</p> |

|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> ) |
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|  | <p><i>suitably qualified person as satisfying at least one criteria in Appendix 5 of the Northland RPS (Criteria for determining significance of indigenous biodiversity);</i></p> <p><i>d. An ecological management plan is prepared to address the ongoing management of the covenanted area(s) to ensure that the values for which the area was covenanted are maintained. The ecological management plan must include:</i></p> <p><i>i. Fencing requirements for the covenanted area(s), including how the areas are excluded from stock intrusion;</i></p> <p><i>ii. Details of ongoing pest plant and animal control commitments; and</i></p> <p><i>iii. A planting plan showing any enhancement or edge planting required within the covenanted area(s), and evidence that the planting plan has been implemented for a minimum period of 12 months for the feature being restored or enhanced prior to an application for subdivision under this rule being made to Council;</i></p> <p><i>e. All proposed new environmental allotments are to have a minimum net site area (excluding access legs) of 4,000m<sup>2</sup>;</i></p> <p><i>f. The record of title to be subdivided must be dated prior to 28 April 2025; and</i></p> <p><i>g. The land to be subdivided into the environmental benefit lots is not highly productive land (as determined by either the New Zealand Land Resource Inventory maps or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person);</i></p> <p><i>2. Discretion is restricted to the following matters:</i></p> <p><i>a. The matters of control listed in SUB-R3;</i></p> <p><i>b. Subdivision design and layout and proximity to the significant indigenous vegetation or habitat, natural wetland or duneland being protected;</i></p> <p><i>c. The ecological benefits that will result from the subdivision and level of protection and enhancement proposed;</i></p> <p><i>d. Matters contained in the ecological management plan for the covenanted area(s);</i></p> <p><i>e. The extent of earthworks, including earthworks for the location of building platforms and access ways;</i></p> |                   |   |

|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )                                       |
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|  | <p><i>f. The use of covenants protecting individual trees or smaller areas of indigenous vegetation or habitat, natural wetland or duneland that are not sustainable; and</i></p> <p><i>g. The subdivision layout and design regarding how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.</i></p> <p>3. Activity status when compliance with SUB-R7 not achieved: Discretionary</p>   |                   |   |
|  | <b>Standards</b>   |                   |   |
|  | <p><u>SUB-S8 Esplanade reserves</u></p> <p><u>All zones</u></p> <p>1. Where allotments less than 4ha are created adjacent to:</p> <p>a. The coast;</p> <p>b. The bank of any river where the bed has an average width of 3m or more; or</p> <p>c. A lake with a bed of 8ha or more; or</p> <p>d. A 20m wide esplanade reserve or esplanade strip shall be created along the mark of mean high water springs or along the margin of the lake or river.</p> <p>2. Where allotments 4ha or more are created adjacent to:</p> <p>a. Mean high water springs; or</p> <p>b. Water bodies identified on the planning maps as Esplanade Priority Areas; or</p> <p>c. A 20m wide esplanade reserve or esplanade strip shall be created along the mark of mean high water springs or along the margin of the water body.</p> <p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>4. Matters over which discretion is restricted:</p> <p>a. Costs and benefits of acquiring and maintaining the land;</p> | Supported in part | Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps. |

|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>striketrough</del> )  |
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|  | <p>b. Whether the purpose of the required esplanade reserve or strip can be achieved by alternative means;</p> <p>c. The physical characteristics and constraints of the site;</p> <p>d. The actual and potential adverse effects on existing activities on adjoining sites or on the health and safety of the public that would occur if the required esplanade reserve or strip was created;</p> <p>e. The effects of a reduction in width on the ability to achieve the purpose of the required esplanade reserve or strip.</p>   |                   |  |
|  | <p><u>SUB-S14 Subdivision of a site within a natural character, coastal environment, outstanding natural feature (ONF) or outstanding natural landscape (ONL) overlay</u></p> <p><u>All zones</u></p> <p>1. Any proposed building platform must be located entirely outside of the following areas:</p> <p>a. High natural character area;</p> <p>b. Coastal environment overlay within the General rural zone;</p> <p>c. Outstanding natural character area;</p> <p>d. Outstanding natural landscape; and</p> <p>e. Outstanding natural feature.</p> <p>2. Activity status when compliance with SUB-S14.1.a-b not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The proposed location and design of the subdivision; and</p> <p>b. Integration of potential building platforms into the landscape.</p> <p>4. Activity status when compliance with SUB-S14.1.c-e not achieved: Discretionary</p> | Supported         | Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps.  |
|  | <p><u>SUB-S15 Subdivision of a site subject to natural hazards</u></p> <p><u>All zones</u></p> <p>1. Any proposed building platform must be located entirely outside of the following areas:</p> <p>a. Coastal flood hazard area;</p>  | Opposed in part   | <p>Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u></p> <p>SUB-S15.2 Discretionary activity status not necessary and creates uncertainty about assessment criteria.</p> |

