

**Proposed Kaipara District Plan:
Form 6 - Further Submission**

Clause 7 of Schedule 1, Resource Management Act 1991

This is a further submission that is either in support of or in opposition to any submission already received by Kaipara District Council on any Proposed Kaipara District Plan topic **except for Light** in the Proposed Kaipara District Plan. No new submission points can be made.

All submissions and Summary of Submissions can be viewed on our website here:
www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan-submissions

Note: The topic of Light was notified for further submissions on 21 October 2025 prior to all other topics due to the hearing for Light being confirmed for 17 December 2025.

Note: You can only make a further submissions on the submission points identified in an original submission on the Proposed Kaipara District Plan.

1. Further submitter details *(mandatory information)*

Full name of individual/organisation making further submission:

Channel Terminal Services Limited

Contact person *(if different from above):* Claire Barron

Email address: claire.barron@channelnz.com

Postal address: Private Bag 9204, Whangarei

Postcode: 0148

Preferred method of contact:



Email



Post

Contact phone number: 02108245551

Do you have an agent who is acting on your behalf?



Yes



No

If you would like a copy of your submission sent to your agent, enter their email address below *(otherwise leave blank)*

Agent email address: chris.simmons@chancerygreen.com cc: caitlin.todd@chancerygreen.com

2. Eligibility to make a further submission *(for information on this section go to RMA Schedule 1, clause 8)*

I am (select one of the following options):

A person representing a relevant aspect of the public interest.

In this case, also specify below the grounds for saying that you come within this category.

A person who has interest in the proposal greater than the interest that the general public has.

In this case, also specify below the grounds for saying that you come within this category: or

The local authority

3. My reasons for selecting the category ticked above are:

(For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups

OR

Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected.)

Please see the further submission attached.

4. Request to be heard at hearings

Yes, I wish to be heard at the hearing in support of my further submission; or

No, I do not wish to be heard at the hearing in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes No

Signature of further submitter:

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you are making your further submission by electronic means)

Date

Important information:

1. This Form 6 is for further submissions on every topic with the Proposed Kaipara District Plan (apart from Light).
2. You must serve a copy of your further submission on the original submitter **within five working days after it is served** on Kaipara District Council.
3. The Kaipara District Council must receive this further submission before the closing date and time for further submissions (**5.00pm on Monday 15 December 2025**).
4. All information provided in your further submission is considered public under the Local Government Official Information and Meetings Act 1987 and will be published to progress the process for the Proposed Kaipara District Plan and will be made publicly available. Your further submission will only be used for the purpose of the Proposed Kaipara District Plan.
5. Submitters who indicate they wish to speak at the Hearing will be emailed all relevant information relating to the Hearing. If you don't have an email address, it will be posted.

Note to person making submission:

Your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the further submission):

- It is frivolous or vexatious;
- It discloses no reasonable or relevant case;
- It would be an abuse of the hearing process to allow the further submission (or the part) to be taken further; and/or
- It contains offensive language.

Send your further submission:

Post it to: District Planning Team
Kaipara District Council
Private Bag 1001
Dargaville 0340

OR

Email to: districtplanreview@kaipara.govt.nz

OR you can hand-deliver this further submission form along with any attachments to: any Kaipara District Council service centre (Dargaville at 32 Hokianga Road or Mangawhai at 6 Molesworth Drive). Please be aware that our service centre doors close at **4.00pm**.

Please refer to District Plan Review on our website www.kaipara.govt.nz where all information and updates are located.

If you need any assistance at all, please contact the District Planning Team on 0800 727 059 or email us at districtplanreview@kaipara.govt.nz.

Further Submissions must be received
by: **5pm – Monday 15 December 2025**

5. Further Submission/s on all remaining topics (excluding the LIGHT topic) on the Proposed Kaipara District Plan:

Name of original submitter	Original submitter number	Original submission point number	Support or oppose	Reasons for supporting or opposing	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
<i>Example</i> John Smith	<i>Example</i> 600	<i>Example</i> 600.001	<i>Example</i> Support	<i>Example</i> I support because I believe.....	<i>Example</i> I seek that the whole of the submission point be allowed

YOU ARE WELCOME TO PROVIDE THE REQUIRED INFORMATION ABOVE ON A SEPARATE PAGE IF YOU REQUIRE MORE SPACE



**Proposed Kaipara District Plan
Submitter Contact List
for all other topics (excluding the LIGHT topic)**

You must serve a copy of your further submission on the original submitter **within five (5) working days after it is served** on Kaipara District Council.

A list of original submitters contact details are available from www.kaipara.govt.nz/district-plan-review (go to submissions)

Or download from the link below

[Download the Original Submitter Contact List](#)



FURTHER SUBMISSION ON PROPOSED KAIPARA DISTRICT PLAN

To: Kaipara District Council
District Planning Team
Private Bag 1001
Dargaville 0340
By email: *districtplanreview@kaipara.govt.nz*

Name of Submitter: Channel Terminal Services Limited

Address for Service: Channel Terminal Services Limited
Private Bag 9024
Whangarei 0148
Attention: Chris Simmons / Caitlin Todd
chris.simmons@chancerygreen.com / caitlin.todd@chancerygreen.com

INTRODUCTION

1. This is a further submission by Channel Terminal Services Limited ("Channel") on proposed Kaipara District Plan (the "Proposed Plan").
2. Channel made a submission on the Proposed Plan, dated 30 June 2025.
3. For the reasons outlined below, Channel also has an interest in the Proposed Plan that is greater than the interest the general public has.

BACKGROUND

4. Channel is a wholly owned subsidiary of Channel Infrastructure NZ Limited. Channel owns and operates the Ruakaka to Auckland Pipeline ("RAP"), a 170km long high-pressure fuel pipeline which runs from the fuel import terminal at Marsden Point, through the Kaipara District, to the Wiri Oil Terminal in South Auckland.
5. A variety of fuel products are transported via the RAP, providing the vast majority of Auckland's road transport fuel, and all of Auckland International Airport's aviation fuel. It is the only route for the supply of jet fuel to Auckland International Airport.

