



Kaipara te Orangahui • Two Oceans Two Harbours

Submission on Proposed Kaipara District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Kaipara District Council - District Plan Review

Date received: 30/06/2025

Submission Reference Number #:217

This is a submission on the following proposed plan (the **proposal**): Proposed Kaipara District Plan

Submitter:

Cato Bolam Consultants Limited

Contact person and address for service:

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Cato Bolam Consultants Ltd
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New Zealand

Electronic address for service: kaarenj@catobolam.co.nz

Attachments:

Cato Bolam Consultants Ltd.PDF

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you directly affected by an effect of the subject matter of the submission that:

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

- N/A

Submission points

Point 217.1

Section: General

Sub-section: General

Provision: General

Support / Amend / Oppose:

Submission:

Refer to attached emailed submission.

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 (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

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: 44292

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: Cato Bolam Consultants Limited

1. Introduction

Consultants Ltd (“**Cato Bolam**”) is a New Zealand-owned, multidisciplinary consultancy delivering integrated services in planning, surveying, environmental management, civil engineering, contract administration, architecture, and landscape architecture to support infrastructure and development initiatives across Aotearoa.

For over 50 years, Cato Bolam has been creating great places by shaping communities with innovative solutions for housing, land development, subdivision, and infrastructure. We provide a wide range of land development consultancy services including: Planning, Civil Engineering, Surveying, Architecture, Environmental Management and Project Management. Cato Bolam has delivered projects at every scale — from complex infrastructure initiatives to infill intensification through to greenfield subdivisions. We are committed to best practice, integrated solutions. We also understand the need to balance commercial and environmental objectives.

Cato Bolam is part of Kaipara District Council’s (“**KDC**”) Supply Panel to process resource consents on behalf of KDC in planning and ecology capacities.

2. Scope of Submission

Cato Bolam has a specific interest in the Proposed Kaipara District Plan (“**PDP**”) in respect to achieving the continued balance between commercial and environmental objectives and how the proposed provisions represents sound resource management planning. Cato Bolam’s submissions seek to enhance the effectiveness of the provisions and to ensure PDP achieves the sustainable management and efficient use and development of natural and physical resources.

Cato Bolam 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 Section 3 and **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.

Cato Bolam 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.

3. Submission on Proposed Kaipara District Plan

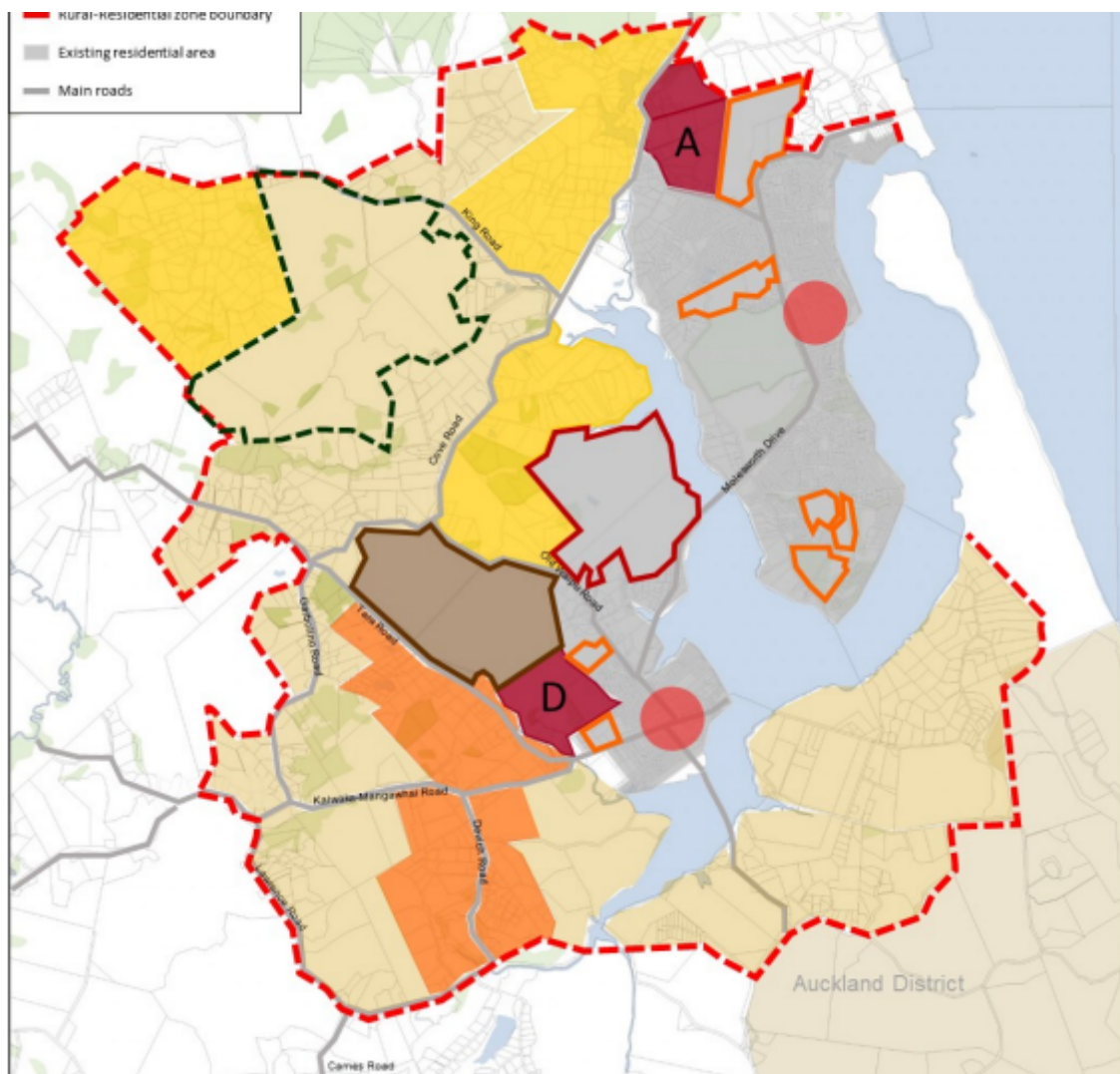
3.1 Part 2 – District-Wide Matters, Strategic Direction-UFD-Urban Form and Development: Mangawhai/Hakaru Management Area (M-HMGA)

General Rural Zoning, such as Rule SUB-R4 – Small Lot Subdivision, which enables the creation of up to five 4,000m² lots in the General Rural Zone as a controlled activity, are discouraged in the M-HMGA, which makes this a non-complying activity. This stands in contrast to the subdivision possibilities afforded by the Rural Lifestyle Zone applied elsewhere in the District (such as Kaiwaka, Maungaturoto, and Paparoa).

Notwithstanding the unfairness of the M-HMGA overlay being applied to this part of the district and not elsewhere, the submitter disagrees that the M-HMGA is an appropriate tool to manage growth in the district, given that development pressure cannot be alleviated without directing growth to viable alternatives or committing resources to responding to the development pressure.

In summary, the submitter seeks the following relief:

- 1) Rezone the area as identified on the Mangawhai Spatial Plan (Fig 3-4-5 “Preferred Growth Option”) from GRUZ – General Rural Zone to RLZ – Rural Lifestyle Zone.
- 2) Remove the Mangawhai/Hakaru Managed Growth Area (M-HMGA) from the same area.



ABOVE FIG. 3-4-5: Preferred growth option

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 areas. 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 rural areas, 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.

Current wording seeks for a discretionary activity to be triggered if applicants seek any consideration of the Financial Contribution justification.

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.

Provide a specific clause for the Council to waive or discount Financial Contributions where infrastructure or reserves acquisition is unnecessary or inappropriate for the specific development.

Provide more specific wording to confirm contributions must avoid “double charging”; focus on funding through the Development Contribution policy process

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.

Seek clarity on where Development Contributions will apply in rural areas and what gaps Financial Contributions are meant to cover.

Yours sincerely

CATO BOLAM CONSULTANTS LTD



Kaaren Joubert
ASSOCIATE – PLANNING MANAGER

APPENDIX I: SUBMISSION POINTS – PROPOSED KAIPARA DISTRICT PLAN (“PDP”)

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strikethrough)
Part 2 – District-Wide Matters			
	Strategic Direction - Vision for Kaipara		
1.	<u>SD-VK-O1 Wellbeing</u> <i>Social, economic, and cultural wellbeing are promoted through zones that provide for appropriate activities, character and amenity values across the Kaipara District and that set appropriate outcomes and expectations for each zone.</i>	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
	<u>SD-VK-O2 Enabling and driving economic growth and development</u> <i>The guiding principles to support development include:</i> <ol style="list-style-type: none"> 1. Facilitate growth by being flexible, accommodating and proactive when dealing with growth and business opportunities; 2. Be innovative and bold; and 3. Focus on relationships to respond to growth and development opportunities. 	Supported in part	<p><u>Reason:</u> The Strategic Direction Section s32 Evaluation states: <i>SD-VK-O2 seeks to facilitate growth and be responsive to business opportunities to help provide for the economic wellbeing of communities in the District.</i>¹</p> <p>The proposed Mangawhai-Hakaru Managed Growth Area’s (“M-HMGA”) does not facilitate growth and, therefore, does not align with SD-VK-O2.</p> <p><u>Relief Sought:</u> Undertake a supplementary, peer-reviewed s32AA evaluation (including economic and risk assessment) of the M-HMGA before any decisions are finalised, to confirm alignment with SD-VK-O2. Infrastructure capacity constraints to be addressed in LTP and funded via Development Contributions.</p> <p>Clarification is sought on what point 3 means and how it may be implemented in practice.</p>
2.	<u>SD-VK-O3 Primary production and protection of highly productive land</u> <ol style="list-style-type: none"> 1. Primary production activities operate efficiently and effectively to contribute to economic and social wellbeing and prosperity of the Kaipara District, including food security; and 2. Highly productive land is protected for use in land-based primary production, both now and for future generations to give effect to the National Policy Statement for Highly Productive Land 2022. 	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
		Supported in part	<p><u>Relief Sought:</u> Suggest the following amendment to ensure provisions referenced are current: <i>Highly productive land is protected for use in land-based primary production, both now and for future generations to give effect to the National Policy Statement for Highly Productive Land 2022 <u>or any subsequent amendment.</u></i></p>
¹ Kaipara DP Review – Strategic Direction Section 32 Evaluation, paragraph 35			

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
3.	<u>SD-VK-04 Rural lifestyle development</u> Rural lifestyle development is concentrated in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities, loss of highly productive land whilst recognising the need for urban areas to grow.	Supported in part	Without limiting the scope of the submission on the details in other PDP chapters or maps.
4.	<u>SD-VK-05 Drought resilient water supply</u> Residential development is appropriately serviced by infrastructure, including water supply systems that maintain supply during foreseeable drought periods.	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
5.	<u>SD-VK-06 Reverse sensitivity</u> Reverse sensitivity effects between incompatible activities and zones are avoided where practicable, or otherwise mitigated.	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
6.	<u>SD-VK-07 Providing a variety of living options and housing choices</u> A variety of development opportunities, living options and housing choices are provided for through a range of zones.	Supported in part	Without limiting the scope of the submission on the details in other PDP chapters or maps. <u>Reason:</u> One residential zone does not align with SD-VK-07. The absence of a Rural lifestyle area surrounding Mangawhai also does not support SD-VK-07. <u>Relief Sought:</u> Introduce a Rural Lifestyle Zone in and around Mangawhai to provide a clear transition and support a wider range of living options.
7.	<u>SD-VK-08 Development is supported by affordable infrastructure</u> Development is integrated and phased with the provision of appropriate and affordable infrastructure.	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
Strategic Direction - Natural Environment			
8.	<u>SD-NE-01 Indigenous biodiversity</u> Indigenous biodiversity is protected, maintained or enhanced.	Supported in part	Without limiting the scope of the submission on the details in other PDP chapters or maps. <u>Reason:</u> The proposed General rural zone subdivision rule ² enabling <i>allotments with a minimum net site area (excluding access legs) of 4,000m²</i> seem to not support this objective and, therefore does not safeguarding the life-supporting capacity of ecosystems across the Kaipara District and appropriately avoids, remedies or mitigates adverse effects on indigenous biodiversity ³ .