|   | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |   |   |   |   |           |   |
|---|---|-------------------|---|---|---|---|---|-----------|---|
|   | <p><i>b. River flood hazard area; and</i></p> <p><i>c. High risk hazard area.</i></p> <p><i>2. Activity status when compliance with SUB-S15.1.a-b not achieved: Discretionary</i></p> <p><i>3. Activity status when compliance with SUB-S15.1.c not achieved: Non-Complying</i></p> <p><i>Note: Any application for a resource consent in relation to a site that is potentially affected by a natural hazard must be accompanied by a report prepared by a suitably qualified and experienced engineer that provides a site-specific assessment of the natural hazard risks and how the proposal will manage those risks.</i></p>  |                   | <p><u>Relief sought:</u></p> <p>Change SUB-S15.2 activity status to Restricted Discretionary including matters over which discretion is restricted e.g. not exacerbating hazard on site or adjoining properties, not endangering persons or structures.</p> |   |   |   |   |           |   |
|   | <p><u>SUB-S16 Environmental benefit subdivision lot entitlements</u></p> <p><u>General rural zone</u></p> <p><i>1. Environmental benefit subdivision must comply with SUB-S16-Table 1 below for protection of indigenous vegetation or habitat or for protection of natural wetlands or dunelands.</i></p> <table border="1"><thead><tr><th colspan="2">SUB-S16-Table 1</th></tr><tr><th>Total area of significant indigenous vegetation, habitat, or natural wetland or duneland to be legally protected on an individual Record of Title</th><th>Maximum number of lots that can be created from an individual Record of Title</th></tr></thead><tbody><tr><td>Greater than 0.5ha (5,000m<sup>2</sup>) per lot</td><td>5</td></tr></tbody></table> <p><i>2. Activity status when compliance not achieved: Discretionary</i></p> | SUB-S16-Table 1   |   | Total area of significant indigenous vegetation, habitat, or natural wetland or duneland to be legally protected on an individual Record of Title | Maximum number of lots that can be created from an individual Record of Title | Greater than 0.5ha (5,000m <sup>2</sup> ) per lot | 5 | Supported | Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps. |
| SUB-S16-Table 1   |   |                   |   |   |   |   |   |           |   |
| Total area of significant indigenous vegetation, habitat, or natural wetland or duneland to be legally protected on an individual Record of Title | Maximum number of lots that can be created from an individual Record of Title   |                   |   |   |   |   |   |           |   |
| Greater than 0.5ha (5,000m <sup>2</sup> ) per lot   | 5   |                   |   |   |   |   |   |           |   |
| Part 3 – Area-specific matters / Zones  |   |                   |   |   |   |   |   |           |   |
| Rural Zones / GRUZ – General Rural Zone   |   |                   |   |   |   |   |   |           |   |

|                   | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )  |
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| <b>Objectives</b> |   |                   |  |
|                   | <u>GRUZ-O1 Purpose of the General rural zone</u><br>The purpose of the General rural zone is to:<br>1. Enable primary production activities;<br>2. Provide for ancillary activities that support primary production; and<br>3. Restrict incompatible activities that do not have a functional or operational need to be in a rural environment.   | Supported in part | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.<br><br>Reason:<br>Definitions for or assessment criteria for ancillary activities and functional or operational need is required to inform this policy. |
|                   | <u>GRUZ-O2 Primary production activities</u><br>Primary production activities are the predominant land use in the General rural zone and are protected from reverse sensitivity effects that may constrain their effective or efficient operation.  | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.   |
|                   | <u>GRUZ-O3 Highly productive land</u><br>Highly productive land is protected from inappropriate land use and is able to be used for land-based primary production, both now and for future generations.   | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.   |
|                   | <u>GRUZ-O4 Rural character and amenity values</u><br>The rural character and amenity values associated with a rural working environment are maintained.   | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.   |
| <b>Policies</b>   |   |                   |  |
|                   | <u>GRUZ-P1 Activities that require a rural location</u><br>Ensure the General rural zone provides for activities that require a rural location by:<br>1. Enabling primary production activities as the predominant land use;<br>2. Enabling a range of compatible activities that support primary production activities, including ancillary activities and rural industries; and<br>3. Restricting activities on highly productive land that are not reliant on the soil resource of the land. | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.   |
|                   | <u>GRUZ-P2 Adverse effects of primary production</u><br>Enable primary production activities while recognising that adverse effects associated with a typical rural working environment, such as odour, noise, dust, heavy traffic movements, fertiliser application, crop spraying and forestry harvesting, occur, and should be accepted, in the General rural zone.  | Supported in part | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.   |