6. The RAP is designated along its entire length, including by Designation 63 in Chapter 21 of the current Kaipara District Plan.¹
7. The RAP is identified as regionally significant infrastructure in the higher order planning documents for Northland,² and its uninterrupted and efficient operation is of critical importance nationally.³ Channel is also a lifeline utility operator pursuant to the Civil Defence Emergency Management Act 2002.⁴
8. Channel is concerned to ensure the continued safe and efficient operation of the RAP as a physical resource which requires sustainable management pursuant to the Resource Management Act 1991 (“RMA”).

FURTHER SUBMISSION

9. Channel sets out its further submissions in **Attachment A** in respect of the following submissions:
 - (a) Horticulture New Zealand (“Horticulture NZ”);
 - (b) Royal Forest and Bird Protection Society of New Zealand Incorporated (“Forest & Bird”);
 - (c) Heritage New Zealand Pouhere Taonga (“Heritage NZ”);
 - (d) Northpower Ltd and Northpower Fibre Ltd (“Northpower”);
 - (e) Transport New Zealand Limited (“Transpower”);
 - (f) Clarus (First Gas);
 - (g) Fonterra Limited (“Fonterra”);
 - (h) KiwiRail Holdings Limited (“KiwiRail”); and
 - (i) New Zealand Transport Agency (“NZTA”).

¹ See Chapter 21 – Designation 63. For completeness, we note that the RAP is designated in the Whangarei District Plan (Part 3: Area Specific Matters – Designation CTS-1), and the Auckland Unitary Plan (Chapter K Designation Schedule – Channel Terminal Services Limited numbers 6500 and 6501).

² See Appendix 3 of the Regional Policy Statement for Northland and Appendix H.9 of the Northland Regional Plan. See also PREC-6-O1 of the Marsden Point Energy Precinct within the Heavy Industrial Zone Chapter of the Whangarei District Plan which makes it an objective to “*recognise and provide for the regionally significant infrastructure within Marsden Point Energy Precinct, as identified in the Regional Policy Statement for Northland*”.

³ See clause 1.4(1) definition of “nationally significant infrastructure” in the National Policy Statement on Urban Development 2020 as including “(e) *the refinery pipeline between Marsden Point and Wirā*”.

⁴ Schedule 1, Part B(1).

CONCLUSION

10. Channel wishes to be heard in support of this further submission.
11. If others make a similar submission, Channel would consider presenting a joint case with them at a hearing.
12. Channel could not gain an advantage in trade competition through this further submission.

Dated this 15th day of December 2025.

On behalf of

CHANNEL TERMINAL SERVICES LIMITED:



Chris Simmons

Solicitor, ChanceryGreen

ATTACHMENT A

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
140 FS41.1	Horticulture NZ	13	<p>Seeks to amend the definition of “Sensitive Activity” to include the following:</p> <ul style="list-style-type: none"> • Community facilities • Recreational facilities • Rural tourism activity • Camping grounds • House of worship 	Support	Channel supports these amendments to ensure that all sensitive activities are included.	Accept the relief sought
149 FS41.2	Forest & Bird	27	<p>Opposes INF-P5 and seeks to amend it so it clearly states that infrastructure will only be enabled in sensitive areas where values are protected, and the activity does not result in inappropriate subdivision, use, or development.</p>	Oppose	Channel does not consider that this amendment is necessary or appropriate and considers that INF-P5 as currently drafted provides an appropriate framework by requiring demonstration of functional or operational need and an options assessment.	Reject the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
149 FS41.3 FS41.4 FS41.5 FS41.6 FS41.7 FS41.8 FS41.9 FS41.10	Forest & Bird	29, 30, 32 136, 137, 138, 139, 140	<p>Seeks to amend INF-P15 to clearly require protection of values in relation to waterbodies, freshwater ecosystems, coastal water quality, and prioritising health and wellbeing of water and ecosystems.</p> <p>Opposes INF-P18 and seeks amendments including to give effect to s6(a) and (c) of the RMA, the National Policy Statement for Freshwater Management 2020 and the National Policy Statement for Indigenous Biodiversity 2023 and to require maintenance and upgrading of existing infrastructure to progressively restore natural character and indigenous biodiversity.</p> <p>Seeks to amend the infrastructure rules, including rule standards and matters of discretion, to expressly recognise and manage the potential adverse effects of infrastructure on natural character, indigenous biodiversity, and other identified values.</p> <p>Seeks to amend INF-P2, INF-P3 and INF-P4 to expressly recognise that infrastructure must be located and designed to avoid, remedy, or mitigate adverse effects on the environment and significant values.</p> <p>Seeks to amend INF-P16 and INF-P17 to clearly require protection of values in relation to waterbodies, freshwater ecosystems, coastal water quality, and prioritising health and wellbeing of water and ecosystems.</p>	Oppose	Channel does not consider that including references to natural character, ecosystems, indigenous biodiversity, and similar matters in the Infrastructure Chapter in the manner proposed by Forest and Bird is necessary or appropriate, as this would be inefficient and overly complicated and would result in “double counting.” These matters are already addressed elsewhere in the Proposed Plan.	Reject the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
149 FS41.11	Forest & Bird	56	<p>Seeks to amend NPF-P2 as follows:</p> <p>Recognise that lawfully established land use and development are located within Outstanding Natural Features and Outstanding Natural Landscapes and allow them to continue without undue restriction <u>provided that additional adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in SCHED4 and SCHED5 are avoided.</u></p>	Oppose	Channel does not consider that the proposed amendment to NPF-P2 requiring that <i>all</i> additional adverse effects be avoided is appropriate or necessary as it would be overly restrictive and unjustifiably constrain the reasonable use and development of such sites. Channel considers that additional adverse effects arising from lawfully established activities can be appropriately managed. Channel considers that a more balanced approach is necessary to give proper effect to both protection of outstanding values and the continued use of existing land use and development.	Reject the relief sought
270 FS41.12 FS41.13 FS41.14 FS41.15 FS41.16 FS41.17 FS41.18 FS41.19	Heritage NZ	16, 18, 20, 38, 48, 49, 52, 53	<p>Seeks to amend the Overviews of the Infrastructure chapter, Transport chapter, Natural Hazards chapter, Sites and Areas of Significance to Māori chapter, Natural Character chapter, Subdivision chapter, Coastal Environment chapter, and Earthworks chapter by adding the following note:</p> <p><i>Note: In addition to the requirements of the District Plan, it should be noted that the Heritage New Zealand Pouhere Taonga Act 2014 ("HNZPTA") requires all applicants to obtain an archaeology authority from the HNZPTA before any archaeological site is modified or destroyed. This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District Plan or a resource or building consent has been granted.</i></p>	Oppose	While Channel recognises the importance of the HNZPTA, the statutory requirements under that Act apply independently of the proposed Kaipara District Plan. The inclusion of this note would unnecessarily duplicate existing legislative obligations.	Reject the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
FS41.20		17	<p>Seeks to amend INF-P6 so that, when minimising adverse effects of infrastructure on the environment, the following is also had regard to:</p> <p><i>the possibility of unrecorded archaeology, any onsite or nearby heritage sites and sites and areas of significance to Māori.</i></p>	Oppose	Channel considers that these matters are already appropriately provided for under the HNZPTA and other proposed Kaipara District Plan provisions, and that this amendment would unnecessarily duplicate those existing provisions.	Reject the relief sought
FS41.21	Northpower	20	Seeks to amend the definition of “Regionally Significant Infrastructure” to duplicate the definition from the Northland Regional Policy Statement.	Support in part	<p>Channel supports consistency between regional and district planning instruments and agrees that alignment can assist with clarity and interpretation. However, Channel does not consider it necessary or appropriate to replicate the regional definition in full, as not all aspects of that definition are directly applicable within the Kaipara District (e.g. the Marsden Point oil refinery and truck loading facility, which is located in the Whangarei District).</p> <p>Channel seeks that the definition be amended only to the extent necessary to achieve clarity and consistency, without unnecessary duplication of provisions that do not have practical relevance in the Kaipara District.</p>	Accept the relief sought with further amendments as set out

