

Proposed Kaipara District Plan

Summary of Submissions

This document contains a summary of decisions requested by persons making submissions on the Proposed Kaipara District Plan in accordance with clause 7 of Schedule 1 of the Resource Management Act. The summary of decisions requested for Light was notified on 21 October 2025 and those submissions are therefore not included in this document.

Important Notes

- Where submissions are unclear, the summary of decisions requested contain the word *inferred*.
- This summary is **not a substitute** for reading the full submission. If you think your interests may be affected, please review the full submission online here: [PDP Submissions](#) - submissions are also available for viewing online at our offices and libraries in **Dargaville** or **Mangawhai**.
- Submission point numbers may not be sequential due to quality assurance checks.
- Submission numbers are unique identifiers and must be stated when making a further submission.

Guide to the Summary of Submissions

- Decisions are organized by provision number.
- Where specific wording changes have been requested in submissions, those changes shown as:
 - Underlined = new wording
 - ~~Strikethrough~~ = deletions

How to Make a Further Submission

- From 1 December to 15 December 2025, you can:
 - **Save time! Complete our easy online Form 6 here:** [PDP Online Form 6](#)
 - OR
 - **Download a pdf version of Form 6:** [Form 6 pdf version](#)
- THEN
- **Email it to:** districtplanreview@kaipara.govt.nz
- **Post it to:** Planning and Policy Team, Kaipara District Council, Private Bag 1001, Dargaville 0340
- **Deliver it to either Council office:** 32 Hokianga Road, Dargaville or 6 Molesworth Drive, Mangawhai

Deadline: Further submissions close at 5:00pm on Monday 15 December 2025.

Important: You must send a copy of your further submission to the original submitter **within 5 working days** of lodging it with Kaipara District Council. To access a list containing Submitter Contact Details, click [here](#).

Disclaimer:

This summary of submissions has been prepared and published in accordance with the Resource Management Act to assist the public in understanding the points raised by submitters. Kaipara District Council has used its best endeavours to accurately summarise the relief sought in the submissions, however, we cannot guarantee the accuracy or completeness of the information provided in this document.

Users are advised to take specific independent professional advice before taking any action as a result of information contained in this summary.