|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
|--|--|-------------------|---|
|  | <p><u>GRUZ-P3 Reverse sensitivity effects</u><br/> Manage the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities, including through methods such as no-complaints covenants, landscaping, screening or siting of buildings.</p>  | Opposed in part   | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u><br/> <b>Managing</b> [emphasis added] the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone, is a weak policy statement that is further diluted by to avoid <b>where practicable, or otherwise mitigate</b> [emphasis added], reverse sensitivity effects on primary production activities. This approach does not align with National Policy Statement for Highly Productive Land (NPS-HPL) or the Northland Regional Policy Statement (NRPS) to just <b>avoid</b> [emphasis added] the potential for reverse sensitivity.</p> <p><u>Relief sought:</u><br/> Amend to split in two policies that read:<br/> Manage the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone, <u>where it adjoins highly productive land</u> to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities, including through methods such as no-complaints covenants, landscaping, screening or siting of buildings.<br/> <del>Manage</del> <b>Avoid</b> the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone, <u>where it is located on highly productive land</u> to avoid <del>where practicable, or otherwise mitigate</del>, reverse sensitivity effects on primary production activities, including through methods such as no-complaints covenants, landscaping, screening or siting of buildings.</p> |
|  | <p><u>GRUZ-P4 Rural character and amenity values</u><br/> Ensure land use activities are undertaken in a manner that maintains the rural character and amenity values of the General rural zone, which includes:</p> <ol style="list-style-type: none"> <li>1. A predominance of primary production activities;</li> <li>2. Low site coverage and density of buildings and structures; and</li> <li>3. Typical adverse effects from primary production activities such as odour, noise, dust, heavy traffic movements, fertiliser application, crop spraying and forestry harvesting associated with a rural working environment.</li> </ol> | Supported         | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p>   |
|  | <p><u>GRUZ-P5 Non-rural activities</u><br/> Avoid non-rural activities in the General rural zone unless they:</p> <ol style="list-style-type: none"> <li>1. Have a functional or operational need to locate in the General rural</li> </ol>  | Supported         | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p>   |

|              | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strikethrough</del> )  |
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|              | <p>zone;</p> <p>2. Are compatible with primary production activities; and</p> <p>3. Do not result in the loss of availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses.</p>  |                   |   |
|              | <p><u>GRUZ-P6 Limited communal housing opportunities</u></p> <p>Provide for limited housing opportunities in the General rural zone to enable people to live communally where:</p> <p>1. There is a clear relationship between Māori and their ancestral land where papakainga housing is proposed; or</p> <p>2. Dwellings are limited in number and clustered to enable the balance of the title to remain in productive use; and</p> <p>3. Reverse sensitivity effects on primary production activities are avoided.</p>  | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.  |
| <b>Rules</b> |   |                   |   |
|              | <p><u>GRUZ-R1 Buildings and structures</u></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The construction, alteration or addition of any building or structure complies with:</p> <p>i. GRUZ-S1 Height;</p> <p>ii. GRUZ-S2 Setbacks;</p> <p>iii. GRUZ-S3 Setbacks from a coastal marine area; and</p> <p>iv. GRUZ-S4 Setbacks to manage reverse sensitivity.</p> <p>b. The construction, alteration or addition of any accessory buildings, including greenhouses, must also:</p> <p>i. Have a maximum GFA of no more than 500m<sup>2</sup> per building; and</p> <p>ii. Not be located on highly productive land unless it supports a primary production activity.</p> <p>2. Activity status when compliance with GRUZ-R1.a not achieved:<br/>Refer to relevant Standard</p> <p>3. Activity status when compliance with GRUZ-R1.b not achieved:<br/>Discretionary</p> | Oppose in part    | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u><br/>The GRUZ-R1.3 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u><br/>Change to restricted discretionary and include matters for discretion or change to non-complying.</p> |

|  | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )  |
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|  | <p><u>GRUZ-R2 Agricultural, pastoral or horticultural activities, or forestry activities not regulated by the NES-CF (excluding greenhouses and intensive indoor primary production)</u></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity does not include any offensive trade.</p> <p>2. Activity status when compliance not achieved: Non-Complying</p>  | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps.  |
|  | <p><u>GRUZ-R3 Residential unit (excluding minor residential units)</u></p> <p>1. Activity status: Permitted</p> <p>The establishment of a new, or alteration or expansion of an existing, residential unit.</p> <p>Where:</p> <p>a. The number of residential units does not exceed:</p> <p>i. One residential unit per site less than 24 ha;</p> <p>ii. Two residential units per site where the site is at least 24ha and is less than 36ha; or</p> <p>iii. Three dwellings per site where the site is at least 36ha.</p> <p>2. Activity status when compliance not achieved: Discretionary</p> | Oppose in part    | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u></p> <p>The GRUZ-R3.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p>Contradicts SUB-S1.8 Allotments must have a minimum net site area of 12ha yet General Rural Zone and Rural Lifestyle Zone – Section 32 Evaluation Report<sup>1</sup> states: <i>This rule ensures additional housing that can be provided for specific uses such as the accommodation of farm workers and/or extended family at a low density (which is consistent with the minimum lot sizes for the zone)</i> [emphasis added] to help maintain the rural character and amenity values of the zone. Non-compliance with these conditions would require a discretionary activity resource consent.</p> <p>GRUZ-R3 allows increasing dwelling numbers based on site area (1-3 units), but lacks an explicit policy basis for rural worker accommodation. This omission may lead to uncertainty around purpose-built rural worker dwellings or seasonal accommodation needs.</p> <p><u>Relief sought:</u></p> <p>Change to restricted discretionary and include matters for discretion or change to non-complying. Align GRUZ-R3 and SUB-S1.8.</p> <p>Insert a specific policy (e.g. GRUZ-P7) and associated rule pathway for rural worker housing that is not tied solely to site size, but to demonstrated need and integration with primary production.</p> |
|  | <p><u>GRUZ-R4 Minor residential unit</u></p> <p>1. Activity status: Permitted</p> <p>The establishment of a new, or alteration or expansion of an existing, minor residential unit.</p> <p>Where:</p> <p>a. There is no more than one minor residential unit per site;</p> <p>b. The minor residential unit shares vehicle access with the principal</p>  | Oppose in part    | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u></p> <p>The GRUZ-R4.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p>  |