² SUB-R4

³ Kaipara DP Review – Strategic Direction Section 32 Evaluation, paragraph 55

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
			<u>Relief Sought:</u> Update PDP to favour and encourage ecological benefit for rural subdivision instead of non-ecological benefit subdivisions. Introduce transferable title subdivision in creating donor sites in General Rural zone and enable subdivision in Rural Lifestyle zone.
9.	<u>SD-NE-02 Coastal environment</u> <i>The natural character of the coastal environment is preserved and protected from inappropriate subdivision, use and development.</i>	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
10.	<u>SD-NE-03 Outstanding natural features and landscapes</u> <i>The characteristics, qualities and values of outstanding natural features and outstanding natural landscapes are identified and protected from inappropriate subdivision, use and development.</i>	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
Strategic Direction - Natural Hazards and Resilience			
11.	<u>SD-NH-01 Natural hazards and resilience</u> 1. Areas subject to predictable natural hazard risks are identified; 2. The risks from natural hazards are taken into account for all new subdivision, use and development; 3. The maintenance and upgrading of infrastructure assets that protect communities from natural hazard risks is provided for; and 4. Kaipara communities have reduced vulnerability, strengthened resilience, and enhanced capacity to adapt to the impacts of natural hazard events.	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
Strategic Direction - UFD-Urban Form and Development			
12.	<u>SD-UFD-01 Residential, commercial, and industrial land</u> <i>Opportunities exist for the development of residential, commercial, and industrial land to meet current and predicted future demand.</i>	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
13.	<u>SD-UFD-02 Economic and business development</u> <i>Economic and business development opportunities are enabled in Commercial and Industrial zones, and in other zones where the activity is compatible with the local environment, amenity, and the anticipated outcomes of the zone.</i>	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
14.	<u>SD-UFD-03 Infrastructure</u> <i>Sufficient infrastructure capacity, including social infrastructure, is</i>	Supported in part	<u>Relief Sought:</u> Suggest the following amendment to ensure provisions referenced are current:

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strikethrough)
	<i>available to support the development of the land when zoning land for urban activities, or funding is committed to develop the infrastructure before development occurs.</i>		<i>Sufficient infrastructure capacity, including social infrastructure, is available to support the development of the land when zoning land for urban activities, or funding is committed to develop the infrastructure before development occurs, <u>unless adequate alternative solutions are provided.</u></i>
15.	<u>SD-UFD-O4 Urban design</u> <i>Urban development incorporates high quality urban design that contributes positively to the local context, amenity and anticipated outcomes for the zone.</i>	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
16.	<u>SD-UFD-O5 Urban consolidation and integration</u> <i>Urban form is consolidated and integrated to accommodate future growth and provide development capacity effectively and efficiently for residential, business and community activities.</i>	Supported in part	Without limiting the scope of the submission on the details in other PDP chapters or maps. <u>Reason:</u> The proposed urban form as expressed in the location and proportion of proposed urban upzoning around smaller settlements e.g. Kaiwaka, Maungaturoto, Paparoa does not support a consolidated and integrated urban form. Zoning in itself will not guarantee an uptake of the development capacity as the presence of social and physical infrastructure and market forces play a determining factor. Accordingly, the proposed urban form it not expected to provide <i>sufficient development capacity to meet demand for housing and business land within or adjacent to urban areas.</i> ⁴ Similarly, as a result of the lack of economies of scale and agglomeration benefits the expected benefit to be derived from providing development capacity across the wider District is unlikely to result in more cost-effective infrastructure delivery and upgrades to existing infrastructure network. <u>Relief Sought:</u> Revisit approach with support s32A evaluation.
17.	<u>SD-UFD-P1 Housing and business land development capacity</u> <i>Ensure sufficient residential and business land development capacity is provided within or adjacent to existing urban areas.</i>	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
18.	<u>SD-UFD-P2 Urban amenity</u> <i>Urban character and amenity values are managed through high quality urban design, recognising that amenity values and characteristics change over time.</i>	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
19.	<u>SD-UFD-P3 General residential zone</u> <i>Use the General residential zone to accommodate the diverse housing needs of the community.</i>	Opposed	<u>Reason:</u> One residential zone is not considered appropriate across the district. A variety of residential zones depending on the character, nature and function of the settlement within which it occurs will ensure the implementation of <i>Objective SD-UFD-O4 Urban design</i> and Policy <i>SD-UFD-P2 Urban amenity</i> . <u>Relief Sought:</u> Retain multiple residential zone categories based on settlement character and anticipated outcomes,

⁴ Kaipara DP Review – Strategic Direction Section 32 Evaluation, paragraph 84.a

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
			rather than a single General Residential Zone.
20.	<u>SD-UFD-P4 Commercial zone</u> Use the Commercial zone to provide mixed use development comprising predominantly commercial and community activities in a consolidated network of attractive commercial centres.	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
21.	<u>SD-UFD-P5 Heavy industrial zone</u> Use the Heavy industrial zone predominantly for large-scale industrial activities that may generate adverse effects on the environment.	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
22.	<u>SD-UFD-P6 Light industrial zone</u> Use the Light industrial zone to provide areas to accommodate a range of industrial activities and associated activities while ensuring adverse effects on the surrounding environment are appropriately managed.	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
23.	<u>SD-UFD-P7 Development in the Mangawhai/Hakaru Managed Growth Area</u> Limit new subdivision development within the Mangawhai/Hakaru Managed Growth Area to ensure infrastructure and servicing requirements can be appropriately directed to meet the demand of existing urban areas and future urban growth.	Opposed	<p><u>Reason:</u></p> <p>To meet the current predicted and future demand in the right place, the Mangawhai-Hakaru area must be recognised in the PDP as a growth node. Not doing so is misaligned with the objectives under Part 2 – District-wide matters / Strategic Direction’s Vision for Kaipara, Natural Environment, Natural Hazards and Resilience as well as parts of UFD-Urban Form and Development.</p> <p>The boundary follows cadastral parcels rather natural catchments. Limiting development in the M-HMGA It is not the most appropriate way to manage current and future infrastructure and servicing requirements. Expand the s32 analysis to assess alternative mechanisms as required under RMA s32(1) and (2).</p> <p><u>Relief Sought:</u></p> <ol style="list-style-type: none"> 1. Reconsider or remove the M-HMGA overlay, particularly where it contradicts the intentions of the operative plan and the Mangawhai Spatial Plan (Figure 3-4-5 “Preferred Growth Option”); 2. Recognise Mangawhai–Hakaru as a growth node in the PDP, with criteria for infrastructure-triggered staging and collaborative funding models; 3. Expand s32 analysis to assess alternative growth-management mechanisms under RMA s32(1) & (2) 4. Introduce a rural lifestyle zone zoning at the urban fringe consistent with the operative Harbour Overlay in the Operative Plan.
Strategic Direction - Financial Contributions			
24.	<u>FC-P2 Infrastructure or services solely for development</u> Require developers to meet the total cost of new infrastructure or	Opposed in part	<p><u>Reason:</u></p> <p>Not clear that developers shall not be double charged for overlapping off-site network works already</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<i>services required solely to serve the proposed subdivision or land use activity, including onsite infrastructure, offsite network linkages and local upgrading of network utilities.</i>		covered under development contributions, by specifying a credit mechanism or threshold in the financial contributions framework to limit risking objections under s108AA RMA. Financial contributions charged are not ringfenced to be spent in the area where it has been generated from. Financial contributions create uncertainty for developers. Financial contributions target individual effects rather than the cumulative growth forecast across a district, so they may not fully fund large capacity upgrades. <u>Relief sought:</u> Make use of Development Contributions only.
25.	<u>FC-P3 Off-site upgrading of previous works</u> <i>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.</i>	Opposed in part	As above.
26.	<u>FC-P8 Effects not otherwise addressed</u> <i>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 mitigated.</i>	Opposed in part	As above.
Energy, Infrastructure, and Transport – REG-Renewable Electricity Generation			
27.	Whole chapter	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
Hazards and Risks – Natural Hazards			
Policies – Natural Hazards			
28.	<u>NH-P1 Use best available information in managing natural hazards</u> <i>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. <u>Reason:</u> Site specific information is more accurate than regional mapping. 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. <u>Relief sought:</u> Certification process (similar to Christchurch District Plan Rule 5.3.2) allowing accepted technical evidence to amend the hazard overlay administratively.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
29.	<u>NH-P3 Avoid locating sensitive activities in areas of high hazard risk</u> Avoid new subdivision and land use that will result in a sensitive activity being in High Risk Hazard Areas.	Supported in part	Without limiting the scope of the submission on the details in other PDP chapters or maps. <u>Reason:</u> Support is subject to how “sensitive activities” and “high hazard risk” areas are defined and how “avoid” aligns with higher order direction. <u>Relief sought:</u> Clarify interplay between “sensitive activity” and “vulnerable activity” and make required consequential amendments.
30.	<u>NH-P4 Manage and mitigate natural hazard risks</u> Manage subdivision, land use and development so that natural hazard risk is not increased, and is minimised and mitigated, having regard to: 1. The nature, frequency and scale of the natural hazard and the sensitivity of the land use or development to the natural hazard; 2. The effects of climate change; 3. Not increasing or transferring natural hazard risk to other people, property, infrastructure and the environment beyond the site, including through earthworks such as excavation and filling; 4. The location of building platforms and access, types of buildings including relocatable buildings) and structures and their design; 5. Location and design of infrastructure and services, including on-site wastewater disposal; 6. Activities that involve the use and storage of hazardous substances; 7. The long-term functionality and integrity of natural systems and structural mitigation assets; and 8. Opportunities to reduce risks from natural hazards relating to existing activities.	Supported in part	Without limiting the scope of the submission on the details in other PDP chapters or maps. <u>Reason:</u> “Manage” is the most appropriate verb.
31.	<u>NH-P6 Manage subdivision and development in that may be affected by flood hazards and overland flow</u> Manage new subdivision, land use and development to avoid or mitigate the risks of flood hazards by requiring: 1. New subdivision to identify building platforms that: a. Are located outside the spatial extent of a High-Risk River Flood Hazard Area; b. Will not be subject to flooding in a 1 in 100-year flood event; and c. Are designed and engineered to be resilient to flood hazards;	Opposed in part	Without limiting the scope of the submission on the details in other PDP chapters or maps. <u>Reason:</u> “Manage” is the most appropriate verb. Finished-floor levels 500 mm above a 1-in-100-year flood or coastal event for sensitive activities and 300 mm for other uses conflicts with the Building Code minimum which is generally 300 mm freeboard to the same 1 % AEP flood. <u>Relief sought:</u>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>2. New buildings that will accommodate sensitive activities to be located outside of a High-Risk River Flood Hazard Area;</p> <p>3. Within a River Flood Hazard Area:</p> <p>a. All new buildings designed to accommodate sensitive activities to have a minimum freeboard of at least 500mm above the 1 in 100-year flood height;</p> <p>b. New commercial and industrial buildings to have a minimum freeboard of at least 300mm above the 1 in 100-year flood event or alternatively are designed and constructed so they will be resilient to flood hazards having regard to matters including the frequency, depth and velocity of flood waters;</p> <p>c. Areas for storage and containment of hazardous substances to be designed so that they are not inundated in a 1 in 100-year flood event;</p> <p>d. Earthworks (other than earthworks associated with flood control works) are assessed as not diverting flood flow onto surrounding properties and not reducing flood plain storage capacity within the 1 in 10-year flood hazard area;</p> <p>e. Buildings, building platforms, access and services to be located and designed to minimise the need for hazard protection structures;</p> <p>f. The provision of safe vehicle access within the site during a flood event; and</p> <p>4. The capacity and function of overland flow paths to convey stormwater flows safely to be retained without causing damage to property or the environment.</p>		<p>Allow for freeboard aligned with Building Code unless site-specific assessment that shows a need for more stringent level.</p>
32.	<p><u>NH-P7 Manage subdivision and development in coastal erosion hazard areas and coastal flood hazard areas</u></p> <p>Manage new subdivision, land use and development in Coastal Erosion Hazard Areas and Coastal Flood Hazard Areas by requiring:</p> <p>1. New buildings and building platforms to be located outside the spatial extent of a High-Risk Coastal Hazard Area, unless there is a functional need or operational need for a building to be located in this area;</p> <p>2. New buildings and building platforms located within the spatial extent of a Coastal Erosion Hazard Area and Coastal Flood Hazard</p>	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> “Manage” is the most appropriate verb. Finished-floor levels 500 mm above a 1-in-100-year flood or coastal event for sensitive activities and 300 mm for other uses conflicts with the Building Code minimum which is generally 300 mm freeboard to the same 1 % AEP flood.</p> <p><u>Relief sought:</u> Allow for freeboard aligned with Building Code unless site-specific assessment that shows a need for more stringent level.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>Area are designed and constructed so that:</p> <p>a. The building platform height is set above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise);</p> <p>b. The building platform is located and engineered to protect against erosion;</p> <p>c. The finished floor level of any building accommodating a sensitive activity is at least 500mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise); and</p> <p>d. The finished floor level of any building for commercial or community use is at least 300mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise).</p> <p>3. Provision is made, where relevant, for the safe storage and containment of hazardous substances so that they are not inundated in a 1 in 100-year flood event;</p> <p>4. Buildings, building platforms, access and services to be located and designed to minimise the need for hazard protection structures; and</p> <p>5. The provision of vehicle access within the subject site that is resilient to coastal flooding and erosion.</p>		
Natural Environmental Values – Ecosystems and Indigenous Biodiversity			
Rules			
33.	<p><u>ECO-R1 Indigenous vegetation clearance and any associated land disturbance for specified activities</u></p> <p>All zones</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>The indigenous vegetation clearance is for the following purposes:</p> <p>a. To address an immediate risk to the public safety or damage to property;</p> <p>b. The formation of walking tracks less than 1.5m wide;</p> <p>c. The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation, provided that the clearance does not exceed 3.5m in width</p>	Oppose in part	<p><u>Reason:</u></p> <p>ECO-R1.e. 20m setback from a dwelling is an excessive amount of clearance.</p> <p>ECO-R1.f. 1,000m² of clearance for the construction of a dwelling is considered excessive.</p> <p><u>Relief Sought:</u></p> <p>ECO-R1.e. Reduce this clearance setback to 10m.</p> <p>ECO-R1.f. Reduce clearance allowed as a permitted activity to 500m².</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p><i>either side of the fence line;</i></p> <p><i>d. To remove pest species in accordance with any approved pest management plan or biosecurity operational plan;</i></p> <p><i>e. To create or maintain a 20m setback from an area of indigenous vegetation to a residential unit (excluding accessory buildings);</i></p> <p><i>f. To allow for the construction of a single residential unit on an existing Record of Title, including essential associated on-site infrastructure and access, where the total clearance does not exceed 1,000m²;</i></p> <p><i>g. Clearance provided for in a covenant or order under the Queen Elizabeth II National Trust Act 1977, a Ngā Whenua Rahui Kawenata, or the Reserves Act 1977;</i></p> <p><i>h. Clearance on land held or managed under the Conservation Act 1987 and in accordance with any applicable conservation management not achieved: strategy, conservation management plan, or management plan established under that Act;</i></p> <p><i>i. The removal or clearance of indigenous vegetation from land that was previously cleared and where the indigenous vegetation to be cleared is less than 10 years old;</i></p> <p><i>j. Creation and maintenance of firebreaks to manage fire risk;</i></p> <p><i>k. The harvesting of indigenous timber carried out in accordance with a forest management plan or permit under Part IIIA of the Forests Act 1949; or</i></p> <p><i>l. Clearance for the operation, repair or maintenance of the following activities where they have been lawfully established:</i></p> <p><i>i. Fences;</i></p> <p><i>ii. Infrastructure;</i></p> <p><i>iii. Buildings;</i></p> <p><i>iv. Driveways and access;</i></p> <p><i>v. Walking tracks;</i></p> <p><i>vi. Cycling tracks;</i></p> <p><i>vii. Farming tracks; and viii. Farm drains.</i></p> <p><i>2. Activity status when compliance not achieved: Not Applicable - Not Applicable - proposed indigenous vegetation clearance is to be</i></p>		