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
283	Northpower	34	Seeks to amend SD-VK-O6 as follows: <i>Reverse sensitivity effects between incompatible activities and zones are avoided where practicable, or otherwise mitigated.</i>	Support	Channel supports this amendment and considers it would result in improved consistency with the Northland Regional Policy Statement which requires reverse sensitivity effects be “avoided”.	Accept the relief sought
FS41.23 FS41.24		36, 37	Seeks to add a new objective to the Strategic Direction - Natural Environment section and Strategic Direction - Natural Hazards and Resilience section to recognise and provide for the operational and / or functional need of new infrastructure to locate in, and the ongoing operation, maintenance, repair and upgrading of existing infrastructure within, the District’s natural environments and areas subject to natural hazards.	Support in part	Channel supports recognising and providing for the operational and functional needs of infrastructure, as well as the ongoing operation, maintenance, repair and upgrading of existing infrastructure. However, Channel considers that such provisions are more appropriately located within the Infrastructure chapter, rather than duplicated in the Strategic Direction section. Channel therefore seeks that the objective be located (to the extent it is not already covered by objectives in the Proposed Plan) in the most appropriate section and drafted to avoid duplication.	Accept the relief sought with further amendments as set out

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
283 FS41.25	Northpower	42	<p>Seeks to add two new objectives to the Strategic Direction chapter as follows for Regionally Significant Infrastructure:</p> <p><i>Regionally Significant Infrastructure is identified and protected. The benefits of Regionally Significant Infrastructure are recognised and provided for.</i></p> <p>AND</p> <p><i>Avoid, remedy, mitigate or offset adverse effects arising from the development, operation, maintenance, and upgrading of Regionally Significant Infrastructure.</i></p>	Support in part	<p>Channel supports the addition of these new objectives. However, Channel considers that the second objective should be amended to read:</p> <p><i>Avoid, remedy, mitigate, or offset, or <u>compensate</u> for adverse effects arising from the development, operation, <u>repair</u>, maintenance and upgrading of Regionally Significant Infrastructure.</i></p> <p>Channel considers that explicit recognition and protection of Regionally Significant Infrastructure at a strategic level will improve policy certainty and appropriately reflect its essential role in the District.</p> <p>Channel considers that broadening the language to expressly include compensation ensures the full suite of effects management tools is available to address adverse effects.</p> <p>Channel also considers including “repair” provides clarity and ensures that repairs and the ongoing safe operation of existing Regionally Significant Infrastructure, such as the RAP, is enabled and not constrained.</p>	Accept the relief sought with further amendments as set out

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
283 FS41.26	Northpower	69	<p>Seeks to amend INF-O2 as follows:</p> <p><i>The adverse effects of infrastructure on the environment are avoided, remedied, or mitigated, <u>or offset</u> while recognising <u>and providing for</u>:</i></p> <p>1. <i>The functional need or operational need of infrastructure; <u>and</u></i></p> <p>2. <i>That positive effects of infrastructure may be realised locally, regionally or nationally.</i></p>	Support in part	<p>Channel supports inserting the wording “and providing for” as well as the clarification achieved by inserting “and” between provisions 1. and 2.</p> <p>However, Channel has reservations about selectively listing particular effects management methods (such as offsetting) without also recognising the broader suite of tools, including compensation. Channel considers compensation should be expressly included in INF – O2.</p>	Accept the relief sought with further amendments as set out
FS41.27 FS41.28		72, 75	Seeks amendments to INF-P1 and INF-P4 to recognise <u>and provide for</u> infrastructure.	Support	Channel considers that this amendment ensures that benefits are actively provided for, enabling development and decision-making to support the positive contributions that infrastructure delivers.	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
283 FS41.29	Northpower	77	<p>Seeks to amend INF-P6 as follows:</p> <p>Minimise <u>Manage</u> the adverse effects of infrastructure on the environment, while having regard to:</p> <ol style="list-style-type: none"> 1. The functional need and operational need of the network-utility infrastructure; 2. The extent to which adverse effects have been addressed through site, route or method selection; 3. The necessity of the infrastructure; 4. The duration or frequency of adverse effects; and 5. The location of existing infrastructure, including: <ol style="list-style-type: none"> a. The complexity and connectedness of the networks and services; and b. The potential for co-location and shared use of network-utility infrastructure corridors. 	Support	Channel agrees that the term “manage” better provides for the full suite of effects management tools and is appropriate in this context. Channel also agrees that the term “infrastructure” is more consistent with the other provisions of the Proposed Plan Infrastructure chapter.	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
FS41.30	Northpower	143	Seeks to add an additional objective and amend existing rules in the Sites and Areas of Significance to Māori chapter to provide/allow for the ongoing operation, maintenance, repair and upgrading of infrastructure within Sites and Areas of Significance to Māori.	Support in part	<p>Channel supports the intention to provide for existing infrastructure within Sites and Areas of Significance to Māori.</p> <p>Channel acknowledges the inherent tension between the protection of Sites and Areas of Significance to Māori and the ongoing and safe operation of existing infrastructure and agrees that this interaction needs to be carefully considered and appropriately managed. However, Channel considers that objectives should remain focused on the high-level outcomes sought for Sites and Areas of Significance to Māori, and that the balance with existing infrastructure is more appropriately addressed through policies and rules, rather than by inserting infrastructure-enabling language into the objectives themselves.</p> <p>Channel therefore seeks that the objectives retain their clear focus on Sites and Areas of Significance to Māori, with enabling and management of infrastructure addressed through supporting policy provisions.</p>	Accept the relief sought with further amendments as set out
		144	<p>Seeks to amend SASM-P3.5 as follows:</p> <p><i>...5. Maintenance, operation, <u>upgrading</u> and repair of existing infrastructure...</i></p>	Support	Channel considers that upgrading of existing infrastructure should also be enabled to accommodate necessary improvements or enhancements of existing infrastructure over time.	Accept the relief sought
FS41.31						