<sup>1</sup> Table 5: Preferred option to be evaluated, Page 26

|  | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )  |
|--|---|-------------------|--|
|  | <p><i>residential unit;</i></p> <p><i>c. The separation distance between the minor residential unit and the principal residential unit is no greater than 50m; and</i></p> <p><i>d. The minor residential unit has a maximum GFA of 90m<sup>2</sup> excluding decks and any garage or carport.</i></p> <p>2. Activity status when compliance with GRUZ-R4.1.a or GRUZ-R4.1.d not achieved: Discretionary</p> <p>3. Activity status when compliance with GRUZ-R4.1.b or GRUZ-R4.1.c not achieved: Restricted Discretionary</p> <p>4. Matters over which discretion is restricted:</p> <p>a. Impacts on the transport network and the safe design of site entry and exit;</p> <p>b. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and</p> <p>c. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.</p> |                   | <p><u>Relief sought:</u></p> <p>Change GRUZ-R4.2 to restricted discretionary and include matters for discretion or change to non-complying.</p>  |
|  | <p><u>GRUZ-R5 Home business</u></p> <p>1. Activity status: Permitted</p> <p>The establishment of a new, or alteration or expansion of an existing, home business.</p> <p>Where:</p> <p>a. The home business is undertaken within:</p> <p>i. A Residential unit;</p> <p>ii. A minor residential unit; or</p> <p>iii. An accessory building with GFA of no greater than 90m<sup>2</sup>;</p> <p>b. The activity does not include any offensive trade;</p> <p>c. The hours of operation when the business is open to the public must be between:</p> <p>i. Monday to Friday 7am - 8pm; and</p> <p>ii. Weekends and public holidays 8am - 8pm; and</p>  | Oppose in part    | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u></p> <p>The GRUZ-R5.1 does not manage the scale in terms of number of persons on the site, or number of vehicle movements, or retail activities.</p> <p>The GRUZ-R5.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u></p> <p>Amend to include under GRUZ-R5.1:</p> <p><u>e. At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;</u></p> <p><u>f. No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing</u></p> |

|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
|--|--|-------------------|---|
|  | <p><i>d. If the home business involves paid childcare, it accommodates up to a maximum of four children who do not reside at the home.</i></p> <p><i>2. Activity status when compliance with GRUZ-R5.1.a, GRUZ-R5.1.c or GRUZ-R5.1.d not achieved: Discretionary</i></p> <p><i>3. Activity status when compliance with GRUZ-R5.1.b not achieved: Non-Complying</i></p>   |                   | <p><u>d. dwelling;</u></p> <p><u>g. Vehicle movements to and from the home occupation activity must not exceed 20 per day;</u></p> <p><u>h. Heavy vehicle trips must not exceed two per week;</u></p> <p><u>i. No more than one commercial vehicle associated with the home occupation may be on site at any one time;</u></p> <p><u>j. Goods sold from the home business must be grown or produced on the site or on a site owned by the same landholder.</u></p> <p>Change GRUZ-R5.2 to restricted discretionary and include matters for discretion or change to non-complying.</p> |
|  | <p><u>GRUZ-R6 Visitor accommodation</u></p> <p><i>1. Activity status: Permitted</i></p> <p><i>The establishment of a new, or alteration or expansion of an existing, visitor accommodation activity.</i></p> <p><i>Where:</i></p> <p><i>a. The activity is undertaken within:</i></p> <p><i>i. A residential unit;</i></p> <p><i>ii. A minor residential unit; or</i></p> <p><i>iii. An accessory building with GFA of no greater than 90m<sup>2</sup>; and</i></p> <p><i>b. No more than ten visitors per night are accommodated per site.</i></p> <p><i>2. Activity status when compliance not achieved: Discretionary</i></p> | Oppose in part    | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u></p> <p>The GRUZ-R6.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u></p> <p>Change GRUZ-R6.2 to restricted discretionary and include matters for discretion or change to non-complying.</p>   |
|  | <p><u>GRUZ-R7 Conservation activity</u></p> <p><i>1. Activity status: Permitted</i></p> <p><i>2. Activity status when compliance not achieved: Not Applicable</i></p>  | Supported         | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps.</p>  |
|  | <p><u>GRUZ-R8 Rural industry</u></p> <p><i>1. Activity status: Permitted</i></p> <p><i>The establishment of a new, or alteration or expansion of an existing, rural industry.</i></p> <p><i>Where:</i></p> <p><i>a. The activity area has a maximum GFA of 500m<sup>2</sup>; per site;</i></p> <p><i>b. There is no more than one rural industry per site;</i></p> <p><i>c. The activity does not include any offensive trade; and</i></p> <p><i>d. The rural industry is not located on highly productive land.</i></p> <p><i>2. Activity status when compliance with GRUZ-R8.1.a, b or d not</i></p>                           | Oppose in part    | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u></p> <p>The GRUZ-R7.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u></p> <p>Change GRUZ-R7.2 to restricted discretionary and include matters for discretion or change to non-complying.</p>   |