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<i>assessed under ECO-R2.</i>		
34.	<p><u>ECO-R2 Indigenous vegetation clearance and any associated land disturbance not provided for under ECO-R1</u></p> <p>All zones</p> <p>1. Activity status: Permitted</p> <p>a. It does not exceed 1,000m² per site in any calendar year in the Māori purpose zone, General rural zone, and Rural lifestyle zone; or</p> <p>b. It does not exceed 500m² per site in any calendar year in all other zones.</p> <p>2. Activity status when compliance</p> <p>Where:</p> <p>with ECO-R2.1 not achieved:</p> <p>Restricted Discretionary</p> <p>Where:</p> <p>a. The application includes an assessment, carried out by a suitably qualified ecologist, of whether or not any of the indigenous vegetation proposed to be cleared meets the criteria in Appendix 5 of the Northland Regional Policy Statement 2016 (Areas of significant indigenous vegetation and significant habitats of indigenous fauna).</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The effect of the vegetation clearance and associated land disturbance on indigenous biodiversity values;</p> <p>b. The extent of clearance proposed and any practicable alternative locations or methods to avoid or reduce the extent of indigenous vegetation clearance and associated land disturbance;</p> <p>c. The proposed measures to avoid, remedy, mitigate, offset or compensate adverse effects on indigenous biodiversity values;</p> <p>d. The reasons for the indigenous vegetation clearance and associated land disturbance; and</p> <p>e. Any positive effects associated with the indigenous vegetation clearance and associated land disturbance.</p> <p>Activity status when compliance with ECO-R2.2 not achieved:</p>	Oppose in part	<p><u>Reason:</u></p> <p>500m²-1,000m² clearance of indigenous vegetation a year is too excessive.</p> <p><u>Relief Sought:</u></p> <p>Reduction in size or extension of timeframe.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<i>Discretionary</i>		
Natural Environmental Values – Public Access			
Objectives			
35.	<u>PA-O1 Public and customary access</u> Public and customary access to and along the coastal marine area and waterbodies is maintained and enhanced for current and future generations.	Supported in part	Without limiting the scope of the submission on the details in other PDP chapters or maps. <u>Reason:</u> Clarify criteria used to identify key linkages to the CMA, rivers and lakes as <i>Esplanade Priority Areas</i> .
36.	<u>PA-O2 Adverse effects of public access</u> 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.	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
<u>Policies</u>			
37.	<u>PA-P1 Providing public and customary access</u> Protect, maintain and enhance public and customary access to and along the coastal marine area and waterbodies by: 1. Encouraging public access by identifying Esplanade Priority Areas; 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 3. Maintaining appropriate setbacks from public access along the coastal marine area and waterbodies.	Supported in part	Without limiting the scope of the submission on the details in other PDP chapters or maps. <u>Reason:</u> “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. <u>Relief sought:</u> A definition or assessment criteria for “practicality,” including topography, cultural constraints, ecological sensitivity, or existing access provisions. Only apply post-subdivision or with compensation mechanisms.
38.	<u>PA-P2 Activities within public access corridors</u> Manage activities within public access corridors to mitigate adverse effects on the values of: 1. The Coastal Environment; 2. High Natural Character Areas; 3. Outstanding Natural Character Areas; 4. Outstanding Natural Landscapes; 5. Outstanding Natural Features; and	Supported in part	Without limiting the scope of the submission on the details in other PDP chapters or maps. <u>Reason:</u> 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. <u>Relief sought:</u> A definition or assessment criteria for “practicality,” including topography, cultural constraints,

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strikethrough)
	<p>6. <i>Sites and Areas of Significance to Māori.</i></p> <p><i>Rules</i></p> <p>1. <i>There are no rules for public access contained within this chapter.</i></p> <p>2. <i>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.</i></p>		<p>ecological sensitivity, or existing access provisions.</p> <p>Only apply post-subdivision or with compensation mechanisms.</p>
Subdivision			
Objectives			
39.	<p><u>SUB-O1 All subdivision</u></p> <p><i>Subdivision enables efficient use of land and achieves patterns of development that are consistent with the anticipated land use outcomes for the zone.</i></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></p> <p>The Mangawhai/Hakaru area is subject to constrained infrastructure. The PDP proposes a “more limited subdivision opportunity” there but doesn’t include spatial modelling or capacity thresholds. Without quantified thresholds or triggers, there’s ambiguity about when subdivision becomes “too much.”</p> <p>The PDP frequently defers to KDC Engineering Standards, which may be amended outside the District Plan process. This creates uncertainty and potential disconnect between planning and infrastructure outcomes. Resource consents get granted but new infrastructure concerns are raised at engineering approval stage.</p> <p><u>Relief Sought:</u></p> <p>A stronger evidence-based infrastructure limitation policy framework, including thresholds tied to infrastructure capacity (e.g. water, wastewater, roads).</p> <p>Critical servicing and design elements be directly referenced or embedded within the PDP, or made subject to consultation if updated.</p>
40.	<p><u>SUB-O2 Urban subdivision</u></p> <p><i>Subdivision in urban zones:</i></p> <p>1. <i>Responds sympathetically to the context and characteristics of the site;</i></p> <p>2. <i>Creates allotments that can accommodate anticipated land use activities;</i></p> <p>3. <i>Consolidates urban development;</i></p> <p>4. <i>Promotes the health, safety and wellbeing of communities;</i></p> <p>5. <i>Contributes to creating a sense of place and identity; and</i></p>	Supported	<p>Without limiting the scope of the submission on the details in other PDP chapters or maps.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strikethrough)
	6. <i>Creates integrated and connected neighbourhoods.</i>		
41.	<u>SUB-03 Rural subdivision</u> Subdivision in rural zones: 1. <i>Enables primary production activities to both establish and continue to operate;</i> 2. <i>Protects highly productive land from fragmentation and reverse sensitivity effects; and</i> 3. <i>Provides flexibility to enable people to work and live in a rural environment.</i>	Supported in part	Without limiting the scope of the submission on the details in other PDP chapters or maps. <u>Reason:</u> 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. <u>Relief sought:</u> Add policy direction that emphasise a preference for ecological benefit subdivision in General Rural Zone. SUB-03.3 needs to be supported by criteria to clarify the degree of flexibility. Add transferable title rights for ecological benefit in General Rural Zone for subdivision in Rural Lifestyle Sone.
42.	<u>SUB-04 Infrastructure</u> Subdivision is integrated with infrastructure services in an efficient, effective and coordinated manner.	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
43.	<u>SUB-05 Esplanade reserves</u> 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.	Supported	Without limiting the scope of the submission on the details in other PDP chapters or maps.
Policies			
44.	<u>SUB-P1 Subdivision design and location</u> Enable subdivision that is designed and located to: 1. <i>Incorporate and respond to existing site features and characteristics, including landforms, vegetation, buildings and cultural and amenity values;</i> 2. <i>Ensure the size and shape of allotments can accommodate anticipated land uses;</i> 3. <i>Avoid or appropriately mitigate the risks of natural hazards;</i> 4. <i>Provide efficient multi-modal transport connections in urban areas; and</i> 5. <i>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. <u>Reason:</u> SUB-P1.4 requirements may be unclear or too limiting depending on how the rules are drafted. SUB-P1.5 “efficient” use of infrastructure may be unclear depending on how the rules are drafted. <u>Relief sought:</u> <u>Encourage provision of</u> Provide efficient multi-modal transport connections in urban areas;
45.	<u>SUB-P2 Infrastructure servicing requirements</u> Ensure that subdivision and development is appropriately serviced, and that infrastructure is provided in an integrated and coordinated	Supported in part	Without limiting the scope of the submission on the details in other PDP chapters or maps. <u>Reason:</u>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>manner, by:</p> <ol style="list-style-type: none"> 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; 2. Requiring any staging of subdivision to be undertaken in a way that achieves efficient development and integration of infrastructure; 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; 4. Requiring allotments to connect to the Council's reticulated systems where practicable, except in the General rural zone; 5. Requiring legal and physical access to be provided to each allotment; and 6. Requiring allotments to have access to a suitable water supply. 		<p>SUB-P2.4 should also include an exception for the Rural Lifestyle Zone. It is inappropriate to required rural subdivision to connect to the Council's reticulated systems.</p> <p><u>Relief sought:</u> 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>;</p>
46.	<p><u>SUB-P3 Providing for recreation and public access</u> Provide for recreation and public access by:</p> <ol style="list-style-type: none"> 1. Encouraging the provision of public open spaces, that provide for various forms of recreation, within residential zones; and 2. Requiring the location, number, and size of open spaces to be proportionate to the anticipated future density of the neighbourhood. 	Supported	<p>Without limiting the scope of the submission on the details in other PDP chapters or maps.</p> <p><u>Reason:</u> 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>
47.	<p><u>SUB-P4 Integration and connectivity in urban zones</u> Maintain integrated and connected neighbourhoods in urban zones by:</p> <ol style="list-style-type: none"> 1. Requiring new development to provide transport connections to adjoining neighbourhoods and surrounding road networks; 2. Limiting the number and length of cul-de-sacs; and 3. Providing for pedestrian and cycle connections within and between neighbourhoods. 	Supported	<p>Without limiting the scope of the submission on the details in other PDP chapters or maps.</p>
48.	<p><u>SUB-P5 Esplanade reserves</u> 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> <ol style="list-style-type: none"> a. Allotments less than 4ha are created on the margins of the coast, and adjacent to lakes or rivers; and b. Where allotments of 4ha or more are created on the margins of the coast or within esplanade priority areas identified on the planning 	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> SUB-P5.1.b. No incentive provided for allotments of 4ha or more to provide public access to these areas. 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</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>maps. except where:</p> <ol style="list-style-type: none"> 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; 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; 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; 4. The reduced width is sufficient to protect the identified public access, recreation, or conservation values, or to provide for natural hazard mitigation; or 5. The costs of acquiring and/or maintaining the required esplanade reserve or esplanade strip would outweigh the potential public benefit. <p>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.</p>		<p>compensation or subdivision taking place. Could affect existing use rights and land value.</p> <p><u>Relief sought:</u> A definition or assessment criteria for "impractical," including topography, cultural constraints, ecological sensitivity, or existing access provisions. Only apply post-subdivision or with compensation mechanisms.</p>
49.	<p><u>SUB-P6 Subdivision in the General residential zone outside the Mangawhai/Hakaru Managed Growth Area</u> Provide for subdivision in the General residential zone outside the Mangawhai/Hakaru Managed Growth Area that enables housing development and maintains a high-quality residential environment by:</p> <ol style="list-style-type: none"> 1. Requiring new vacant allotments to have a size and shape that can accommodate a permitted dwelling and that is consistent with the anticipated character and amenity outcomes for the zone; and 2. Enabling smaller allotments to be created around existing residential units (excluding minor residential units) or consented multi-unit developments in the General residential zone. 	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> Certain areas outside the M-HMGA are not all appropriate for General residential zoning.</p> <p><u>Relief sought:</u> Reconsider the General residential zoning of certain areas outside the M-HMGA for inclusion in the Rural lifestyle zone instead.</p>
50.	<p><u>SUB-P7 Subdivision in the Rural lifestyle zone</u> Provide for subdivision that enables appropriate land use activities to occur in the Rural lifestyle zone by:</p> <ol style="list-style-type: none"> 1. Maintaining minimum lot sizes and suitable dimensions for lots to achieve the character, amenity values and density anticipated in the 	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> Achieving SUB-P7.1 depends on the subsequent SUB Rules and the context in the areas proposed for a Rural lifestyle zoning.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p><i>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>		<p><u>Relief sought:</u></p> <p>Re-evaluate the Rural lifestyle Rules to confirm it meets SUB-P7.1 and SUB-P7.3.</p> <p>Include yield incentives to use transferable title rights obtained from the General Rural zone.</p>