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
283 FS41.32 FS41.33	Northpower	146, 150	Seeks to amend ECO-O1 and NATC-O1 to include reference to enabling the safe and efficient use, development, repair, maintenance, operation and upgrading of infrastructure.	Support in part	<p>Channel supports the intention to appropriately protect ecosystems and indigenous biodiversity and natural character while also enabling infrastructure.</p> <p>Channel acknowledges the inherent tension between the protection of natural values and the delivery of infrastructure and agrees that this interaction needs to be appropriately managed. However, Channel considers that objectives should remain focused on the high-level outcomes sought for natural environments, and that the balance with infrastructure is more appropriately addressed through policies and rules, rather than by inserting infrastructure-enabling language into the objectives themselves.</p> <p>Channel therefore seeks that the objectives retain their clear environmental focus, with enabling and management of infrastructure addressed through supporting policy provisions.</p>	Accept the relief sought with further amendments as set out
		148 FS41.34	Seeks to amend ECO-R1.1.I as follows: <i>clearance for the operation, use, repair, <u>upgrading</u> or maintenance of the following activities where they have been lawfully established</i>	Support	Channel supports allowing vegetation clearance for the upgrading of lawfully existing activities to accommodate necessary improvements or enhancements of existing infrastructure.	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
283	Northpower	151 FS41.35	Seeks to amend NATC-P2 as follows: <u>2. The use, operation, maintenance, repair and upgrading of existing infrastructure</u>	Support	Channel supports this amendment and agrees that it would provide clarity and ensure consistency with infrastructure-enabling provisions within other chapters of the Proposed Plan.	Accept the relief sought
		152 FS41.36	Seeks to amend NATC-P3 to include references to “ <u>buildings or structures, including infrastructure</u> ”.	Support	Channel supports this amendment and agrees that it would provide clarity and ensure consistency with infrastructure-enabling provisions within other chapters of the Proposed Plan.	Accept the relief sought
		157 FS41.37	Seeks to amend NFL-P5 as follows: <u>Enable the establishment, operation, maintenance, repair and upgrading of regionally significant infrastructure and infrastructure in Outstanding Natural Features or Outstanding Natural Landscapes where ...</u>	Support	Channel supports this amendment and considers it would provide clarity and ensure consistency with infrastructure-enabling provisions within other chapters of the Proposed Plan. Channel considers all consequential rules should give effect to this policy e.g. to enable new and the ongoing operation, maintenance, repair, and upgrading of existing infrastructure, including the RAP which is Regionally Significant Infrastructure.	Accept the relief sought and make consequential / related changes outlined