|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
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|  | <p><i>achieved: Discretionary</i></p> <p>3. Activity status when compliance with GRUZ-R8.1.c not achieved: <i>Non-Complying</i></p>  |                   |   |
|  | <p><u>GRUZ-R9 Emergency services facility</u></p> <p>1. Activity status: <i>Permitted</i></p> <p>Where:</p> <p>a. <i>It is not located on highly productive land.</i></p> <p>2. Activity status when compliance not achieved: <i>Discretionary</i></p>   | Oppose in part    | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u><br/>The GRUZ-R8.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u><br/>Change GRUZ-R8.2 to restricted discretionary and include matters for discretion or change to non-complying.</p>   |
|  | <p><u>GRUZ-R13 Communal housing</u></p> <p>1. Activity status: <i>Restricted Discretionary</i></p> <p>Where:</p> <p>a. <i>There are no more than 5 residential units sharing a site;</i></p> <p>b. <i>The site is greater than 10ha;</i></p> <p>c. <i>Residential units are clustered so that no unit is further than 50m away from another residential unit; and</i></p> <p>d. <i>No residential units are located on highly productive land.</i></p> <p>2. Activity status when compliance not achieved: <i>Discretionary</i></p> <p>3. Matters over which discretion is restricted:</p> <p>a. <i>Impacts on the transport network and the safe design of site entry and exit;</i></p> <p>b. <i>Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight;</i></p> <p>c. <i>Landscaping to mitigate impacts on visual amenity values;</i></p> <p>d. <i>The extent to which the clustering of residential units maximises the productive capacity of the balance of the site; and</i></p> <p>e. <i>Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.</i></p> | Supported in part | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u><br/>What is the difference between GRUZ-R11 Papakāinga housing and GRUZ-R13 Communal housing? GRUZ-P6.1 provides for it <i>to enable people to live communally where:</i></p> <p>1. <i>There is a clear relationship between Māori and their ancestral land where papakainga housing is proposed; or</i></p> <p><u>Relief sought:</u><br/>Clarify the need for two separate activities and difference in purpose between GRUZ-R11 Papakāinga housing and GRUZ-R13 Communal housing.</p> |

|                  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
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| <b>Standards</b> |  |                   |   |
|                  | <p><u>GRUZ-S1 Height - building and structures</u></p> <p>1. The height of buildings and structures does not exceed 10m above ground level, except for:</p> <p>a. Frost fans where:</p> <p>i. The height of the support structure does not exceed 10.5m above ground level; and</p> <p>ii. Blades do not rotate higher than 13.5m above ground level.</p> <p>b. Crop protection structures where the height does not exceed 15m above ground level.</p> <p>2. This standard does not apply to:</p> <p>a. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and</p> <p>b. Architectural features (e.g. finials, spires) that do not exceed 1m in height.</p> <p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>4. Matters over which discretion is restricted:</p> <p>a. Effects on rural character, including the intensity and scale of the built form;</p> <p>b. Effects on amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and</p> <p>c. Landscaping to mitigate impacts on visual amenity values.</p> | Oppose in part    | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps.</p> <p><u>Reason:</u></p> <p>Certain rural buildings or structures could be higher than 10m. Dwellings are included in the provision but does not need to be 10m in height in the General Rural Zone.</p> <p><u>Relief sought:</u></p> <p>Improve the rule by providing different heights for dwellings and other farming buildings or structures, e.g. 9m for dwellings and their accessory buildings and 15m for other structures.</p> |
|                  | <p><u>GRUZ-S2 Setback - all boundaries</u></p> <p>1. All buildings and structures must be set back at least:</p> <p>a. 3m from every site boundary; and</p> <p>b. 10m from the road frontage.</p> <p>2. This standard does not apply to:</p> <p>a. Fences or walls no more than 2m above ground level;</p> <p>b. Swimming pools and uncovered decks less than 1m above ground level;</p>   | Supported         | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps.</p>  |

|  | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
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|  | <p>c. Letterboxes, clotheslines and outdoor furniture;<br/>d. Underground wastewater infrastructure; and<br/>e. Water tanks less than 2.7m above ground level.</p> <p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>4. Matters over which discretion is restricted:<br/>a. Effects on rural character, including the intensity and scale of the built form;<br/>b. Effects on amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and<br/>c. Landscaping to mitigate impacts on visual amenity values.</p>  |                   |   |
|  | <p><u>GRUZ-S3 Setbacks from a coastal marine area</u><br/>NOTE: This Standard has immediate legal effect</p> <p>1. Buildings, accessory buildings and structures must be setback 25m from the edge of a coastal marine area.</p> <p>2. The setbacks in GRUZ-S3.1 do not apply to:<br/>a. Buildings and structures that are permitted under the Natural Character chapter;<br/>b. Where there is a legally formed and maintained road;<br/>c. Fences;<br/>d. Infrastructure provided by a network utility operator; and<br/>e. Structures associated with vehicle or pedestrian access.</p> <p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>4. Matters over which discretion is restricted:<br/>a. The design and siting of the building or structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody;<br/>b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins;</p> | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps. |