51.	<p><u>SUB-P8 Subdivision in the General rural zone outside the Mangawhai/Hakaru Managed Growth Area</u></p> <p>Ensure subdivision in the General rural zone outside the Mangawhai/Hakaru Managed Growth Area:</p> <p><i>1. Avoids the fragmentation of highly productive land unless the productive capacity of that land is maintained or enhanced;</i></p> <p><i>2. Avoids reverse sensitivity effects on primary production activities;</i></p> <p><i>3. Supports a range of primary production activities and other activities that have a functional or operational need for a rural location;</i></p> <p><i>4. Maintains rural character and amenity values;</i></p> <p><i>5. Enables smaller rural lifestyle lots where appropriate and consistent with the requirements for different types of subdivisions in this chapter;</i></p> <p><i>6. Avoids subdivision of minor residential unit; and</i></p> <p><i>7. Is well integrated with the existing transport network infrastructure.</i></p>	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> <p>To achieve SUB-P8.1-4 and 6-7, General rural zone areas should encourage subdivision in smaller rural lifestyle lots by means of transferable title rights to the Rural lifestyle zone or, where there is no elite (LUC1) or prime soils (LUC2), or where ecological benefit is achieved.</p> <p>It is unclear what constitutes “<i>well integrated</i>” with the existing transport network.</p> <p><u>Relief sought:</u></p> <p>Rezone the area identified in the Mangawhai Spatial Plan (Figure 3-4-5 “Preferred Growth Option”) from General Rural Zone (GRUZ) to Rural Lifestyle Zone (RLZ).</p> <p>Re-consider zone boundaries and include provisions to incentivise transferable title rights to the Rural lifestyle zone or, where ecological benefit of a specified benchmark is achieved.</p>
52.	<p><u>SUB-P11 Subdivision in the Estuary Estates (Mangawhai Central) zone</u></p> <p>Provide for subdivision in the Estuary Estates (Mangawhai Central) zone by:</p> <p><i>1. Ensuring subdivision implements the features of the structure plan and achieves the relevant outcomes of the Mangawhai Design Guidelines and the Estuary Estates Design and Environmental Guidelines.</i></p> <p><i>2. Ensuring subdivision density and lot sizes respond to the site’s characteristics, are compatible with the coastal small-town character of Mangawhai and avoid significant landscape and visual effects.</i></p> <p><i>3. Creating a well-connected local roading network consistent with the Estuary Estates Structure Plan and EESPZ-TRAN-Table 1 — Road function and Required Design Elements.</i></p> <p><i>4. Establishing the open spaces and the walking and cycle network</i></p>	Supported	<p>Without limiting the scope of the submission on the details in other PDP chapters or maps.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<i>illustrated on the Estuary Estates Structure Plan and the amenity buffer between the Service Sub-Zone and the neighbouring residential sites.</i>		
53.	<p><u>SUB-P12 Subdivision in the Mangawhai/Hakaru Managed Growth Area</u></p> <p><i>Restrict further subdivision, including urban infill subdivision, within the Mangawhai/Hakaru Managed Growth Area to ensure consolidated infrastructure, including transportation and social infrastructure, is provided to sustainably manage future growth.</i></p>	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> The areas inside the M-HMGA are not all appropriately considered. The policy does not take into account other measures/mechanisms that can ensure consolidated infrastructure, including transportation and social infrastructure, is provided to sustainably manage future growth.</p> <p><u>Relief sought:</u> The area inside the overlay to be decreased to match the operative Harbour Overlay and Mangawhai Spatial Plan (Figure 3-4-5 “Preferred Growth Option”). Provide for other measures/mechanisms to ensure consolidated infrastructure, including transportation and social infrastructure, is provided to sustainably manage future growth.</p>
54.	<p><u>SUB-P13 Subdivision in the Awakino/Cove Road North Precincts</u></p> <p><i>To provide for a range of allotment sizes that accommodate different densities and housing typologies, including affordable housing, where:</i></p> <ol style="list-style-type: none"> <i>1. A mixture of allotment sizes is provided that have the ability to accommodate different housing typologies, including affordable housing.</i> <i>2. There is sufficient infrastructure/servicing to accommodate the development.</i> <i>3. The development is sympathetic to the surrounding environment and adverse effects on adjoining sites are managed, including reverse sensitivity effects.</i> <i>4. A well-connected pedestrian, cycling and transport network is achieved.</i> <i>5. The subdivision design and allotment sizes respond to the topography and physical characteristics of the land.</i> <i>6. Best practice subdivision design is achieved by:</i> <ol style="list-style-type: none"> <i>a. Allotments being shaped, sized and orientated to achieve positive sunlight access, onsite amenity, privacy and outlook.</i> <i>b. Minimising the creation of rear lots, except where there is no practicable alternative.</i> 	Supported in part	<p><u>Reason:</u> SUB-P13.2 is a statement not a policy that directs, encourages, or enables any action.</p> <p><u>Relief sought:</u> Amend SUB-P13.2 to clarify a mechanism to ensure sufficient infrastructure/servicing to accommodate the development.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p><i>c. Integrating opportunities for connectivity with adjacent sites to enable future development opportunities.</i></p> <p><i>d. Efficiently using land and infrastructure.</i></p>		
Rules			
55.	<p><u>SUB-R1 Boundary adjustments</u> All zones</p> <p>1. Activity status: Controlled Where:</p> <p>a. The degree of non-compliance with any land use standards is not increased; and</p> <p>b. Boundary adjustments comply with SUB-S1 to SUB-S7.</p> <p>2. 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; and</p> <p>c. Access to sites and accessibility for emergency vehicles.</p> <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>	Supported	Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps.
56.	<p><u>SUB-R2 Alterations to cross leases or conversion of tenure</u> All zones</p> <p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. Site layout and design;</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> / strike through)
	<p>b. The ability for each title or leased area to be accessed;</p> <p>c. Access to infrastructure services; and</p> <p>d. Effects on existing buildings and shared access.</p> <p>2. Activity status when compliance not achieved: Not Applicable</p>		
57.	<p><u>SUB-R3 Subdivision to create new allotments</u></p> <p><u>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> Support SUB-R3.1.b that provides the option to provide a site specific assessment LUC Classification.</p> <p><u>Relief sought:</u> Simplify format for clarity and ease of use.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<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>		
58.	<p><u>SUB-R3 Subdivision to create new allotments</u></p> <p><u>Within the Mangawhai/Hakaru Managed Growth Area</u></p> <p>11. Activity status: Discretionary</p> <p>Where:</p> <p>a. All subdivision complies with SUB-S1 to SUB-S15;</p> <p>12. Activity status when compliance with SUB-R3.11.a not achieved: Non-Complying</p>	Opposed	<p><u>Reason:</u> “freeze” subdivision capacity pending structure planning or infrastructure upgrades, but doesn’t commit to a timeline.</p> <p><u>Relief sought:</u> Rezone the area identified in the Mangawhai Spatial Plan (Figure 3-4-5 “Preferred Growth Option”) from General Rural Zone (GRUZ) to Rural Lifestyle Zone (RLZ). Policy framework that provides for interim subdivision where infrastructure capacity is proven, alternatives are offered or development/financial contributions can resolve effects. Identification of staging or triggers for releasing subdivision capacity.</p>
59.	<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>a. The record of title to be subdivided must be dated prior to 28 April 2025;</p> <p>b. The subdivision must create no more than five additional allotments from the Record of Title being subdivided;</p> <p>c. The subdivision must not be located in the Mangawhai/Hakaru Managed Growth Area;</p> <p>d. The allotments (the new lots) must each have a minimum net site area (excluding access legs) of 4,000m², except where the proposed allotment is an access allotment, utility allotment or road to vest in Council;</p>	Oppose 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> Rezone the area identified in the Mangawhai Spatial Plan (Figure 3-4-5 “Preferred Growth Option”) from General Rural Zone (GRUZ) to Rural Lifestyle Zone (RLZ). SUB-R4.1 Controlled activity status paired with SUB-R4.1.d 4,000m² in the General rural zone risks incompatible activities, rural character diminishing, challenges for managing reverse sensitivity at rural–urban interfaces. SUB-R4.1.c “freeze” subdivision capacity in the M-HMGA pending structure planning or infrastructure upgrades, but doesn’t commit to a timeline. Risk of inappropriate fragmentation of rural land creating a Rural lifestyle character; unless land in areas where fragmentation and Rural lifestyle character already exists. 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>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<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><i>Control is reserved over the following matters:</i></p> <p><i>a. The ability of the allotments to accommodate a residential unit 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;</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><i>3. Activity status when compliance with SUB-R4.1.a, b, d and e not achieved: Discretionary</i></p> <p><i>4. Activity status when compliance with SUB-R4.1.c not achieved: Non- Complying</i></p> <p><i>5. Activity status when compliance with SUB-R4.1.f not achieved: Refer to relevant Standard</i></p>		<p><u>Relief sought:</u></p> <p>Rezone the area identified in the Mangawhai Spatial Plan (Figure 3-4-5 “Preferred Growth Option”) from General Rural Zone (GRUZ) to Rural Lifestyle Zone (RLZ).</p> <p>Policy framework that provides for interim subdivision <i>in the M-HMGA</i> where infrastructure capacity is proven, alternatives are offered or development/financial contributions can resolve effects.</p> <p>Request identification of staging or triggers for releasing subdivision capacity <i>in the Mangawhai/-Hakaru Managed Growth Area.</i></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>
60.	<p><u>SUB-R5 Subdivision to create a reserve and incentive lot</u></p> <p><u>General rural zone</u></p> <p>1. Activity status: Controlled</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>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>Where: 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 allotment is created, excluding any land vested in Council;</p> <p>d. The additional allotment, excluding the reserve, has a minimum net site area (excluding access leg) of 4,000m²; and</p> <p>e. The additional allotment complies with SUB-S2 — S15.</p> <p>2. Control is reserved over the following matters:</p> <p>a. The matters for control listed in SUB-R3;</p> <p>b. Size and location of the area for which public access or reserve is secured;</p> <p>c. Method of securing public access;</p> <p>d. Management of any land remaining in private ownership over which access rights are granted;</p> <p>e. Location of the additional allotment; and</p> <p>f. The subdivision layout and design regarding how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.</p> <p>3. Activity status when compliance with SUB-R5.1.a-d not achieved: Discretionary</p> <p>4. Activity status when compliance with SUB-R5.1.e not achieved: Refer to relevant Standard</p>		<p>SUB-R5.1.d 4,000m² 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</p> <p>SUB-R5 format is extensive and not user-friendly.</p> <p><u>Relief sought:</u> Include zone related criteria to specify appropriate minimum lot sizes for different zones. Simplify format for clarity and ease of use.</p>
61.	<p><u>SUB-R6 Environmental benefit subdivision</u> <u>General rural zone</u> 1. Activity status: Controlled Where:</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>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p><i>Environmental benefit subdivision must comply with the following:</i></p> <ul style="list-style-type: none"> <i>a. SUB-S2 to SUB-S16;</i> <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> <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> <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> <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> <ul style="list-style-type: none"> <i>i. Fencing requirements for the covenanted area(s) including how the areas are excluded from stock intrusion;</i> <i>ii. Details of ongoing pest plant and animal control commitments; and</i> <i>iii. A planting plan showing any enhancement or edge planting required within the covenanted area(s);</i> <i>f. All proposed new environmental allotments are to have a minimum net site area (excluding access legs) of 4,000m²;</i> <i>g. The record of title to be subdivided must be dated prior to 28 April 2025; and</i> <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><i>2. Control is reserved over the following matters:</i></p>		<p>SUB-R6 may be ineffective because SUB-R4 and SUB-R5 also offers 4,000m² 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> / strike through)
	<p>a. The matters for control listed in SUB-R3;</p> <p>b. Subdivision design and layout and proximity to the significant indigenous vegetation or habitat, natural wetland or duneland being protected;</p> <p>c. The ecological benefits that will result from the subdivision and level of protection and enhancement proposed;</p> <p>d. Matters contained in the ecological management plan for the covenanted area(s);</p> <p>e. The extent of earthworks, including earthworks for the location of building platforms and access ways;</p> <p>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</p> <p>g. The subdivision layout and design regarding how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.</p> <p>3. Activity status when compliance with SUB-R6.1.a not achieved: Refer to relevant Standard</p> <p>4. Activity status when compliance with SUB-R6.1.b-h not achieved: Discretionary</p>		
62.	<p><u>SUB-R7 Restoration or enhancement planting</u></p> <p><u>General rural zone</u></p> <p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>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:</p> <p>a. The significant indigenous vegetation, natural wetland or duneland to be protected is not already subject to a conservation covenant</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-R7 will be ineffective because SUB-R4 and SUB-R5 also offers 4,000m² minimum lot sizes meaning the incentives are unattractive or unviable for landowners.</p> <p>SUB-R7 format is extensive and not user-friendly.</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>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strikethrough)
	<p><i>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 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 4,000m²;</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>		