Please note that all original submissions and names of submitters are publicly available on the Council website. Submitters should read the full submission for themselves.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: General Rural Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
110.18	Astute Consulting	General	Amend	ADD impermeable surfaces limit of 10-15% for the General rural zone.	<ul style="list-style-type: none"> Impermeable surfaces need to be managed and mitigated. The submitter is concerned about the amount of impermeable surfaces on 4,000m² lots in heavy flood areas.
140.112	Horticulture New Zealand	General	Amend	<p>ADD a new rule to the General rural zone for Seasonal Worker Accommodation as follows:</p> <p><u>Activity status: PERMITTED</u></p> <p><u>The development and use of seasonal worker accommodation</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <u>Is used solely for part of the year for temporary workers to meet labour requirements for primary production</u> <u>May comprise a mix of communal kitchen and eating areas and separate sleeping and ablution facilities</u> <u>Accommodates no more than 20 workers or no larger than 120m²</u> <p><u>Activity status where compliance not achieved: RESTRICTED DISCRETIONARY ACTIVITY</u></p> <p><u>Council's discretion is restricted to the following matters:</u></p> <ol style="list-style-type: none"> <u>Whether the proposed building locations will allow for efficient use of the remaining land for primary production activities.</u> <u>Rural amenity values.</u> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Kumara and avocado growers utilise seasonal accommodation within Kaipara. A rule should be added to support this activity and provide consistency.
149.111	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<p>ADD new General rural zone objectives as follows:</p> <p><u>GRUZ-OX Indigenous biodiversity in the General rural zone is maintained</u></p> <p><u>GRUZ-OX Indigenous biodiversity in the General rural zone is restored.</u></p> <p>AND</p> <p>Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> The submitter seeks that new General rural zone objectives are added which relate to maintaining, promoting and providing restoration of indigenous biodiversity within the zone. This is required in order to give effect to the National Policy Statement for Indigenous Biodiversity Policies 8 and 13 (clauses 3.16, 3.21).
149.112	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<p>ADD new General rural zone policies as follows:</p> <p><u>To maintain indigenous biodiversity in the General rural zone, manage any adverse effects of new use and development in accordance with Ecosystems and Indigenous Biodiversity provisions.</u></p> <p>AND</p> <p><u>To restore indigenous biodiversity in the General rural zone, promote and provide for restoration with priority given to:</u></p> <ul style="list-style-type: none"> <u>Threatened and rare ecosystems representative of naturally occurring and formerly present ecosystems.</u> <u>Areas that provide important connectivity or buffering functions.</u> <u>Natural inland wetlands whose ecological integrity is degraded or that no longer retain their indigenous vegetation or habitat for indigenous fauna.</u> <u>Areas of indigenous biodiversity on specified Māori land where restoration is advanced by the Māori landowners.</u> <p><u>When new use or development is proposed on a site with an important ecosystem or significant indigenous biodiversity area, consider requiring conditions for restoration or enhancement of that area on resource consents.</u></p> <p>AND</p> <p>Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> The submitter seeks that new General rural zone policies are added which relate to maintaining, promoting and providing restoration of indigenous biodiversity within the zone. This is required in order to give effect to the National Policy Statement for Indigenous Biodiversity Policies 8 and 13 (clauses 3.16, 3.21).
149.114	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<p>ADD a new General rural zone policy as follows:</p> <p><u>Enable primary production activities, where adverse effects are avoided, remedied or mitigated.</u></p> <p>AND</p> <p>Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> The submitter considers an additional General rural zone policy (subsequent to the amendments requested for GRUZ-R2) is required to enable primary production activities whilst requiring adverse effects to be managed. As requested, the new policy deals with how adverse effects of primary production activities are to be managed.
149.116	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<p>ADD a new General rural zone rule regarding indigenous vegetation clearance and associated land disturbance with a standard allowing only up to 50m² of area to be disturbed.</p>	<ul style="list-style-type: none"> New rules are required to cover vegetation clearance and associated land disturbance within rural areas containing indigenous vegetation.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
	Zealand Incorporated			AND Any consequential amendments and alternative relief to address the concerns raised.	
149.117	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<p>ADD a restricted discretionary General rural zone rule for indigenous vegetation clearance and associated land disturbance that does not meet the permitted area standard, with the following matters of discretion:</p> <ul style="list-style-type: none"> • Effects on of vegetation clearance and associated land disturbance on indigenous biodiversity; • 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; • Proposed measures to avoid, remedy, mitigate, offset or compensate adverse effects on indigenous biodiversity values; • Reasons for the indigenous vegetation clearance and associated land disturbance; and • Positive effects associated with the indigenous vegetation clearance and associated land disturbance <p>AND Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> • New rules are required to cover vegetation clearance and associated land disturbance within rural areas containing indigenous vegetation.
216.65	Cabra Mangawhai Ltd & Pro Land Matters Ltd	General	Amend	<p>AMEND the provisions in the General rural zone chapter to ensure all provisions are consistent with the National Planning Standards, give effect to National Policy Statements, and other amendments made throughout the Proposed District Plan. The provisions need to enable an appropriate level of use of the rural land resource and provide sufficient guidance as to how the land resource is intended to be managed.</p>	<ul style="list-style-type: none"> • To ensure the provisions are supported in the General rural zone, and will create a clear and consistent plan direction, as well as enable an appropriate level of use of the rural land resource while providing sufficient guidance as to how the land resource is intended to be managed.
217.156	Cato Bolam Consultants Limited	General	Amend	<p>ADD a specific policy (e.g. GRUZ-P7) and associated rule pathway for rural worker housing that is not tied to the site size, but is provided for when there is demonstrated need and integration with primary production.</p> <p>AND Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> • The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. • Specifically, the submitter has requested the above addition as GRUZ-R3 allows increasing dwelling numbers based on site area (1-3 units) but lacks a policy basis for rural worker accommodation which may lead to uncertainty around purpose built rural worker dwellings or seasonal accommodation needs.
222.1	Kaipara District Council	General	Amend	<p>AMEND the General rural zone rules if required to reflect the Operative District Plan provisions and the signed consent order of Fonterra Co-Operative Group (ENV-2011-AKL-000236) dated 20 December 2012, in relation to the Maungaturoto Wastewater Pipeline.</p>	<ul style="list-style-type: none"> • Provisions need to reflect the Operative District Plan as well as the signed consent order of Fonterra Co-Operative Group Ltd (ENV-2011-AKL-000236).
222.14	Kaipara District Council	General	Amend	<p>ADD a new rule to the General rural zone as follows: <u>GRUZ-RX Demolition of a building</u> <u>1 Activity status: Permitted</u> <u>2 Activity Status when compliance not achieved: Not applicable</u></p>	<ul style="list-style-type: none"> • To permit the demolition of a building within the General rural zone to be consistent with other zones.
222.26	Kaipara District Council	General	Amend	<p>ADD a new permitted activity rule for the relocation of buildings for the General rural zone with appropriate standards to be achieved. Activity status when compliance not achieved is to be Restricted Discretionary.</p> <p>AND Any consequential amendments.</p>	<ul style="list-style-type: none"> • As notified, the General rural zone does not have a permitted activity for the Relocation of buildings. There needs to be consistency of this rule with other zone chapters i.e. General Residential zone.
222.49	Kaipara District Council	General	Amend	<p>ADD a new rule for impervious surfaces in the General rural zone.</p>	<ul style="list-style-type: none"> • There is a need to include a new rule for impervious surfaces in the General rural zone that will provide for both the large lots and lifestyle lots within the zone.
248.39	Journeys End Limited	General	Amend	<p>ADD new rule in the General rural zone as follows: <u>GRUZ-RX Commercial and Industrial Activities in Proximity to State Highway 1</u> <u>1. Activity Status: Restricted Discretionary</u> <u>Where:</u> <u>a. Access to the site containing the commercial or industrial activity is directly from State Highway 1;</u> <u>b. The site does not contain highly productive land; and</u></p>	<ul style="list-style-type: none"> • Submission seeks provision for commercial and industrial activities that are not necessarily rural production related within proximity to the proposed SH1 corridor. The submitter's Topuni Farm property is in proximity and presents an opportunity to enable economic development.