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
283 FS41.38	Northpower	158	Seeks to add a new objective to the Natural Features and Landscapes chapter to recognise and provide for the operational and functional need for Regionally Significant Infrastructure to be located in these environments (where adverse effects are appropriately managed).	Support in part	<p>Channel supports the intention to recognise and provide for the operational and functional needs of Regionally Significant Infrastructure.</p> <p>Channel acknowledges the inherent tension between providing for Regionally Significant Infrastructure and managing adverse effects. However, Channel considers that objectives should remain focused on the high-level outcomes sought for natural features and landscapes, and that the balance with infrastructure is more appropriately addressed through policies and rules, rather than by inserting infrastructure-enabling language into the objectives themselves.</p> <p>Channel therefore seeks that the objectives retain their clear environmental focus, with enabling and management of infrastructure addressed through supporting policy provisions.</p>	Accept the relief sought with further amendments as set out
		178 FS41.39	<p>Seeks to amend EW-P1 as follows:</p> <p><i>Enable earthworks where they provide for: ...</i></p> <p><i>5. The construction, maintenance, operation, and upgrading <u>and repair</u> of infrastructure.</i></p>	Support	<p>Channel considers that repair of existing infrastructure should also be enabled to accommodate necessary repairs of existing infrastructure and ensure the safe and efficient operation of infrastructure, including the RAP which is Regionally Significant Infrastructure. Channel considers the amendment would also ensure consistency with other infrastructure-enabling provisions within the Proposed Plan.</p>	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
283 FS41.40 FS41.41	Northpower	181, 182	Seeks to amend EW-S1 and EW-S3 so that they do not apply to earthworks for the operation, maintenance, upgrading and repair of existing infrastructure.	Support	Channel supports the submission that these standards should not apply to the operation, maintenance, upgrading and repair of existing infrastructure. Channel considers the amendment would ensure consistency with other infrastructure-enabling provisions within the Proposed Plan.	Accept the relief sought
292 FS41.42 FS41.43 FS41.44	Transpower	69, 83, 84	Seeks clarification of the rule framework and activity cascade within NFL-R2, NFL-R3, and NFL-R4 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation, maintenance and upgrading of regionally significant infrastructure as a permitted activity and ensure that the most restrictive activity status for those activities within Outstanding Natural Landscapes and Outstanding Natural Features in the coastal environment is discretionary.	Support	Channel supports this submission that the rule framework for regionally significant infrastructure needs to be clarified, in particular because Channel considers that the current framework could trigger the onerous non-complying activity status where compliance is not achieved, even for activities necessary to maintain or upgrade existing regionally significant infrastructure. Channel considers that this outcome would be disproportionate and inconsistent with the functional and operational needs of such infrastructure. Channel therefore considers that clarification of the rule structure and activity cascade is necessary to provide certainty and achieve a more appropriate and balanced consenting pathway.	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.45	Clarus	1	<p>Supports the definitions overall, but seeks some changes to definitions. Also notes that some policies do not have a clear supporting definition(s). This includes rural / non-rural activities.</p> <p>Seeks to add a summary table (nesting) which defines the relationships between different types of infrastructure.</p>	Support	<p>Channel supports the intent of the submission to improve clarity and workability of the Definitions chapter. Channel considers that clear, consistent definitions are essential for the effective implementation of the Proposed Plan and to reduce uncertainty for plan users.</p> <p>Channel supports the submitter's request for improved clarity where policies rely on terms that are not clearly defined, including but not limited to the distinction between "rural" and "non-rural" activities. The absence of clear definitions for these terms has the potential to create interpretive uncertainty and inconsistent application of policies.</p> <p>Channel also supports the inclusion of a summary "nesting" table that clearly sets out the relationships between different types of infrastructure. Channel considers this would assist users to understand how different infrastructure categories interrelate, improve internal consistency across objectives, policies and rules, and improve the overall usability of the Proposed Plan.</p>	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.46	Clarus	4	Seeks to add a table or directory of all earthworks provisions across the plan, if they cannot be brought into a single chapter.	Support	<p>Channel supports the submission, in particular the preference to consolidate earthworks provisions within the Earthworks chapter to improve clarity and accessibility.</p> <p>If the provisions are not brought into a single chapter, Channel supports the inclusion of a clear, comprehensive table or directory of all earthworks-related provisions across the Proposed Plan. Channel considers that a single point of reference/clear directory, would improve plan usability, reduce the risk of provisions being overlooked, and promote more efficient interpretation/implementation of the Proposed Plan.</p>	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.47	Clarus	7	<p>Seeks to add an additional definitions nesting group for infrastructure, as follows:</p> <p><i>Infrastructure</i></p> <ul style="list-style-type: none"> • <i>regionally significant infrastructure</i> • <i>network utilities</i> • <i>utility connections</i> 	Support	<p>Channel supports the submission to introduce a clear, nested definitions structure for “Infrastructure”, including sub-categories for “regionally significant infrastructure”, “network utilities”, and “utility connections” (noting there may be others).</p> <p>Channel considers this would improve internal consistency across the Proposed Plan, assist in the interpretation of objectives, policies and rules, and provide greater clarity for plan users by clearly signalling how different types of infrastructure are related and applied within the Proposed Plan framework.</p>	Accept the relief sought with amendments outlined

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.48	Clarus	12	<p>Seeks to amend the definition of "Gas or petroleum pipeline corridor", as follows:</p> <p><i>means an area measured 6m <u>14m</u> from the edge of the designation.</i></p>	Support in part	<p>Channel supports the submission in principle to clarify and amend the definition of "Gas or petroleum pipeline corridor". However, as set out in Channel's submission, Channel prefers that the corridor width be made consistent with the Emergency Management Area ("EMA") in the Auckland Unitary Plan ("AUP"), rather than adopting a 14m corridor.</p> <p>Channel also seeks to amend the name of the definition to "Gas or Fuels Pipeline Corridor", as sought in Channel's original submission (including any other consequential amendments), to better reflect the long-term vision for the Marsden Point Import Terminal, including investment in technologies, such as refining/production in biofuels and e-fuels.</p>	Accept the relief sought with further amendments as set out
		13 FS41.49	<p>Seeks to amend the definition of "Hazardous Facility" as follows:</p> <p><i>...and excludes:</i></p> <ul style="list-style-type: none"> <i>the gas transmission pipeline</i> 	Support in part	<p>Channel supports the submission to clarify that the gas transmission pipeline is excluded from the definition of "Hazardous Facility." However, Channel seeks that the wording be amended to read "gas <u>or fuels</u> transmission pipelines" to cover the RAP, and to be consistent with the wording sought elsewhere in Channel's original submission.</p>	Accept the relief sought with further amendments as set out

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.50	Clarus	16	<p>Seeks to add an additional definition as follows:</p> <p><i>Renewable energy generation activities:</i></p> <p><i>Means the construction, operation and maintenance of structures associated with any form of renewable energy generation, including downstream products such as green hydrogen or ammonia.</i></p>	Support in part	<p>Channel supports the introduction of a definition of “Renewable energy generation activities” in principle. However, Channel seeks a broader definition to ensure it captures emerging energy types and fuels. This could include amending the definition to read along the lines of:</p> <p><i>“Renewable energy generation activities: means the construction, operation, maintenance, repair, and upgrading of structures and infrastructure associated with the generation, processing, storage and distribution of energy from renewable and low-emissions sources, including associated downstream products such as green hydrogen, ammonia, biofuels, e-fuels and similar technologies.”</i></p> <p>Channel considers that a broader definition will improve the Proposed Plan’s resilience to technological change and support the efficient development and operation of existing and future renewable energy infrastructure.</p>	Accept the relief sought with further amendments as set out