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>b. Subdivision design and layout and proximity to the significant indigenous vegetation or habitat, natural wetland or duneland being protected;</p> <p>c. The ecological benefits that will result from the subdivision and level of protection and enhancement proposed;</p> <p>d. Matters contained in the ecological management plan for the covenanted area(s);</p> <p>e. The extent of earthworks, including earthworks for the location of building platforms and access ways;</p> <p>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</p> <p>g. The subdivision layout and design regarding how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.</p> <p>3. Activity status when compliance with SUB-R7 not achieved: Discretionary</p>		
63.	<p><u>SUB-R9 Subdivision of minor residential units</u></p> <p><u>General residential zone</u></p> <p>1. Activity status: Discretionary</p> <p>2. Activity status when compliance not achieved: Not Applicable</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> SUB-R9.1 Discretionary activity status creates uncertainty regarding, performance standards and/or assessment criteria. Uncertainty whether a site created by subdividing a minor residential unit can also have a main residential unit. No supporting objective or policy to clarify direction.</p> <p><u>Relief sought:</u> Provide certainty by means of clear policy direction.</p>
64.	<p><u>SUB-R9 Subdivision of minor residential units</u></p> <p><u>General rural zone, Rural lifestyle zone</u></p> <p>3. Activity status: Non-Complying</p> <p>4. Activity status when compliance not achieved: Not Applicable</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> SUB-R9.3 No supporting objective or policy to clarify direction.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
			<u>Relief sought:</u> Provide certainty by means of clear policy direction.
Standards			
65.	<p><u>SUB-S1 Minimum allotment sizes (excluding access legs)</u></p> <p><u>General residential zone</u></p> <p>5. Allotments must have a minimum net site area of:</p> <p>a. 600m², or</p> <p>b. 400m² if reticulated water supply and wastewater services are available outside of Mangawhai.</p> <p>6. Except that no minimum net site area requirement applies to any allotment created around an existing or proposed residential unit that forms part of a multi-unit development for which resource consent has been granted (excluding minor residential units).</p> <p><u>Rural lifestyle zone</u></p> <p>7. Allotments must have a minimum net site area of 4,000m².</p> <p><u>General rural zone</u></p> <p>8. Allotments must have a minimum net site area of 12ha.</p> <p><u>All zones</u></p> <p>9. No minimum net site area applies to any proposed allotment that is an access allotment, utility allotment or road to vest in Council.</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>Reasons:</u></p> <p>The General residential zone is the only residential zone. SUB-S1a and b has no regard for area specific character or context.</p> <p>General rural zone 12ha minimum net site area is confusing given 4,000m² under SUB-R4 Small lot rule.</p> <p>No explicit grandfathering of existing subdivision entitlements under the Operative Plan (e.g. rural amenity lots).</p> <p><u>Relief sought:</u></p> <p>Enable higher density in the larger urban areas like Mangawhai and Dargaville than in the small settlements.</p> <p>Create flexibility for subdivision and infill within Mangawhai that provides for interim subdivision where infrastructure capacity is proven, alternatives are offered or development/financial contributions can resolve effects.</p> <p>Identification of staging or triggers for releasing subdivision capacity.</p> <p>Retention of existing rights for lots lawfully existing or with prior consents.</p>
66.	<p><u>SUB-S2 Building platforms</u></p> <p><u>General residential zone</u></p> <p>1. Where each allotment has a building platform that:</p> <p>a. Can accommodate a circle with a diameter of 12m, exclusive of boundary setbacks;</p> <p>b. Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform;</p> <p>c. Is not subject to inundation in a 100-year flood event;</p> <p>d. Could accommodate a dwelling as a permitted activity; and</p> <p>e. Except that no minimum dimensions apply to allotments containing existing or proposed multi-unit development, access allotments, utility</p>	Supported	<p>Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p><i>allotments or roads to vest in Council.</i></p> <p><u>General rural zone, Rural lifestyle zone</u></p> <p>2. Where each allotment has a building platform that:</p> <p>a. Can accommodate either:</p> <p>i. An area of 1,000m² exclusive of boundary setbacks; or</p> <p>ii. A circle with a diameter of at least 30m, exclusive of boundary setbacks;</p> <p>b. Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform;</p> <p>c. Is not subject to inundation in a 100-year flood event;</p> <p>d. Can accommodate a dwelling as a permitted activity; and</p> <p>e. Except that this requirement does not apply to access allotments, utility allotments or roads to vest in Council.</p> <p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>4. Matters over which discretion is restricted:</p> <p>a. Earthworks and fill material required for building platforms and access;</p> <p>b. Geotechnical suitability for building;</p> <p>c. Mitigation of the risks from natural hazards;</p> <p>d. Whether the allotment area and dimensions are suitable for the intended land use;</p> <p>e. Compatibility with the pattern of the surrounding subdivision, land use activities, and access arrangements;</p> <p>f. Any physical constraints; and</p> <p>g. Whether a suitable alternative building platform can be provided.</p>		
	<p><u>SUB-S3 Setback to intensive indoor primary production, mining or quarrying activities</u></p> <p><u>All zones</u></p> <p>1. Where subdivision of land is proposed within 300m of an existing intensive indoor primary production activity or within 500m of an existing mining or quarrying activity, each allotment shall provide an</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> / strike through)
	<p>identified building platform that is set back the following minimum distances:</p> <p>a. 300m from any intensive indoor primary production activity; and</p> <p>b. 500m from the site boundary of any mining or quarrying activity.</p> <p>2. This standard does not apply to: Any proposed allotment that is an access allotment, utility allotment or road to vest in Council.</p> <p>3. Activity status when compliance not achieved: Discretionary</p>		
67.	<p><u>SUB-S4 Allotments containing existing or proposed buildings</u></p> <p><u>All zones</u></p> <p>1. Where subdivision of land is proposed around existing buildings, and proposed buildings for which building consent has been issued, the subdivision must:</p> <p>a. Comply with the relevant zone rules relating to:</p> <p>i. Height in relation to boundary;</p> <p>ii. Building coverage;</p> <p>iii. Building setbacks;</p> <p>iv. Outdoor living space; or</p> <p>b. Be subject to an approved resource consent for the proposed non-compliances with the rules listed in 1.a.i-iv above.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. Amenity and character values of the area and surrounding environment; and</p> <p>b. Adverse effects on existing buildings.</p>	Supported	Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps.
68.	<p><u>SUB-S5 Servicing requirements</u></p> <p><u>All zones</u></p> <p>1. All new allotments, except allotments for access, roads, utilities or reserves, must be provided with:</p>	Supported	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.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>a. Three waters infrastructure complying with the Kaipara District Council Engineering Standards 2011; and</p> <p>b. The option to connect to a reticulated electrical supply network at the net-site area boundary or demonstrate that this can be generated and supplied on-site.</p> <p>2. Activity status when compliance not achieved: Discretionary</p>		
69.	<p><u>SUB-S6 Access</u></p> <p><u>All zones</u></p> <p>1. Each allotment shall have legal access to a formed road.</p> <p>2. Vehicular access shall be designed and constructed in accordance with the Kaipara District Council Engineering Standards 2011.</p> <p>3. Activity status when compliance not achieved: Discretionary</p>	Supported	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.
70.	<p><u>SUB-S7 Roads, cycleways and footpaths</u></p> <p><u>All zones</u></p> <p>1. Roads, cycleways and footpaths shall be designed, constructed and vested in accordance with the Kaipara District Council Engineering Standards 2011.</p> <p>2. Activity status when compliance not achieved: Discretionary</p>	Opposed 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> Roads that cannot meet the Kaipara District Council Engineering Standards 2011 should be private</p> <p><u>Relief sought:</u> Enable roads to be private where it cannot meet Kaipara District Council Engineering Standards 2011.</p>
71.	<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</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> / strike through)
	<p><i>lake or river.</i></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> <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>		
72.	<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>	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> / strike through)
	<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>		
73.	<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> <p>b. River flood hazard area; and</p> <p>c. High risk hazard area.</p> <p>2. Activity status when compliance with SUB-S15.1.a-b not achieved: Discretionary</p> <p>3. Activity status when compliance with SUB-S15.1.c not achieved: Non-Complying</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>	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> SUB-S15.2 Discretionary activity status not necessary and creates uncertainty about assessment criteria.</p> <p><u>Relief sought:</u> 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>
74.	<p><u>SUB-S16 Environmental benefit subdivision lot entitlements</u></p> <p><u>General rural zone</u></p> <p>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.</p>	Supported	<p>Without limiting the scope of the submission on the details in the SUB Standards, other PDP chapters or maps.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)						
	<table><tr><th colspan="2">SUB-S16-Table 1</th></tr><tr><td>Total area of significant indigenous vegetation, habitat, or natural wetland or duneland to be legally protected on an individual Record of Title</td><td>Maximum number of lots that can be created from an individual Record of Title</td></tr><tr><td>Greater than 0.5ha (5,000m²) per lot</td><td>5</td></tr></table> <p>2. Activity status when compliance not achieved: Discretionary</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 ²) per lot	5		
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 ²) per lot	5								
Part 3 – Area-specific matters / Zones									
	Residential Zone / GRZ-General Residential Zone								
Objectives - General residential zone									
75.	<u>GRZ-O1 Purpose of zone</u> <i>The General residential zone is developed and used predominantly for residential activities with a mix of building types, and other compatible activities.</i>	Opposed in Part	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps. <u>Reason:</u> One residential zone across the whole district cannot accommodate sub-regional and residential character and amenity by differentiating in densities/typologies between towns and villages. <u>Relief Sought:</u> Introduce a different residential zone for Dargaville, Maungataroto, Mangawhai and Kaiwaka or provide for 400m ² minimum lot sizes in these towns but 600m ² in villages. Incorporate the Cove Road North Precinct (PREC2) provisions, Awakino Precinct (PREC1), and the Mangawhai Hills Special Purpose Zone provisions into the same residential zone as the rest of Dargaville, Maungataroto, Mangawhai and Kaiwaka.						
76.	<u>GRZ-O2 Ensuring housing supply</u> <i>The supply of housing is sufficient to adequately meet the needs of the community and to enable efficient infrastructure servicing, through both intensification within existing urban areas and in identified greenfield locations adjacent to the existing towns of Dargaville, Maungatūroto, Kaiwaka and Mangawhai.</i>	Supported in Part	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps. <u>Reason:</u> The proposed Mangawhai-Hakaru Managed Growth Area’s (“M-HMGA”) does not facilitate growth where there is a demand, thus not meeting the community’s needs.						
77.	<u>GRZ-O3 Ensuring housing choice</u>	Supported 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> / strike through)
	<i>The range of housing types, sizes, and locations meets the diverse housing needs of the community.</i>		Residential Zone, SUB Standards, other PDP chapters or maps.
	<u>GRZ-O4 Housing form and density</u> <i>The General residential zone comprises a moderate concentration and bulk of buildings, with mainly detached houses and some semi-detached and terraced housing, and other development that is compatible.</i>	Supported in Part	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps. <u>Reason:</u> A uniform residential zone across the district does not promote an appropriate concentration and bulk of buildings for each town or village. <u>Relief sought:</u> Reconsider approach and provide differentiation of concentration and bulk of buildings between towns and villages in the district.
78.	<u>GRZ-O5 Amenity of Residential zone</u> <i>1. New development achieves a good level of design quality and amenity appropriate to the outcomes anticipated for the zone; and 2. Non-residential activities located within the General residential zone are compatible with the character and amenity of the surrounding residential environment and do not have any significant adverse effects on the role and function of Commercial zones.</i>	Supported in Part	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps. <u>Reason:</u> A uniform residential zone across the district does not promote good level of design quality and amenity appropriate for each town or village. <u>Relief sought:</u> Reconsider approach and provide differentiation of a good level of design quality and amenity appropriate between towns and villages in the district.
Objectives - Awakino Precinct (PREC1)			
79.	<u>GRZ-PREC1 – Awakino Precinct-O1 Awakino Precinct density</u> <i>Residential living opportunities and housing choice are enabled in the Awakino Precinct whilst ecological, reverse sensitivity, stormwater, transport, and character and amenity effects are managed.</i>	Opposed in Part	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps. <u>Relief Sought:</u> Incorporate the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Dargaville, Maungataroto, Mangawhai and Kaiwaka.
Objectives - Cove Road North Precinct (PREC2)			
80.	<u>GRZ-PREC2 - Cove Road North Precinct-O1 Residential living</u> <i>Residential living opportunities and housing choice is enabled in the Cove Road North Precinct whilst landscape, ecological, infrastructure, transport, and character and amenity effects are managed.</i>	Opposed in Part	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps. <u>Relief Sought:</u>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
			Incorporate the Cove Road North Precinct (PREC2) provisions into the same residential zone as the rest of Dargaville, Maungataroto, Mangawhai and Kaiwaka.
Policies - General residential zone			
81.	<u>RZ-P1 Range of housing types and sizes</u> <i>Recognise and provide for the diverse accommodation needs of the community by enabling a range of housing types and sizes, including detached and semi-detached dwellings, and terraced housing.</i>	Opposed in Part	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps. <u>Reason:</u> One residential zone across the whole district cannot accommodate sub-regional residential character and amenity by differentiating in densities/typologies between towns and villages. <u>Relief Sought:</u> Provide different activity status for different typologies for towns compared to that for villages.
82.	<u>GRZ-P2 Neighbourhood character and streetscape</u> <i>Ensure that high-quality urban neighbourhood character and amenity is achieved by managing the design, bulk and scale of new buildings through:</i> 1. Ensuring buildings are predominantly one or two storeys; 2. Consistency with Crime Prevention through Environmental Design principles to ensure safety of street and public spaces; 3. Incorporating visual interest and human scale in the design of buildings, especially at the street frontage of buildings; 4. Ensuring immediate neighbours have adequate access to sunlight and privacy; 5. Softening the street frontage and publicly visible areas through the inclusion of landscaping; and 6. Controlling the design and scale of fencing, driveways, car parking areas, and other functional aspects of the site to ensure that they do not dominate the view from the street.	Opposed in Part	As above.
83.	<u>GRZ-P3 On-site design and amenity</u> <i>Ensure that the design achieves high quality on-site residential amenity through providing:</i> 1. Access to adequately sized and conveniently located outdoor living space, and access to reasonable levels of sunlight commensurate with a general residential environment; 2. Reasonable levels of privacy through unit design, balcony	Opposed in Part	As above.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>placement, and window orientation that limits the extent of overlooking of private spaces by other residential units;</p> <p>3. Adequate internal floor areas;</p> <p>4. Adequately sized and conveniently located outdoor utility storage space, commensurate with anticipated occupancy;</p> <p>5. Landscaping throughout development sites, including the retention of significant vegetation and mature trees where possible;</p> <p>6. Limiting the extent of impervious surfacing to manage stormwater runoff and to provide opportunities for gardens and landscaping; and</p> <p>7. Adequate car parking and manoeuvring space and cycle parking provision.</p>		
84.	<p><u>GRZ-P4 Supported residential care and retirement villages</u></p> <p>Enable supported residential care activities and retirement villages where they are designed and located to:</p> <p>1. Provide a high level of amenity for occupants;</p> <p>2. Ensure any adverse amenity effects on neighbouring sites are appropriately managed;</p> <p>3. Maintain the residential character of the surrounding environment; and</p> <p>4. Connect to reticulated services and road networks, and where any adverse effects on the capacity or functioning of infrastructure is mitigated.</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