|   | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )  |
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|   | c. screening, planting and landscaping on the site; and<br>d. Natural hazard risks.   |                   |  |
|   | <p><u>GRUZ-S4 Setbacks for reverse sensitivity</u></p> <p>1. All buildings used for sensitive activities are set back at least 300m from the edge of any existing buildings housing animals associated with an intensive indoor primary production activity located on a site under separate ownership.</p> <p>2. All buildings used for sensitive activities are set back at least 500m from the site boundary of any existing mining or quarrying activity.</p> <p>3. All buildings used for sensitive activities are located outside of the Maungatūroto Dairy Factory Noise Sensitive Area.</p> <p>4. Activity status when compliance not achieved: Discretionary</p> | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps.                  |
| <b>Rural Zones / RLZ – Rural lifestyle Zone</b> |   |                   |  |
| <b>Objectives</b>                               |   |                   |  |
|   | <p><u>RLZ-O1 Land use activities</u></p> <p>The Rural lifestyle zone is used predominantly for low density residential activities and small-scale primary production activities that are compatible with the rural lifestyle character and amenity values of the zone.</p>  | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for Rural Lifestyle Zone, SUB standards, other PDP chapters or maps. |
|   | <p><u>RLZ-O2 Rural lifestyle character and amenity values</u></p> <p>The rural lifestyle character and amenity values of the Rural lifestyle zone are maintained or enhanced.</p>   | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for Rural Lifestyle Zone, SUB standards, other PDP chapters or maps. |
|   | <p><u>RLZ-O3 Primary production activities in the General rural zone</u></p> <p>Development in the Rural lifestyle zone does not compromise the efficient and effective operation of primary production activities in the adjacent General rural zone.</p>  | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for Rural Lifestyle Zone, SUB standards, other PDP chapters or maps. |
| <b>Policies</b>                                 |   |                   |  |
|   | <p><u>RLZ-P1 Rural lifestyle character and amenity values</u></p> <p>Ensure land use activities are undertaken in a manner that maintains the rural lifestyle character and amenity values of the Rural lifestyle</p>   | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for Rural Lifestyle Zone, SUB standards, other PDP chapters or maps. |

|              | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
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|              | <p>zone, which includes:</p> <ol style="list-style-type: none"> <li>1. Low density residential development;</li> <li>2. Small-scale primary production activities with limited buildings and structures;</li> <li>3. Areas of indigenous vegetation, natural features and open space; and</li> <li>4. An absence of urban scale development and associated urban infrastructure.</li> </ol>   |                   |   |
|              | <p><u>RLZ-P2 Allow certain complacency and ancillary activities</u><br/>           Enable home businesses and visitor accommodation activities, provided they are consistent with the rural lifestyle character and amenity values anticipated in the Rural lifestyle zone.</p>   | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for Rural Lifestyle Zone, SUB standards, other PDP chapters or maps.  |
|              | <p><u>RLZ-P3 Avoid incompatible development</u><br/>           Avoid development that involves:</p> <ol style="list-style-type: none"> <li>1. Rural industry, commercial or industrial activities that are more appropriately located in the General rural zone or an urban zone;</li> <li>2. Residential activities at a higher density than anticipated by the Rural lifestyle zone; or</li> <li>3. Primary production activities that are of a scale or an intensity that generate adverse effects on amenity values that are incompatible with rural lifestyle living.</li> </ol> | Opposed in part   | <p>Without limiting the scope of the submission on the details in the cascading provisions for Rural Lifestyle Zone, SUB standards, other PDP chapters or maps.</p> <p><u>Reason:</u><br/>           Rural industry and commercial activities are discretionary (RLZ-R8) but discouraged under policies (RLZ-P3). This could stifle legitimate small rural enterprises (e.g. artisan food, honey, workshops) that support local economies and are compatible with lifestyle values.</p> <p><u>Relief sought:</u><br/>           Delete PLZ-P3.1 and add a new policy stating:<br/>           Limit rural industry, commercial or industrial activities to small scale “low-impact rural enterprises”.</p> |
|              | <p><u>RLZ-P4 Reverse sensitivity effects on the adjacent General rural zone</u><br/>           Avoid where possible, or otherwise mitigate, reverse sensitivity on primary production activities in the General rural zone through:</p> <ol style="list-style-type: none"> <li>1. The use of setbacks; and</li> <li>2. The design of land use development and subdivision.</li> </ol>   | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for Rural Lifestyle Zone, SUB standards, other PDP chapters or maps.  |
| <b>Rules</b> |   |                   |   |
|              | <p><u>RLZ-R1 Buildings and structures</u><br/>           1. Activity status: Permitted<br/>           Where:</p> <ol style="list-style-type: none"> <li>a. The construction, alteration or addition of any building or structure complies with:</li> </ol> <ol style="list-style-type: none"> <li>i. RLZ-S1 Height;</li> </ol>  | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for Rural Lifestyle Zone, SUB standards, other PDP chapters or maps.  |