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.51 FS41.52 FS41.53 FS41.54 FS41.55 FS41.56 FS41.57 FS41.58 FS41.59 FS41.60 FS41.61 FS41.62 FS41.63 FS41.64 FS41.65 FS41.66	Clarus	23, 24, 25, 26, 27, 28, 29, 30, 31, 98, 99, 100, 101, 102, 103, 104	<p>Seeks to amend the title of the Renewable Electricity Generation chapter to "<u>Renewable Energy Sources and Electricity Generation</u>".</p> <p>AND</p> <p>Seeks to amend REG-O1, REG-O2, REG-O3, REG-O4, REG-P1, REG-R2, REG-P10, REG-P3, REG-P4, REG-P5, REG-P6, REG-P7, REG-P9, and REG-P10 to include reference to "<i>and other renewable energy production and supply...</i>"</p> <p>AND</p> <p>Seeks to add additional objectives, policies, and rules that specifically address the generation of non-electrical renewable energy. E.g. Seeks to add a new Policy as follows:</p> <p><u><i>REG-Pxx Enable the effective development, operation, maintenance and upgrade of non-electrical renewable energy activities.</i></u></p> <p><u><i>Provide for the effective and efficient development, operation, maintenance and upgrading of activities associated with renewable gas and liquid energy, biomass, process heat and other non-electrical energy sources at a range of scales.</i></u></p>	Support	<p>Channel supports amending the title of the Renewable Electricity Generation chapter to "Renewable Energy Sources and Electricity Generation" to better reflect the broader range of current and emerging renewable energy activities.</p> <p>Channel also supports, in principle, amendments to the existing objectives, policies and rules (including their titles) as sought in the submission, where these improve internal consistency, clarity and functionality of the provisions.</p> <p>Channel also supports the insertion of additional objectives, policies and rules that specifically recognise and provide for the generation, processing and distribution of non-electrical renewable energy, including fuels such as biofuels and e-fuels. Channel considers this will appropriately capture technological advances, enable innovation, and provide a clearer and more enabling framework for emerging energy infrastructure, including potential future uses of the RAP.</p> <p>Channel also considers that the proposed new Policy in the submission should also include reference to "repair" to be consistent with other infrastructure- and renewable energy-enabling provisions.</p>	Accept the relief sought with further amendments as set out

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.67	Clarus	36	<p>Seeks to amend INF-P6 as follows:</p> <p><i>Minimise adverse effects of infrastructure on the environment to the extent technically and economically practical...</i></p>	Support	<p>Channel supports the proposed amendment to INF-P6 as it appropriately recognises the operational realities of infrastructure development, maintenance etc., particularly for linear and Regionally Significant Infrastructure like the RAP, where avoidance of all effects is often not feasible. Channel considers that, while it may be inferred by the Policy as it is currently drafted, this amendment would more clearly provide for a balanced framework that enables the efficient provision and ongoing operation of essential infrastructure while still requiring management/minimisation of adverse effects.</p>	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.68	Clarus	44	<p>Seeks to amend INF-R18 (Storage facilities, pump stations and distribution structures for liquid fuels and gas) as follows:</p> <p>Amend INF-R18.1.b. (maximum structure area per site) to 30m².</p> <p>AND</p> <p>Amend INF-R18.2 to be restricted discretionary and add suitable assessment criteria focused on visual and health and safety matters, as follows:</p> <p><i>2. Activity status when compliance not achieved: Discretionary Restricted discretionary</i></p> <p><u>Matters of discretion are limited to the following effects, including measures for their avoidance, remedy or mitigation:</u></p> <ul style="list-style-type: none"> • <u>Visual effects</u> • <u>Effects of earthworks including sediment runoff, dust and visual effects</u> • <u>Effects on health and safety</u> • <u>Effects on vehicular access and public access.</u> <p>AND</p> <p>Add a note to INF-R18 to the effect that:</p> <p><u>Note: This rule applies to new facilities only. Upgrades to existing facilities are permitted (subject to compliance with standards) under INF-R2 and INF-R4.</u></p>	Support	<p>Channel supports increasing the area threshold in INF-R18.1.b. to 30m² as this change will better reflect the typical scale and operational requirements of storage facilities, pump stations and distribution structures, and reduces unnecessary consenting for relatively small structures.</p> <p>Channel also supports amending INF-R18.2 so that non-complying activities are assessed as restricted discretionary rather than fully discretionary, with discretion limited to effects relating to visual amenity, earthworks, health and safety, and vehicle and public access. Channel considers that this provides a more efficient consenting pathway, while still ensuring that key environmental and safety effects are appropriately managed.</p> <p>Channel also supports the inclusion of a note clarifying that INF-R18 applies to new facilities only, and that upgrades to existing facilities are provided for under INF-R2 and INF-R4. Channel considers that this clarification reduces uncertainty, avoids unnecessary regulatory duplication, and supports the efficient maintenance and upgrading of existing infrastructure.</p>	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.69	Clarus	45	<p>Seeks to amend INF-R53 so that it is a restricted discretionary rule with an exception for fencing.</p> <p>Seeks to add the following as a permitted activity condition for fencing:</p> <p><u><i>Does not compromise the stability or integrity of the gas or the petroleum transmission network and their operation, maintenance and upgrading, with reference to AS/NZS 2885 High Pressure Pipeline Systems.</i></u></p>	Support	<p>Channel supports amending INF-R53 so that it is a restricted discretionary activity, with an exception for fencing. Channel also supports the inclusion of a permitted activity condition for fencing as proposed in the submission. Channel considers that these changes appropriately manage risk to critical infrastructure, including the RAP, while still enabling minor, low-risk activities such as fencing to occur efficiently.</p>	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.70	Clarus	46	<p>Seeks to add a note to INF-R54 to require that the operator will be an affected party so that persons wishing to build within the pipeline corridor need to consult with the operator, as follows:</p> <p><i><u>Note: The pipeline owner and operator will be considered an affected party in accordance with section 95E of the Act.</u></i></p> <p>Seeks to amend INF-R54.2.a. to correct a typo - 'land' should be 'and'.</p> <p>Seeks to amend INF-R54.3. as follows: 3. Activity status when compliance not achieved: Not Applicable <u>Non-Complying.</u></p>	Support in part	<p>Channel supports the intent of the submission to improve clarity around notification and affected party status. However, Channel prefers that the proposed wording be included as an advice note consistent with the approach taken in INF-R57 as follows:</p> <p><i>Note: If a resource consent application is made under this standard, the owner and operator of the gas or petroleum transmission network will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</i></p> <p>Channel supports correcting the typographical error in INF-R54.2.a. by replacing "land" with "and".</p> <p>Channel also supports the proposed amendment to INF-R54.3 and agrees with the submitter that the equivalent rule for the National Grid Yard INF-R48 is a non-complying activity, and therefore non-complying activity status should also apply to INF-R54.</p>	Accept the relief sought with further amendments as set out