85.	<p><u>GRZ-P5 Community and neighbourhood activities</u></p> <p>Ensure that residential activities remain the predominant activity in the General residential zone whilst enabling community facilities, home businesses, educational facilities, visitor accommodation, home-based childcare, veterinarians, and emergency service facilities that:</p> <p>1. By their nature and function typically need to be in a Residential zone; and</p> <p>2. Have a scale and effects compatible with the residential character, amenity and coherence of the neighbourhood.</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
86.	<p><u>GRZ-P6 Non-residential activity effects on residential amenity</u></p> <p>Ensure that the design and scale of non-residential activities and associated buildings:</p> <p>1. Maintain residential amenity through managing the nature, scale and design of non-residential buildings, and the location of on-site</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<i>parking and vehicle manoeuvring areas; 2. Minimise adverse effects related to traffic generation, movement of people, access, hours of operation, noise, odours, lighting glare, litter, dust and the outdoor storage of materials; and</i>		
87.	<u>GRZ-P7 Other activities</u> <i>Avoid non-residential activities that are not otherwise provided for in policies unless: 1. The activity supports the wellbeing of residents in the area, is compatible with, or has a functional need to locate in the zone; 2. Any adverse effects on the residential amenity values are avoided or minimised; and 3. The activity maintains the anticipated character, qualities and purpose of the General residential zone.</i>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
88.	<u>GRZ-P8 Infrastructure</u> <i>Require activities to be connected to a Council reticulated system for water supply, wastewater and stormwater disposal. Where this cannot be achieved, require sites to provide suitable self-sufficient systems on-site.</i>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
Policies - Awakino Precinct (PREC1)			
89.	<u>GRZ-PREC1 – Awakino Precinct-P1 to P6</u>	Opposed in Part	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps. <u>Relief Sought:</u> Incorporate the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Dargaville, Maungataroto, Mangawhai and Kaiwaka.
Policies - Cove Road North Precinct (PREC2)			
90.	<u>GRZ-PREC2 - Cove Road North Precinct-P1 to P6</u>	Opposed in Part	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps. <u>Relief Sought:</u> Incorporate the Cove Road North Precinct (PREC2) provisions into the same residential zone as the rest of Dargaville, Maungataroto, Mangawhai and Kaiwaka.
	Rules - General residential zone		
91.	<u>GRZ-R1 Buildings and structures</u>	Supported	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> / strike through)
	<p>1. Activity status: Permitted Where: The construction, alteration, or addition, of any building or structure complies with:</p> <ul style="list-style-type: none"> a. GRZ-S1 Building coverage; b. GRZ-S2 Height; c. GRZ-S3 Height in relation to boundary; d. GRZ-S4 Building setbacks from side or rear boundaries; e. GRZ-S5 Building setbacks from road boundaries and shared accessways; f. GRZ-S6 Upper storey window and balcony setbacks; g. GRZ-S7 Outdoor living space; h. GRZ-S8 Residential unit size; i. GRZ-S9 Building setbacks from a coastal marine area; and j. GRZ-S10 Building setbacks from rail corridors. k. GRZ-S11 Services <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The matters of discretion of any infringed standard; and b. The matters in GRZ-MAT1. 		Residential Zone, other PDP chapters or maps.
92.	<p><u>GRZ-R2 Demolition of a building</u></p> <p>1. Activity status: Permitted when compliance not achieved: Not Applicable</p> <p>2. Activity status</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
93.	<p><u>GRZ-R3 Residential units</u></p> <p>1. Activity status: Permitted Where:</p> <ul style="list-style-type: none"> a. No more than two residential units occupy the site; b. Residential units not connected to a reticulated wastewater system shall not exceed one per 2,000m² of net site area; c. Outside Dargaville, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 600m² of net site area ; and d. In Dargaville, residential units connected to a reticulated 	Supported in part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u> Mangawhai is strategically located in the region in relation to its connection with Auckland and Whangarei. Therefore, it is more appropriate to enable similar densities to that of Dargaville. Mangawhai does not have a semi-rural look and feel when compared to Dargaville. Council will be inundated with restricted discretionary resource consent applications for Mangawhai under GRZ-R3.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>wastewater system shall not exceed one residential unit per 400m² of net site area. <i>Note: This does not apply to multi-unit developments managed under GRZ-R12.</i></p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted: a. The matters in GRZ-MAT1.</p>		<p><u>Relief sought:</u> Amend GRZ-R3 as follows: 1. Activity status: Permitted Where: <u>e. In Mangawhai, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 400m² of net site area, subject to adequate sewerage capacity.</u></p>
94.	<p><u>GRZ-R4 Minor residential unit</u> 1. Activity status: Permitted Where: a. No more than one principal residential unit and one minor residential unit will occupy the site; and b. Resulting density complies with GRZ- R3.1, except that a principal residential unit and a minor residential unit that are both connected to a reticulated wastewater system may be established on a site with a minimum 600m² net site area. <i>Note: This does not apply to multi-unit developments managed under GRZ-R12.</i></p> <p>2. Activity status when compliance not achieved with GRZ-R4.1.b: Controlled Where: a. Site Density including the principal and minor residential units achieves at least 75% of the minimum net site area under GRZ-R3.1.</p> <p>3. Matters of control: a. Type, suitability and effects of wastewater management systems to be used on the site, including effects on safety of drinking water supplies for human consumption.</p> <p>4. Activity status when compliance is not achieved with GRZ-R4.1.a or GRZ-R4.2.a: Restricted Discretionary</p>	Supported	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>5. Matters over which discretion is restricted:</p> <p>a. The matters of discretion in GRZ-MAT1.</p>		
95.	<p><u>GRZ-R5 Relocation of buildings</u></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The building complies with standards GRZ-S1 to GRZ-S11 inclusive;</p> <p>b. Any relocated dwelling must be previously designed built and used as a dwelling;</p> <p>c. A building inspection report shall accompany the Building Consent application, identifying reinstatement work required to the building's exterior; and</p> <p>d. All work required to reinstate the exterior of the building, including the siting on permanent foundations, shall be completed within 12 months of the building being delivered to the site.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. Reinstatement work needed, timetable for reinstatement and placement on permanent foundations, and bond to secure this work;</p> <p>b. Management of reinstatement work, including site maintenance and screening of the building during reinstatement;</p> <p>c. The matters of discretion of any infringed standard GRZ-S1 to GRZ-S10 inclusive; and</p> <p>d. The matters of discretion in GRZ-MAT1.</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
96.	<p><u>GRZ-R6 Residential activity</u></p> <p>1. Activity status: Permitted</p> <p>2. Activity status when compliance not achieved: Not Applicable</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
97.	<p><u>GRZ-R7 Supported residential care and boarding houses</u></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Residential accommodation and ancillary support services are provided for people who do not form a single household; and</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p><i>b. No more than six visitors per night are accommodated per site.</i></p> <p><i>2. Activity status when compliance not achieved: Restricted Discretionary</i></p> <p><i>3. Matters over which discretion is restricted:</i></p> <p><i>a. Residential character and amenity;</i></p> <p><i>b. Design and layout;</i></p> <p><i>c. Transport safety and efficiency; and</i></p> <p><i>d. Infrastructure servicing</i></p>		
98.	<p><u>GRZ-R8 Home business</u></p> <p><i>1. Activity status: Permitted</i></p> <p><i>Where:</i></p> <p><i>a. The home business occupies a maximum of 40m² Gross Floor Area;</i></p> <p><i>b. The home business does not involve a Restricted Discretionary industrial activity, or animal boarding kennels;</i></p> <p><i>c. No more than two persons who are not permanent residents of the site are employed on the site at any one time;</i></p> <p><i>d. The home business takes place entirely within a building and no goods, materials, or equipment are stored outside a building; and</i></p> <p><i>e. Unloading or loading of vehicles or the receiving of customers or deliveries only occurs between 0730 and 1900 hours on any day.</i></p> <p><i>2. Activity status when compliance not achieved with GRZ-R8.1.a: Discretionary</i></p> <p><i>3. Activity status when compliance not achieved with GRZ-R8.1.b, c, d or e: Restricted Discretionary</i></p> <p><i>4. Matters over which discretion is restricted:</i></p> <p><i>a. The matters in GRZ-MAT2; and</i></p> <p><i>b. Effects on the role and function of the Commercial zones.</i></p>	Opposed in part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.</p> <p><u>Reason:</u></p> <p>For the sake of residential character and amenity, the number of vehicle movements needs to be included in GRZ-R8.1.</p> <p>GRZ-R8.2 creates uncertainty on matters to be considered.</p> <p><u>Relief sought:</u></p> <p>Amend GRZ-8.1 as follows:</p> <p><u>GRZ-8.1.f car trips to and from the home occupation activity must not exceed 20 per day.</u></p> <p>2. Activity status when compliance not achieved with GRZ-R8.1.a: Discretionary</p> <p>3. Activity status when compliance not achieved with GRZ-R8.1.a to b, c, d or e: Restricted Discretionary</p>
99.	<p><u>GRZ-R9 Visitor accommodation</u></p> <p><i>1. Activity status: Permitted</i></p> <p><i>Where:</i></p> <p><i>a. Accommodation is offered to no more than 6 guests at any one</i></p>	Supported	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>time.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. Residential character and amenity;</p> <p>b. Design and layout.;</p> <p>c. Transport safety and efficiency;</p> <p>d. Scale of activity; and</p> <p>e. Infrastructure servicing.</p>		
100.	<p><u>GRZ-R10 Child care facility</u></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The child care facility is within a residential unit;</p> <p>b. The maximum number of children who are not resident on the site does not exceed four; and</p> <p>c. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The matters in GRZ-MAT2.</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
101.	<p><u>GRZ-R11 Impervious surfaces - all development</u></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum percentage of the net site area covered by impervious surfaces shall be 60%.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p>	Supported in part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.</p> <p><u>Reason:</u> Impervious surfaces provisions are more suited under the Standards section. 60% is high for a district that does not consider itself an “urban environment” under the NPS-UD and may not create an appropriate residential character/amenity.</p> <p><u>Relief sought:</u> Move GRZ-11 to GRZ-S section and incorporate any consequential changes.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>3. Matters over which discretion is restricted:</p> <p>a. Residential character and amenity;</p> <p>b. Stormwater management including site- specific stormwater design such as low impact urban design measures; and</p> <p>c. The provision of landscaping and trees.</p>		<p>Amend GRZ-R11.1.a as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum percentage of the net site area covered by impervious surfaces shall be 6050%.</p>
102.	<p><u>GRZ-R12 Multi-unit development</u></p> <p>1. Activity status: Restricted Discretionary</p> <p>2. Activity status when compliance not achieved: Not Applicable</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The matters in GRZ-MAT1 and GRZ- MAT2;</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
103.	<p><u>GRZ-R13 Educational facility (other than home-based childcare)</u></p> <p>1. Activity status: Restricted Discretionary</p> <p>2. Activity status when compliance not achieved: Not Applicable</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The matters in GRZ-MAT1 and GRZ- MAT2;</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
104.	<p><u>GRZ-R14 Veterinary facility</u></p> <p>1. Activity status: Restricted Discretionary</p> <p>2. Activity status when compliance not achieved: Not Applicable</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The matters in GRZ-MAT1 and GRZ- MAT2;</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
105.	<p><u>GRZ-R15 Community facility</u></p> <p>1. Activity status: Restricted Discretionary</p> <p>2. Activity status when compliance not achieved: Not Applicable</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The matters in GRZ-MAT1 and GRZ- MAT2;</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
106.	<p><u>GRZ-R16 Emergency service facility</u></p> <p>1. Activity status: Restricted Discretionary</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strikethrough)
	<p>2. Activity status when compliance not achieved: Not Applicable</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The matters in GRZ-MAT1 and GRZ- MAT2;</p>		
107.	<p><u>GRZ-R17 Retirement villages</u></p> <p>1. Activity status: Restricted Discretionary</p> <p>2. Activity status when compliance not achieved: Not Applicable</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The matters in GRZ-MAT1 and GRZ- MAT2;</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
108.	<p><u>GRZ-R18 Commercial activity</u></p> <p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. The activity is a dairy or grocery store;</p> <p>b. The floor area accessible by the public or customers is no more than 150m² per site;</p> <p>c. The site is located on a corner with frontage to two or more roads; and</p> <p>d. Hours of operation only occurs between 0700 - 2200 on any day.</p> <p>2. Activity status where compliance not achieved: Discretionary</p> <p>3. Matters of which discretion is restricted:</p> <p>a. The matters in GRZ-MAT1 and {Link, 19497,GRZ-MAT2};</p> <p>b. Functional need for the activity in the location; and</p> <p>c. Cumulative effects on the role and function of Commercial zones.</p>	Supported in part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.</p> <p><u>Reason:</u> GRZ-R18.3.a may be missing information.</p>
109.	<p><u>GRZ-R19 Camping grounds</u></p> <p>1. Activity status: Discretionary</p> <p>2. Activity status when compliance not achieved: Not Applicable</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
110.	<p><u>GRZ-R20 Any activity not otherwise provided for</u></p> <p>1. Activity status: Discretionary</p> <p>2. Activity status when compliance not achieved: Not Applicable</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
111.	<p><u>GRZ-R21 Industrial activity</u></p>	Supported	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> / strike through)
	<p>1. Activity status: Non-Complying</p> <p>2. Activity status when compliance not achieved: Not Applicable</p>		Residential Zone, other PDP chapters or maps.
	Rules - Awakino Precinct		
112.	<u>GRZ-PREC1 – Awakino Precinct-R1 to R4</u>	Opposed in Part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Relief Sought:</u> Incorporate the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Dargaville, Maungataroto, Mangawhai and Kaiwaka.</p>
113.	<u>GRZ-PREC2 –Cove Road North Precinct-R1-R1 to R4</u>	Opposed in Part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Relief Sought:</u> Incorporate the Awakino Precinct (PREC2) provisions into the same residential zone as the rest of Dargaville, Maungataroto, Mangawhai and Kaiwaka.</p>
Standards - General residential zone			
114.	<p><u>GRZ-S1 Building coverage</u></p> <p>1. The maximum building coverage is 50%.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. Amenity and character of the surrounding area;</p> <p>b. The bulk and scale of the buildings, structures, and impervious surfaces;</p> <p>c. The provision of landscaping and trees; and</p> <p>d. Stormwater management including site- specific stormwater design.</p>	Opposed in Part	<p>Residential Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Reason:</u> 50% is high for a district that does not consider itself an “urban environment” under the NPS-UD and may not create an appropriate residential character/amenity.</p> <p><u>Relief sought:</u> Amend GRZ-S1 as follows: 1. The maximum building coverage is 5040%.</p>
115.	<p><u>GRZ-S2 Height</u></p> <p>1. The maximum height of buildings and structures is 10m above ground level, except:</p> <p>a. The maximum height of a minor residential unit or an accessory building is 5m above ground level;</p> <p>b. Chimneys and architectural features (e.g. finials, spires) that are no</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>more than 1.2m in width on any elevation may exceed the height limit by no more than 1m;</p> <p>c. Solar and water heating plant may exceed the height limit by no more than 0.5m; and</p> <p>d. Fences and standalone walls shall not exceed a maximum height above ground level of 1.8m.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. Amenity and character of the surrounding area;</p> <p>b. Any adverse shading, privacy, or visual dominance effects on adjacent sites; and</p> <p>c. Cumulative effects of the proposed height, together with setbacks and height to boundary.</p>		
116.	<p><u>GRZ-S3 Height in relation to boundary</u></p> <p>1. Buildings, accessory buildings, and structures shall be contained within a building envelope defined by a 45-degree recession plane measured from 3m above ground level at the side or rear boundaries of the site adjoining another General residential zone, Open space zone, or Sport and active recreation zone site, except:</p> <p>a. The following intrusions are permitted:</p> <p>i. Gutters or eaves not exceeding 200mm;</p> <p>ii. Solar panels and water heating plant;</p> <p>iii. Chimneys, poles, masts, and roof plant where each of these structures does not exceed 1m in length parallel to the boundary; and</p> <p>iv. Where the site adjoins a vehicle accessway to an adjacent rear site and that accessway is less than 6m in width or is secured via a legal mechanism and shared between more than one site, the height in relation to boundary shall be taken from the far side of the accessway.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p>	Opposed in Part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.</p> <p><u>Reason:</u> A 45-degree recession plane measured from 3m above ground level is high for a district that does not consider itself an “urban environment” under the NPS-UD and may not create an appropriate residential character/amenity.</p> <p><u>Relief sought:</u> Amend GRZ-S3.1 as follows: 1. Buildings, accessory buildings, and structures shall be contained within a building envelope defined by a 45-degree recession plane measured from 3m <u>2.5m</u> above ground level at the side or rear boundaries of the site adjoining another General residential zone, Open space zone, or Sport and active recreation zone site, except:</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>a. Amenity and character of the surrounding area;</p> <p>b. Any adverse shading, privacy, or visual dominance effects on adjacent sites; and</p> <p>c. Cumulative effects of the proposed height to boundary together with height and setbacks.</p>		