|  | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
|--|---|-------------------|---|
|  | <p>ii. RLZ-S2 Setbacks;</p> <p>iii. RLZ-S3 Setbacks from a coastal marine area;</p> <p>iv. RLZ-S4 Building coverage;</p> <p>v. RLZ-S5 Setback to manage reverse sensitivity; and</p> <p>vi. RLZ-S6 Impermeable surfaces</p> <p>2. Activity status when compliance not achieved: Refer to relevant Standard</p>  |                   |   |
|  | <p><u>RLZ-R2 Residential unit (excluding minor residential units)</u></p> <p>1. Activity status: Permitted</p> <p>The establishment of a new, or alteration, or expansion of an existing residential unit.</p> <p>Where:</p> <p>a. The number of residential units per site does not exceed one residential unit.</p> <p>2. Activity status when compliance not achieved: Non-Complying</p>   | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for Rural Lifestyle Zone, SUB standards, other PDP chapters or maps.  |
|  | <p><u>RLZ-R3 Minor residential unit</u></p> <p>1. Activity status: Permitted</p> <p>The establishment of a new, or alteration, or expansion of an existing minor residential unit.</p> <p>Where:</p> <p>a. There is no more than one minor residential unit per site;</p> <p>b. The building has a maximum GFA of 90m<sup>2</sup> excluding decks and any garage or carport;</p> <p>c. The minor residential unit shares vehicle access with the principal residential unit; and</p> <p>d. The separation distance between the minor residential unit and the principal residential unit is no greater than 50m.</p> <p>2. Activity status when compliance with RLZ- R3.a or b not achieved: Discretionary</p> <p>3. Activity status when compliance with RLZ- R3.c or d not achieved: Restricted Discretionary</p> | Oppose in part    | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u></p> <p>The RLZ-R2.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u></p> <p>Change RLZ-R2.2 to restricted discretionary and include matters for discretion or change to non-complying.</p> |

|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )  |
|--|--|-------------------|--|
|  | <p>4. Matters over which discretion is restricted:</p> <p>a. Impacts on the transport network and the safe design of site entry and exit;</p> <p>b. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and</p> <p>c. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.</p>  |                   |  |
|  | <p><u>RLZ-R4 Agricultural, pastoral, horticultural activities, or forestry activities not regulated by the NES-CF (excluding intensive indoor primary production)</u></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity does not include any offensive trade.</p> <p>2. Activity status when compliance not achieved: Non-Complying</p>  | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for Rural Lifestyle Zone, SUB standards, other PDP chapters or maps.   |
|  | <p><u>RLZ-R5 Home business</u></p> <p>1. Activity status: Permitted</p> <p>The establishment of a new, or alteration or expansion of, an existing home business.</p> <p>Where:</p> <p>a. The home business is undertaken within:</p> <p>a. A residential unit;</p> <p>b. A minor residential unit; or</p> <p>c. An accessory building with GFA of no greater than 90m<sup>2</sup>;</p> <p>b. The activity does not include any offensive trade;</p> <p>c. The hours of operation when the business is open to the public must be between:</p> <p>i. Monday to Friday 7am - 8pm; and</p> <p>ii. Weekends and public holidays 8am - 8pm; and</p> <p>d. Where the home business involves paid childcare, it accommodates up to a maximum of four children who do not reside at the home.</p> <p>2. Activity status when compliance with RLZ- R5.1.a, c or d not achieved: Discretionary</p> <p>3. Activity status when compliance with RLZ- R5.1.b or d not achieved: Non-Complying</p> | Oppose in part    | <p>Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u></p> <p>The RLZ-R5.1 does not manage the scale in terms of number of persons on the site, or number of vehicle movements, or retail activities.</p> <p>The RLZ-R5.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u></p> <p>Amend to include under RLZ-R5.1:</p> <p><u>e. At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;</u></p> <p><u>f. No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;</u></p> <p><u>g. Vehicle movements to and from the home occupation activity must not exceed 20 per day;</u></p> <p><u>h. Heavy vehicle trips must not exceed two per week;</u></p> <p><u>i. No more than one commercial vehicle associated with the home occupation may be on site at any one time;</u></p> <p><u>j. Goods sold from the home business must be grown or produced on the site or on a site owned by</u></p> |