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.71 FS41.72	Clarus	47, 48	<p>Seeks to add a note to INF-R55.2. and INF-R56 requiring notification to the pipeline owner and operator, as follows:</p> <p><i>Note: The pipeline owner and operator will be considered an affected party in accordance with section 95E of the Act.</i></p>	Support in part	<p>Channel supports the intent of the submission to improve clarity around notification and affected party status. However, Channel prefers that the proposed wording be included as an advice note consistent with the approach taken in INF-R57 as follows:</p> <p><i>Note: If a resource consent application is made under this standard, the owner and operator of the gas or petroleum transmission network will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</i></p>	Accept the relief sought with further amendments as set out
		49 FS41.73	<p>Seeks to amend INF-R57.1.a. as follows:</p> <p><i>Any proposed building platform must be located at least 20m 14m from the gas pipeline designation or any above ground station or 30m from the boundary of the land title containing any above ground station.</i></p>	Support in part	<p>Channel supports the submission in principle. However, Channel prefers that the distance be made consistent with the EMA in the AUP, rather than adopting a 14m corridor. As sought in Channel's original submission, Channel also seeks that "gas pipeline" be amended to read "gas or fuels pipeline".</p>	Accept the relief sought with further amendments as set out

FS41.74

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309	Clarus	55	<p>Seeks to add a new clause to NH-R11 as follows:</p> <p><i>or:</i></p> <p><u><i>c. the earthworks are for the repair, maintenance or minor upgrade to existing underground network utility infrastructure</i></u></p> <p>Seeks clarity on the application of NH-R11. NH-R11.1.a.i. also refers to the High Risk Hazard Area which is the area subject to the 10% AEP. This is not consistent with the rule title which refers to the 1% AEP area only. This could be interpreted also to include the 10% AEP extent. If this is intended it should be made clear.</p>	Support	<p>Channel supports the addition of a new clause to NH-R11 to make earthworks for the repair, maintenance or minor upgrade of existing underground network utility infrastructure permitted within coastal erosion hazard areas, coastal flood hazard areas, or river flood hazard areas. Channel considers this amendment enables the efficient maintenance and operation of essential infrastructure, reduces the need for unnecessary consenting for minor works, and recognises the practical requirements of maintaining critical network utilities while still managing environmental and hazard risks.</p> <p>Channel also supports the submission seeking clarity on the application of NH-R11. Specifically, NH-R11.1.a.i. refers to the High Risk Hazard Area (10% AEP), whereas the rule title refers to the 1% AEP area only. Channel considers this inconsistency could create uncertainty. Clarifying whether the rule applies to the 1% or 10% AEP areas will ensure the rule operates as intended.</p>	Accept the relief sought with further amendments as set out

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.75	Clarus	57	<p>Seeks to add a new rule to the Natural Hazards chapter for Minor Upgrading of Infrastructure, as follows:</p> <p><u>NH-Rxx Minor upgrading of infrastructure located in a coastal erosion hazard area, coastal flood hazard area, or river flood hazard area</u></p> <p>Activity Status: <u>Permitted</u></p> <p>Where:</p> <p><u>a. The work is undertaken by or on behalf of the operator and;</u></p> <p><u>b. The ground surface is reinstated to its existing level and stabilised as soon as practical upon completion of the works and;</u></p> <p><u>c. Best practice erosion and sediment control measures are used; and</u></p> <p><u>d. Any structure does not result in the diversion or transfer of flood water to, or increase ponding or flooding on other property</u></p>	Support	Channel supports the submission to add this new rule as Channel considers that it provides an appropriate pathway for minor upgrades to existing infrastructure, recognising that such works are critical for ongoing infrastructure operation. Channel considers that the permitted activity standards will appropriately manage environmental and hazard risks.	Accept the relief sought
		64 FS41.76	<p>Seeks to add the following to NATC-R2.1.b.:</p> <p><u>vi. underground infrastructure</u></p>	Support	Channel supports the submission to amend this rule as Channel considers that it provides an appropriate pathway for new buildings or structures in wetland, lake and river margins where they are required for underground infrastructure. Channel considers that the permitted activity standards relating to building/structure size will appropriately manage adverse effects on natural character values.	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.77 FS41.78	Clarus	65, 131	<p>Seeks to amend NATC-R3.1.b. and NATC-R4.1.b. as follows:</p> <p><i>The earthworks is <u>are</u> for the maintenance of lawfully established roads, fences, utility connections, <u>existing infrastructure</u>...</i></p>	Support	Channel supports the submission to amend this rule as Channel considers that it provides an appropriate pathway for maintenance to existing infrastructure, recognising that such works are critical for ongoing infrastructure operation. Channel considers that the permitted activity standards will appropriately manage adverse effects on natural character values.	Accept the relief sought
		71 FS41.79	<p>Seeks to amend NFL-R4.1.b, as follows:</p> <p><i>The earthworks are for the maintenance of lawfully established roads, fences, utility connections, <u>existing infrastructure</u>...</i></p> <p>OR</p> <p>Seeks to add a new clause NFL-R4.1.c, as follows:</p> <p><i>1c. <u>The earthworks are associated with existing infrastructure.</u></i></p>	Support	Channel supports the submission to amend this rule as Channel considers that it provides an appropriate pathway for maintenance to existing infrastructure, recognising that such works are critical for ongoing infrastructure operation. Channel considers that the permitted activity standards will appropriately manage adverse effects on natural features and landscapes.	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.80	Clarus	72	Seeks to amend NFL-R5 to exclude existing infrastructure maintenance/ upgrade; and consequential changes to NFL-S4.	Support	Channel supports the submission to amend this rule as Channel considers that it provides an appropriate pathway for maintenance and upgrading of existing infrastructure, recognising that such works are critical for ongoing infrastructure operation. Channel considers that the permitted activity standards will appropriately manage adverse effects on natural features and landscapes.	Accept the relief sought
		74 FS41.81	Seeks to add a new policy (or add to an existing policy) to the Subdivision chapter as follows: <u><i>Manage the subdivision of land within the National Grid Corridor or Gas or Petroleum Transmission Pipeline Corridor to avoid significant adverse effects on the operation of this infrastructure and on sensitive activities locating near to it, including control of the location of building platforms and protecting access to the infrastructure for operation and maintenance.</i></u>	Support in part	Channel supports the submission to introduce a new policy in the Subdivision chapter managing subdivision within the Pipeline Corridor. Channel considers that the proposed policy provides a framework to avoid adverse effects on infrastructure operation and maintenance and to manage the location of building platforms and access to essential infrastructure. However, Channel seeks to remove the word “significant” to ensure all adverse effects are considered. Channel also seeks changing the corridor name to “Gas or Fuels Pipeline Corridor” as sought in Channel’s original submission.	Accept the relief sought with further amendments as set out