117.	<p><u>GRZ-S4 Building setbacks from side and rear boundaries</u></p> <p>1. Buildings, accessory buildings, and structures shall be setback a minimum of 1.5m from any side or rear boundary.</p> <p>2. This standard does not apply to:</p> <p>a. Buildings or structures that share a common wall along a side or rear boundary; or</p> <p>b. Accessory buildings and garages where the cumulative wall length adjacent to any side or rear boundary is no greater than 7m; or</p> <p>c. Boundary fences less than 1.8m high; or</p> <p>d. Uncovered decks or swimming pools that are less than 0.5m in height above ground level.</p> <p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>4. Matters over which discretion is restricted:</p> <p>a. Amenity and character of the surrounding area;</p> <p>b. Effect on amenity values of nearby residential properties, including outlook, privacy, shading and visual dominance;</p> <p>c. The extent to which topography, site orientation, alternative design, and planting can mitigate the effects of the building or structure;</p> <p>d. Any necessity for reduced setback due to the shape or natural and physical features of the site; and</p> <p>e. Cumulative effects of setbacks together with the proposed height and height to boundary.</p>	Supported in part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.</p> <p><u>Reason:</u> A sleepout or minor dwelling on top of an accessory building could have dominating outlook from neighbouring sites or have privacy and/or shadowing effects on neighbouring sites.</p> <p><u>Relief sought:</u> Exclude second floor development above accessory buildings from this standard by referencing GRZ-R6.</p>
118.	<p><u>GRZ-S5 Building setbacks from road boundaries and shared accessways</u></p> <p>1. Buildings and accessory buildings shall be setback a minimum of 2m from the road boundary or shared accessway to another site; and</p>	Opposed in part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.</p> <p><u>Reason:</u> A 2m minimum setback is small for a district that does not consider itself an “urban environment”</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strikethrough)
	<p>2. Where a garage, carport or part of a building includes a vehicle entrance facing a road boundary or shared accessway to another site, the vehicle entrance shall be setback a minimum of 5.5m from the road boundary or accessway.</p> <p>3. This standard does not apply to:</p> <p>a. Boundary fences or letter boxes; or</p> <p>b. Uncovered decks and swimming pools that are less than 0.5m in height above existing ground level.</p> <p>4. Activity status when compliance not achieved: Restricted Discretionary</p> <p>5. Matters over which discretion is restricted:</p> <p>a. Amenity and character of the surrounding area;</p> <p>b. The safety and efficiency of the land transport network and private accessways;</p> <p>c. Screening, planting and landscaping of the site; and</p> <p>d. Cumulative effects of the proposed height, setbacks and height to boundary.</p>		<p>under the NPS-UD and may not create an appropriate residential character/amenity.</p> <p><u>Relief sought:</u> Amend GRZ-S5.1 as follows: 1. Buildings and accessory buildings shall be setback a minimum of 2m<u>3m</u> from the road boundary or shared accessway to another site;</p>
119.	<p><u>GRZ-S6 First floor window and balcony setbacks</u></p> <p>1. Balconies or living area windows on upper storeys above ground floor level shall be setback a minimum of 4m from side and rear boundaries with a General residential zoned site.</p> <p>2. This standard does not apply to:</p> <p>a. Bedroom, study, bathroom, hallway and stairwell windows;</p> <p>b. Windows at more than 90 degrees to the boundary; and</p> <p>c. Windows that are either frosted glass or where the sill height is more than 1.6m above internal floor level.</p> <p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>4. Matters over which discretion is restricted:</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)																		
	<p>a. Any adverse privacy, overlooking, or visual dominance effects on adjacent sites;</p> <p>b. Privacy and amenity of occupants; and</p> <p>c. Site orientation and screening providing by landscaping.</p>																				
120.	<p><u>RZ-S7 Outdoor living space</u></p> <p>1. Each residential unit shall be provided with an outdoor living space for the exclusive use of the occupants of the unit, directly accessible from the principal internal living space;</p> <p>2. The outdoor living space shall not be occupied by vehicle access or carpark;</p> <p>3. The outdoor living space may be occupied by decks and outdoor swimming pools; and</p> <p>4. The outdoor living space shall have the minimum area and dimension in this table:</p> <table><tr><th>Residential unit type</th><th>Minimum Area</th><th>Minimum Dimension</th></tr><tr><td>All residential units except specified below</td><td>50m²</td><td>4m</td></tr><tr><td>Minor residential unit</td><td>20m²</td><td>4m</td></tr><tr><td>Multi-unit developments - ground floor levels</td><td>20m²</td><td>4m</td></tr><tr><td>Residential units wholly above ground floor level</td><td>8m² balcony</td><td>1.5m balcony</td></tr><tr><td>Retirement villages subject to GRZ-R17</td><td>-</td><td>-</td></tr></table> <p>5. Activity status when compliance not achieved: Restricted Discretionary</p> <p>6. Matters over which discretion is restricted:</p> <p>a. Occupant amenity and the adequacy of the size, dimension of the outdoor living space;</p>	Residential unit type	Minimum Area	Minimum Dimension	All residential units except specified below	50m ²	4m	Minor residential unit	20m ²	4m	Multi-unit developments - ground floor levels	20m ²	4m	Residential units wholly above ground floor level	8m ² balcony	1.5m balcony	Retirement villages subject to GRZ-R17	-	-	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
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	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p><i>b. The accessibility and convenience of the outdoor living space for occupiers;</i></p> <p><i>c. Effects on privacy and outdoor living space for all residential units on site;</i></p> <p><i>d. The degree to which the outdoor living space will receive sunlight;</i></p> <p><i>e. Proximity to communal or public open space; and</i></p> <p><i>f. Whether adequate mitigation of adverse effects can be achieved by screening, planting or alternative design.</i></p>		
121.	<p><u>RZ-S8 Residential unit size</u></p> <p>1. Each Residential Unit shall have a minimum of 35m² Gross Floor Area for a studio and 45m² Gross Floor Area for units containing one or more bedrooms. The GFA excludes areas used as garaging or balconies; and</p> <p>2. A minor residential unit shall have a maximum of 90m² Gross Floor Area excluding garaging.</p> <p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>4. Matters over which discretion is restricted:</p> <p>a. Residential character and amenity;</p> <p>b. Occupant amenity and the adequacy of the size and dimension of the internal habitable space;</p> <p>c. Design and layout; and</p> <p>d. Occupant amenity and the adequacy of the size, dimension, and sunlight access of the internal and external spaces.</p>	Opposed in part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.</p> <p><u>Reason:</u> A minimum of 35m² Gross Floor Area for a studio and 45m² Gross Floor Area for units containing one or more bedrooms are small for a district that does not consider itself an “urban environment” under the NPS-UD and may not create an appropriate residential character/amenity. The standard can create a situation where a minor residential unit is larger than the principal unit and therefore not ancillary to it.</p> <p><u>Relief sought:</u> Reconsider appropriateness of the minimum Gross Floor Areas for Residential units.</p>
122.	<p><u>GRZ-S9 Building setbacks from a coastal marine area</u></p> <p>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 GRZ-S9.1 do not apply to:</p> <p>a. Buildings and structures that are permitted under the Natural Character chapter;</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strikethrough)
	<p>b. Where there is a legally formed and maintained road;</p> <p>c. Fences;</p> <p>d. Infrastructure provided by a network utility operator; and</p> <p>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:</p> <p>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;</p> <p>b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins;</p> <p>c. screening, planting and landscaping on the site; and</p> <p>d. Natural hazard risks.</p>		
123.	<p><u>GRZ-S10 Building setbacks from rail corridors</u></p> <p>1. All buildings shall be setback a minimum of 5m from the rail corridor.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The ability to maintain buildings without needing to utilise the railway corridor; and</p> <p>b. Minimising the risks of physical interference on railway operations and health and safety.</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.
124.	<p><u>GRZ-S11 Services</u></p> <p>1. Activities requiring a supply of water, or the treatment and disposal of stormwater or wastewater, shall:</p> <p>a. Be connected to a Council reticulated system where available for water supply, wastewater, or stormwater disposal; or</p> <p>b. Where a Council reticulated system is not available, sites shall be provided with suitable self-sufficient systems on-site.</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strikethrough)
	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. Availability of council reticulated systems;</p> <p>b. Effects on amenity and character of the surrounding area;</p> <p>c. Effects on health and safety; and</p> <p>d. Suitability and long-term sustainability of on-site systems.</p>		
125.	<u>GRZ-PREC1 – Awakino Precinct-S1 to S6</u>	Opposed in Part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Relief Sought:</u> Incorporate the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Dargaville, Maungataroto, Mangawhai and Kaiwaka.</p>
126.	<u>GRZ-PREC2 - Cove Road North Precinct-S1 to S7</u>	Opposed in Part	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, SUB Standards, other PDP chapters or maps.</p> <p><u>Relief Sought:</u> Incorporate the Cove Road North Precinct (PREC2) provisions into the same residential zone as the rest of Dargaville, Maungataroto, Mangawhai and Kaiwaka.</p>
	Matters of discretion - General residential zone		
127.	<p><u>GRZ-MAT1 Residential development</u></p> <p>Rules:</p> <p>GRZ-R1</p> <p>GRZ-R3.2</p> <p>GRZ-R4.3</p> <p>GRZ-R12.2</p> <p>GRZ-R18</p> <p>1. Residential character and amenity;</p> <p>2. Design, scale, and layout of buildings and outdoor living courts in relation to neighbourhood character;</p> <p>3. The relationship of the development with adjoining streets or public</p>	Supported	<p>Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p><i>open spaces, including landscaping;</i></p> <p><i>4. Privacy and overlooking within the development and on adjoining sites, including orientation of habitable rooms, balconies, and outdoor living spaces;</i></p> <p><i>5. Infrastructure servicing including firefighting water supply and access to that supply;</i></p> <p><i>6. The provision of adequate waste and recycling bin storage including the management of amenity effects of this on streets or public open spaces;</i></p> <p><i>7. The integration of landscaping, fencing, and the provision or retention of trees;</i></p> <p><i>8. Where on-site car parking is provided, the design and location of the carpark (including manoeuvring space and garaging) as viewed from streets or public open spaces; and</i></p> <p><i>9. The degree to which parking, garaging, and vehicle manoeuvring areas visually and physically dominate the ground level of the site.</i></p> <p><i>10. The matters in any infringed building standard.</i></p>		
128.	<p><u>GRZ-MAT2 Activities</u></p> <p>Rules:</p> <p>GRZ-R10</p> <p>GRZ-R13</p> <p>GRZ-R14</p> <p>GRZ-R15</p> <p>GRZ-R16</p> <p>GRZ-R17</p> <p>GRZ-R18</p> <p>1. Residential character and amenity;</p> <p>2. Design and layout;</p>	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Residential Zone, other PDP chapters or maps.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	3. Transport safety and efficiency; 4. Scale of activity; 5. Hours of operation; 6. Infrastructure servicing; and 7. Outdoor storage.		
Rural Zones / GRUZ – General Rural Zone			
Objectives			
129.	<u>GRUZ-O1 Purpose of the General rural zone</u> The purpose of the General rural zone is to: 1. Enable primary production activities; 2. Provide for ancillary activities that support primary production; and 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. <u>Reason:</u> Definitions for or assessment criteria for ancillary activities and functional or operational need is required to inform this policy.
130.	<u>GRUZ-O2 Primary production activities</u> 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.
131.	<u>GRUZ-O3 Highly productive land</u> 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.
132.	<u>GRUZ-O4 Rural character and amenity values</u> 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.
Policies			
133.	<u>GRUZ-P1 Activities that require a rural location</u> Ensure the General rural zone provides for activities that require a rural location by: 1. Enabling primary production activities as the predominant land use; 2. Enabling a range of compatible activities that support primary production activities, including ancillary activities and rural industries; and 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.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strikethrough)
134.	<u>GRUZ-P2 Adverse effects of primary production</u> 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.
135.	<u>GRUZ-P3 Reverse sensitivity effects</u> 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.	Opposed in part	<p><u>Reason:</u> Managing [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 where practicable, or otherwise mitigate [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 avoid [emphasis added] the potential for reverse sensitivity.</p> <p><u>Relief sought:</u> Amend to split in two policies that read: 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. Manage <u>Avoid</u> 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 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>
136.	<u>GRUZ-P4 Rural character and amenity values</u> Ensure land use activities are undertaken in a manner that maintains the rural character and amenity values of the General rural zone, which includes: 1. A predominance of primary production activities; 2. Low site coverage and density of buildings and structures; and 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.	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.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
137.	<p><u>GRUZ-P5 Non-rural activities</u> Avoid non-rural activities in the General rural zone unless they:</p> <ol style="list-style-type: none"> 1. Have a functional or operational need to locate in the General rural zone; 2. Are compatible with primary production activities; and 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. 	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.
138.	<p><u>GRUZ-P6 Limited communal housing opportunities</u> Provide for limited housing opportunities in the General rural zone to enable people to live communally where:</p> <ol style="list-style-type: none"> 1. There is a clear relationship between Māori and their ancestral land where papakainga housing is proposed; or 2. Dwellings are limited in number and clustered to enable the balance of the title to remain in productive use; and 3. Reverse sensitivity effects on primary production activities are avoided. 	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.
Rules			
139.	<p><u>GRUZ-R1 Buildings and structures</u> 1. Activity status: Permitted Where:</p> <ol style="list-style-type: none"> a. The construction, alteration or addition of any building or structure complies with: <ol style="list-style-type: none"> i. GRUZ-S1 Height; ii. GRUZ-S2 Setbacks; iii. GRUZ-S3 Setbacks from a coastal marine area; and iv. GRUZ-S4 Setbacks to manage reverse sensitivity. b. The construction, alteration or addition of any accessory buildings, including greenhouses, must also: <ol style="list-style-type: none"> i. Have a maximum GFA of no more than 500m² per building; and ii. Not be located on highly productive land unless it supports a primary production activity. <p>2. Activity status when compliance with GRUZ-R1.a not achieved: Refer to relevant Standard</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> The GRUZ-R1.3 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u> 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> / strike through)
	3. Activity status when compliance with GRUZ-R1.b not achieved: Discretionary		
140.	<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> 1. Activity status: Permitted Where: a. The activity does not include any offensive trade. 2. Activity status when compliance not achieved: Non-Complying	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps.
141.	<u>GRUZ-R3 Residential unit (excluding minor residential units)</u> 1. Activity status: Permitted The establishment of a new, or alteration or expansion of an existing, residential unit. Where: a. The number of residential units does not exceed: i. One residential unit per site less than 24 ha; ii. Two residential units per site where the site is at least 24ha and is less than 36ha; or iii. Three dwellings per site where the site is at least 36ha. 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. <u>Reason:</u> The GRUZ-R3.2 discretionary activity status creates uncertainty as to the matters that will be assessed. Can seem to contradict SUB-S1.8 <i>Allotments must have a minimum net site area of 12ha</i> yet General Rural Zone and Rural Lifestyle Zone – Section 32 Evaluation Report ⁵ 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. 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. <u>Relief sought:</u> Change to restricted discretionary and include matters for discretion or change to non-complying. Align GRUZ-R3 and SUB-S1.8. 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.
142.	<u>GRUZ-R4 Minor residential unit</u> 1. Activity status: Permitted The establishment of a new, or alteration or expansion of an existing, minor residential unit.	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. <u>Reason:</u>