|                  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strikethrough</del> )  |
|------------------|--|-------------------|---|
|                  |  |                   | <del>the same landholder.</del><br>Change RLZ-R5.2 to restricted discretionary and include matters for discretion or change to non-complying.   |
|                  | <u>RLZ-R6 Visitor accommodation</u><br>1. Activity status: Permitted<br>The establishment of a new, or alteration or expansion of, an existing visitor accommodation activity.<br>Where:<br>a. The activity is undertaken within:<br>i. A residential unit;<br>ii. A minor residential unit; or<br>iii. An accessory building with GFA of no greater than 90m <sup>2</sup> ; and<br>b. No more than ten visitors per night are accommodated per site.<br><br>2. Activity status when compliance not achieved: Discretionary  | Oppose in part    | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, SUB Standards, other PDP chapters or maps.<br><br><u>Reason:</u><br>The RLZ-R6.2 discretionary activity status creates uncertainty as to the matters that will be assessed.<br><br><u>Relief sought:</u><br>Change RLZ-R6.2 to restricted discretionary and include matters for discretion or change to non-complying.  |
|                  | <u>RLZ-R7 Conservation activity</u><br>1. Activity status: Permitted<br>2. Activity status when compliance not achieved: Not Applicable  | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps.   |
|                  | <u>RLZ-R8 Rural industry or commercial activity</u><br>1. Activity status: Discretionary<br>The establishment of a new, or alteration, or expansion of an existing, rural industry or commercial activity.<br>Where:<br>a. The activity area has a maximum GFA of 100 <sup>2</sup> ; and<br>b. There is no more than one rural industry or commercial activity per site;<br>c. All manufacturing or processing of any materials or altering, repairing or dismantling of machinery or tools used for manufacturing must be carried out within a building; and<br>d. The activity does not include any offensive trade.<br><br>2. Activity status when compliance not achieved: Non-Complying | Opposed in part   | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps.<br><br><u>Reason:</u><br>The RLZ-R8.1 discretionary activity status creates uncertainty as to the matters that will be assessed. Restricted discretionary activity more fitting with proposed changes to RLZ-P3.<br><br><u>Relief sought:</u><br>Change RLZ-R8.1 to restricted discretionary with RLZ-R8.1.a-d as matters for discretion. |
| <b>Standards</b> |  |                   |   |
|                  | <u>RLZ-S1 Height - building and structures</u>   | Oppose in part    | Without limiting the scope of the submission on the details in the cascading provisions for General   |

|  | PDP Provisions   | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )   |
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|  | <p>1. The height of buildings and structures does not exceed 10m above ground level.<br/>This standard does not apply to:</p> <p>a. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and</p> <p>b. Architectural features (e.g. finials, and access to sunlight/daylight; and spires) that do not exceed 1m in height.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. Effects on amenity values of other sites including shading, dominance, privacy</p> <p>b. Landscaping to mitigate impacts on visual amenity values.</p>   |                   | <p>Rural Zone, other PDP chapters or maps.</p> <p><u>Reason:</u><br/>Certain rural buildings or structures could be higher than 10m. Dwellings are included in the provision but does not need to be 10m in height in the Rural Lifestyle Zone.</p> <p><u>Relief sought:</u><br/>Improve the rule by providing different heights for dwellings and other farming buildings or structures, e.g. 9m for dwellings and their accessory buildings and 12m for other structures.</p> |
|  | <p><u>RLZ-S2 Setbacks - all boundaries</u></p> <p>1. All buildings and structures must be setback at least 10m from every site boundary.<br/>This standard does not apply to:</p> <p>a. Fences or walls no more than 2m above ground level;</p> <p>b. Swimming pools and uncovered decks less than 1m above ground level;</p> <p>c. Letterboxes, clotheslines and outdoor furniture;</p> <p>d. Underground wastewater infrastructure; and</p> <p>e. Water tanks less than 2.7m above ground level.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. Effects on amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and</p> <p>b. Landscaping to mitigate impacts on visual amenity values.</p> | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps.   |
|  | <p><u>RLZ-S3 Setbacks from a coastal marine area</u></p> <p>This standard has immediate legal effect</p> <p>1. Buildings, accessory buildings and structures must be setback 25m</p>   | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps.   |

|  | PDP Provisions  | Support or Oppose | Reason / Relief Sought ( <u>underline</u> / <del>strike through</del> )  |
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|  | <p><i>from the edge of a coastal marine area.</i></p> <p><i>2. The setbacks in RLZ-S3.1 do not apply to:</i></p> <ul style="list-style-type: none"> <li><i>a. Buildings and structures that are permitted under the Natural Character chapter;</i></li> <li><i>b. Where there is a legally formed and maintained road;</i></li> <li><i>c. Fences;</i></li> <li><i>d. Infrastructure provided by a network utility operator; and</i></li> <li><i>e. Structures associated with vehicle or pedestrian access.</i></li> </ul> <p><i>3. Activity status when compliance not achieved: Restricted Discretionary</i></p> <p><i>4. Matters over which discretion is restricted:</i></p> <ul style="list-style-type: none"> <li><i>a. The design and siting of the building or structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody;</i></li> <li><i>b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins;</i></li> <li><i>c. screening, planting and landscaping on the site; and</i></li> <li><i>d. Natural hazard risks.</i></li> </ul> |                   |  |
|  | <p><u>RUZ-S4 Setbacks for reverse sensitivity</u></p> <p><i>1. All buildings used for sensitive activities are set back at least 300m from the edge of any existing buildings housing animals associated with an intensive indoor primary production activity located on a site under separate ownership.</i></p> <p><i>2. All buildings used for sensitive activities are set back at least 500m from the site boundary of any existing mining or quarrying activity.</i></p> <p><i>3. All buildings used for sensitive activities are located outside of the Maungatūroto Dairy Factory Noise Sensitive Area.</i></p> <p><i>4. Activity status when compliance not achieved: Discretionary</i></p>  | Supported         | Without limiting the scope of the submission on the details in the cascading provisions for Rural Lifestyle Zone, SUB standards, other PDP chapters or maps. |

APPENDIX II: PROPOSED ZONING - 430 ONERIRI ROAD KAIWAKA