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.82	Clarus	75	Seeks to add the following to SUB-R1.2: <u><i>d. Access to the Gas or Petroleum Transmission Pipeline Corridor and National Grid Yard for the owner and operator.</i></u>	Support in part	Channel supports this amendment as it ensures that essential operation, maintenance, and emergency access to critical infrastructure, such as the RAP, is maintained. Channel considers that providing for access within the Proposed Plan reduces the risk of future conflicts and supports the safe and efficient operation of the RAP. However, Channel seeks changing the corridor name to “Gas or Fuels Pipeline Corridor” as sought in Channel’s original submission.	Accept the relief sought with further amendments as set out
		76 FS41.83	Seeks to amend SUB-R3.3, as follows: 3. Control is reserved over the following matters: ... <u><i>i. Impacts upon existing infrastructure that may be located within the parent lot.</i></u>	Support	Channel supports this amendment as it ensures that subdivision design takes into consideration the potential conflicts with existing infrastructure. Channel considers that taking into account these impacts at the subdivision stage helps protect the operation, maintenance, and safety of essential services, and manages and promotes efficient and coordinated land development.	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
309 FS41.84	Clarus	77	<p>Seeks to amend SUB-S10 as follows:</p> <p><i>1. Any proposed building platform must be located at least 20m 14m from the gas or petroleum pipeline designation or 30m from the boundary of the land title containing any above ground station.</i></p>	Support in part	<p>Channel supports the submission in principle. However, Channel prefers that the distance be made consistent with the EMA in the AUP, rather than adopting a 14m corridor. As sought in Channel's original submission, Channel also seeks that "gas [or petroleum] pipeline" be amended to read "gas or fuels pipeline".</p>	Accept the relief sought with further amendments as set out
		87 FS41.85	<p>Seeks to amend the last sentence of the first paragraph of the Overview to the General Rural Zone chapter as follows:</p> <p><i>...have a functional or operational need to be in a rural environment, such as rural industry, <u>infrastructure including gas and electricity networks and production facilities which depend on natural resources.</u></i></p>	Support in part	<p>Channel supports in principle the proposed amendment to the Overview to the General Rural Zone chapter.</p> <p>However, Channel seeks that it explicitly references <u>gas and fuels infrastructure</u>.</p> <p>Channel considers this amendment would better recognise the operational needs of critical energy infrastructure, including pipelines and electricity networks, in rural areas.</p>	Accept the relief sought with further amendments as set out

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
310 FS41.86	Fonterra	4	<p>Seeks to amend SD-VK-O2, as follows:</p> <p><i>The guiding principles to support development include:</i></p> <ol style="list-style-type: none"> 1. <i>Facilitate growth by being flexible, accommodating and proactive when dealing with growth and business opportunities;</i> 2. <i>Be innovative and bold; and</i> 3. <i>Focus on relationships to respond to growth and development opportunities; and</i> 4. <u><i>Avoid reverse sensitivity effects between incompatible activities and zones.</i></u> 	Support	Channel agrees with the reasons provided for in the submission, including that avoiding reverse sensitivity effects is a fundamental and well-established principle in resource management planning and should be a guiding principle of development in the Kaipara District. Channel also considers this amendment would result in improved consistency with the Northland Regional Policy Statement.	Accept the relief sought
		10, 11 FS41.87 FS41.88	<p>Seeks to amend SD-UFD-O5 and SD-UFD-P1 to include <u>"while avoiding reverse sensitivity effects between incompatible activities and zones."</u></p>	Support	Channel agrees with the reasons provided for this submission, including that avoiding reverse sensitivity effects is a fundamental and well-established principle in resource management planning and should be a guiding principle of development in the Kaipara District. Channel also considers this amendment would result in improved consistency with the Northland Regional Policy Statement.	Accept the relief sought

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
323 FS41.89	KiwiRail	9	<p>Seeks to add the following definition for “Reverse Sensitivity”:</p> <p><i>means the potential for the development, upgrading, operation and maintenance of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by an existing activity.</i></p>	Support in part	<p>Channel considers that the RAP is lawfully established regionally and nationally significant infrastructure that requires ongoing operation, maintenance and upgrading. A clear definition of “reverse sensitivity” will assist in managing land use conflicts by ensuring that new sensitive activities do not unreasonably constrain/impact the safe and efficient operation of the RAP.</p> <p>However, Channel considers that the definition should be amended as follows to be consistent with other infrastructure-enabling provisions of the Proposed Plan:</p> <p><i>means the potential for the development, upgrading, operation, and maintenance, and <u>repair</u> of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by an existing activity.</i></p>	Accept the relief sought with further amendments as set out

Submission no.	Submitter	Submission point	Submission	Support / oppose	Reasons	Relief sought
330 FS41.90	NZTA	10	<p>Seeks to amend SD-VK-O4 as follows:</p> <p><i>Rural lifestyle development occurs is concentrated in appropriate locations to help distribute contribute to the distribution of population growth across in the District, while protecting without compromising primary production, or less of preserving highly productive land, and maintaining infrastructure efficiency, whilst recognising the need for urban expansion areas to grow.</i></p>	Support	<p>Channel supports this amendment to SD-VK-O4, particularly in relation to the addition of maintaining infrastructure efficiency. Channel considers that this is an important overall objective for the District, as directing rural lifestyle development to appropriate locations reduces land use conflicts with existing infrastructure, including the RAP which is located within rurally-zoned land, as well as supports its efficient operation, maintenance, repair, and upgrade.</p>	Accept the relief sought