⁵ Table 5: Preferred option to be evaluated, Page 26

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<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 residential unit;</p> <p>c. The separation distance between the minor residential unit and the principal residential unit is no greater than 50m; and</p> <p>d. The minor residential unit has a maximum GFA of 90m² excluding decks and any garage or carport.</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>The GRUZ-R4.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u> Change GRUZ-R4.2 to restricted discretionary and include matters for discretion or change to non-complying.</p>
143.	<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 90m²;</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</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> 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. The GRUZ-R5.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u> Amend to include under GRUZ-R5.1: <u>e. At least one person engaged in the home occupation must use the dwelling on the site as their</u></p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strikethrough)
	<p><i>be between:</i></p> <p><i>i. Monday to Friday 7am - 8pm; and</i></p> <p><i>ii. Weekends and public holidays 8am - 8pm; and</i></p> <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>2. Activity status when compliance with GRUZ-R5.1.a, GRUZ-R5.1.c or GRUZ-R5.1.d not achieved: Discretionary</p> <p>3. Activity status when compliance with GRUZ-R5.1.b not achieved: Non-Complying</p>		<p><u>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 the same landholder.</u></p> <p>Change GRUZ-R5.2 to restricted discretionary and include matters for discretion or change to non-complying.</p>
144.	<p><u>GRUZ-R6 Visitor accommodation</u></p> <p>1. Activity status: Permitted</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 90m²; and</i></p> <p><i>b. No more than ten visitors per night are accommodated per site.</i></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-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>
145.	<p><u>GRUZ-R7 Conservation activity</u></p> <p>1. Activity status: Permitted</p> <p>2. Activity status when compliance not achieved: Not Applicable</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>
146.	<p><u>GRUZ-R8 Rural industry</u></p> <p>1. Activity status: Permitted</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 500m²; 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>	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>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<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 achieved: Discretionary</i></p> <p><i>3. Activity status when compliance with GRUZ-R8.1.c not achieved: Non-Complying</i></p>		Change GRUZ-R7.2 to restricted discretionary and include matters for discretion or change to non-complying.
147.	<p><u>GRUZ-R9 Emergency services facility</u></p> <p><i>1. Activity status: Permitted</i> <i>Where:</i> <i>a. It is not located on highly productive land.</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> The GRUZ-R8.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u> Change GRUZ-R8.2 to restricted discretionary and include matters for discretion or change to non-complying.</p>
148.	<p><u>GRUZ-R10 Construction of buildings or structures within the Dargaville Airfield specific control layer</u></p> <p><i>1. Activity status: Permitted</i> <i>Where:</i> <i>a. The building or structure is ancillary to the Dargaville Airfield;</i> <i>b. The maximum height of any building or structure is 12m when measured from the natural ground level immediately below; and</i> <i>c. All buildings and structures are set back 5m from the road and every site boundary.</i></p> <p><i>2. Activity status when compliance not achieved: Restricted Discretionary</i></p> <p><i>3. Matters over which discretion is restricted:</i> <i>a. Effects on the efficient operation of the Dargaville Airfield;</i> <i>b. Effects on the transport network;</i> <i>c. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and</i></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.

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<i>d. Landscaping to mitigate impacts on visual amenity values.</i>		
149.	<p><u>GRUZ-R13 Communal housing</u></p> <p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. There are no more than 5 residential units sharing a site;</p> <p>b. The site is greater than 10ha;</p> <p>c. Residential units are clustered so that no unit is further than 50m away from another residential unit; and</p> <p>d. No residential units are located on highly productive land.</p> <p>2. Activity status when compliance not achieved: Discretionary</p> <p>3. 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;</p> <p>c. Landscaping to mitigate impacts on visual amenity values;</p> <p>d. The extent to which the clustering of residential units maximises the productive capacity of the balance of the site; and</p> <p>e. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.</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> What is the difference between GRUZ-R11 Papakāinga housing and GRUZ-R13 Communal housing? GRUZ-P6.1 provides for it 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><u>Relief sought:</u> Clarify the need for two separate activities and difference in purpose between GRUZ-R11 Papakāinga housing and GRUZ-R13 Communal housing.</p>
Standards			
150.	<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 13.5.m above ground level.</p> <p>b. Crop protection structures where the height does not exceed 15m above ground level.</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> 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> Improve the rule by providing different heights for dwellings and other farming buildings or</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<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>		structures, e.g. 9m for dwellings and their accessory buildings and 15m for other structures.
151.	<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> <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>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>	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> / strike through)
	<i>c. Landscaping to mitigate impacts on visual amenity values.</i>		
152.	<p><u>GRUZ-S3 Setbacks from a coastal marine area</u> <i>NOTE: This Standard has immediate legal effect</i></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:</p> <ul style="list-style-type: none"> a. Buildings and structures that are permitted under the Natural Character chapter; b. Where there is a legally formed and maintained road; c. Fences; d. Infrastructure provided by a network utility operator; and e. Structures associated with vehicle or pedestrian access. <p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>4. Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> 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; b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins; c. screening, planting and landscaping on the site; and d. Natural hazard risks. 	Supported	Without limiting the scope of the submission on the details in the cascading provisions for General Rural Zone, other PDP chapters or maps.
153.	<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>	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> / strike through)
	<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>		
Rural Zones / RLZ – Rural lifestyle Zone			
Objectives			
154.	<p><u>RLZ-O1 Land use activities</u> 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.
155.	<p><u>RLZ-O2 Rural lifestyle character and amenity values</u> 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.
156.	<p><u>RLZ-O3 Primary production activities in the General rural zone</u> 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.
Policies			
157.	<p><u>RLZ-P1 Rural lifestyle character and amenity values</u> Ensure land use activities are undertaken in a manner that maintains the rural lifestyle character and amenity values of the Rural lifestyle zone, which includes: 1. Low density residential development; 2. Small-scale primary production activities with limited buildings and structures; 3. Areas of indigenous vegetation, natural features and open space; and 4. An absence of urban scale development and associated urban infrastructure.</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.
158.	<p><u>RLZ-P2 Allow certain complacency and ancillary activities</u> Enable home businesses and visitor accommodation activities, provided they are consistent with the rural lifestyle character and</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> / strike through)
	<i>amenity values anticipated in the Rural lifestyle zone.</i>		
159.	<u>RLZ-P3 Avoid incompatible development</u> Avoid development that involves: 1. Rural industry, commercial or industrial activities that are more appropriately located in the General rural zone or an urban zone; 2. Residential activities at a higher density than anticipated by the Rural lifestyle zone; or 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.	Opposed in part	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. <u>Reason:</u> 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. <u>Relief sought:</u> Delete PLZ-P3.1 and add a new policy stating: Limit rural industry, commercial or industrial activities to small scale “low-impact rural enterprises”.
160.	<u>RLZ-P4 Reverse sensitivity effects on the adjacent General rural zone</u> Avoid where possible, or otherwise mitigate, reverse sensitivity on primary production activities in the General rural zone through: 1. The use of setbacks; and 2. The design of land use development and subdivision.	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.
Rules			
161.	<u>RLZ-R1 Buildings and structures</u> 1. Activity status: Permitted Where: a. The construction, alteration or addition of any building or structure complies with: i. RLZ-S1 Height; ii. RLZ-S2 Setbacks; iii. RLZ-S3 Setbacks from a coastal marine area; iv. RLZ-S4 Building coverage; v. RLZ-S5 Setback to manage reverse sensitivity; and vi. RLZ-S6 Impermeable surfaces 2. Activity status when compliance not achieved: Refer to relevant Standard	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.
162.	<u>RLZ-R2 Residential unit (excluding minor residential units)</u> 1. Activity status: Permitted The establishment of a new, or alteration, or expansion of an existing	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> / strike through)
	<p>residential unit. Where: 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>		
163.	<p><u>RLZ-R3 Minor residential unit</u> 1. Activity status: Permitted The establishment of a new, or alteration, or expansion of an existing minor residential unit. Where: a. There is no more than one minor residential unit per site; b. The building has a maximum GFA of 90m² excluding decks and any garage or carport; c. The minor residential unit shares vehicle access with the principal residential unit; and 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> <p>4. Matters over which discretion is restricted: a. Impacts on the transport network and the safe design of site entry and exit; b. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and c. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.</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> The RLZ-R2.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u> Change RLZ-R2.2 to restricted discretionary and include matters for discretion or change to non-complying.</p>
164.	<p><u>RLZ-R4 Agricultural, pastoral, horticultural activities, or forestry activities not regulated by the NES-CF (excluding intensive indoor primary production)</u></p>	Supported	<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>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>1. Activity status: Permitted Where: a. The activity does not include any offensive trade.</p> <p>2. Activity status when compliance not achieved: Non-Complying</p>		
165.	<p><u>RLZ-R5 Home business</u> 1. Activity status: Permitted The establishment of a new, or alteration or expansion of, an existing home business. Where: a. The home business is undertaken within: a. A residential unit; b. A minor residential unit; or c. An accessory building with GFA of no greater than 90m²; b. The activity does not include any offensive trade; c. The hours of operation when the business is open to the public must be between: i. Monday to Friday 7am - 8pm; and ii. Weekends and public holidays 8am - 8pm; and d. Where the home business involves paid childcare, it accommodates up to a maximum of four children who do not reside at the home. 2. Activity status when compliance with RLZ- R5.1.a, c or d not achieved: Discretionary 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> 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. The RLZ-R5.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u> Amend to include under RLZ-R5.1: <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> <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> <u>g. Vehicle movements to and from the home occupation activity must not exceed 20 per day;</u> <u>h. Heavy vehicle trips must not exceed two per week;</u> <u>i. No more than one commercial vehicle associated with the home occupation may be on site at any one time;</u> <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> Change RLZ-R5.2 to restricted discretionary and include matters for discretion or change to non-complying.</p>
166.	<p><u>RLZ-R6 Visitor accommodation</u> 1. Activity status: Permitted The establishment of a new, or alteration or expansion of, an existing visitor accommodation activity. Where: a. The activity is undertaken within: i. A residential unit; ii. A minor residential unit; or</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> The RLZ-R6.2 discretionary activity status creates uncertainty as to the matters that will be assessed.</p> <p><u>Relief sought:</u> Change RLZ-R6.2 to restricted discretionary and include matters for discretion or change to non-</p>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<p>iii. An accessory building with GFA of no greater than 90m²; and</p> <p>b. No more than ten visitors per night are accommodated per site.</p> <p>2. Activity status when compliance not achieved: Discretionary</p>		complying.
167.	<p><u>RLZ-R7 Conservation activity</u></p> <p>1. Activity status: Permitted</p> <p>2. Activity status when compliance not achieved: Not Applicable</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.
168.	<p><u>RLZ-R8 Rural industry or commercial activity</u></p> <p>1. Activity status: Discretionary</p> <p>The establishment of a new, or alteration, or expansion of an existing, rural industry or commercial activity.</p> <p>Where:</p> <p>a. The activity area has a maximum GFA of 100²; and</p> <p>b. There is no more than one rural industry or commercial activity per site;</p> <p>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</p> <p>d. The activity does not include any offensive trade.</p> <p>2. Activity status when compliance not achieved: Non-Complying</p>	Opposed 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> 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.</p> <p><u>Relief sought:</u> Change RLZ-R8.1 to restricted discretionary with RLZ-R8.1.a-d as matters for discretion.</p>
Standards			
169.	<p><u>RLZ-S1 Height - building and structures</u></p> <p>1. The height of buildings and structures does not exceed 10m above ground level.</p> <p>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>	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> 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> 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>

	PDP Provisions	Support or Oppose	Reason / Relief Sought (<u>underline</u> / strike through)
	<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>		
170.	<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.</p> <p>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.
171.	<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 from the edge of a coastal marine area.</p> <p>2. The setbacks in RLZ-S3.1 do not apply to:</p> <p>a. Buildings and structures that are permitted under the Natural Character chapter;</p> <p>b. Where there is a legally formed and maintained road;</p> <p>c. Fences;</p> <p>d. Infrastructure provided by a network utility operator; and</p> <p>e. Structures associated with vehicle or pedestrian access.</p> <p>3. Activity status when compliance not achieved: Restricted</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> / strike through)
	<p><i>Discretionary</i></p> <p>4. Matters over which discretion is restricted:</p> <p>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;</p> <p>b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins;</p> <p>c. screening, planting and landscaping on the site; and</p> <p>d. Natural hazard risks.</p>		
172.	<p><u>RUZ-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 Rural Lifestyle Zone, SUB standards, other PDP chapters or maps.