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				<p>c. The activity has a maximum GFA of 500m² per site.</p> <p>2. Activity Status where compliance not achieved: Non-complying</p> <p>3. Matters over which discretion is restricted:</p> <p>a. effects on rural character and amenity values of the locality;</p> <p>b. effects of traffic volume on the safety and convenience of other road users;</p> <p>c. effects of stormwater management;</p> <p>d. potential for reverse sensitivity effects; and</p> <p>e. potential for adverse effects on the vitality and vibrancy of town centres.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	
248.40	Journeys End Limited	General	Amend	<p>ADD new rule in the General rural zone as follows:</p> <p><u>GRUZ-RX Offensive trade</u></p> <p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. The site does not contain highly productive land; and</p> <p>c. Buildings in which the offensive trade is being undertaken are setback 300m from any sensitive activity on a site under separate ownership</p> <p>2. Activity Status where compliance not achieved: Non-complying</p> <p>3. Matters over which discretion is restricted:</p> <p>a. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects;</p> <p>b. Odour, noise and dust effects; and</p> <p>c. Landscaping to manage impacts on visual amenity values.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Offensive trade is currently not provided for in the General rural zone. Parts of the expansive General rural zone provide an appropriate location for such an activity as a restricted discretionary activity subject to standards. Clear matters of discretion will provide Council opportunity to assess appropriateness.
248.6	Journeys End Limited	General	Amend	<p>AMEND the Proposed District Plan to provide for general commercial and industrial activities in appropriate locations, should Council remain committed to the broad two-zone approach for the rural environment.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> If Council is committed to the broad two zone approach for the rural environment, provision needs to be made for general commercial and industrial activities in appropriate locations where they do not result in reverse sensitivity effects or adversely impact the commercial viability of the districts centres or primary production / HPL. The Ara Tūhono motorway corridor is proposed to pass through the Topuni Farm Site. The confirmation of the development of the motorway through this part of the district and timing of the district plan review presents an opportunity to enable economic development within the district through the provision for commercial activities within proximity to the state highway where they do not result in reverse sensitivity effects or adversely impact the commercial viability of the districts centres.
253.3	McRobbie Dowling Limited	General	Amend	<p>RETAIN the General rural zone to the sites at 93 Arapohue Road, Arapohue (Part Lot 20 DP 9973) and 524 Arapohue Road, Arapohue (Lot 2 DP 35655 and Lot 3 DP 610233) which already contain primary production activities.</p> <p>AND</p> <p>Any other necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Proposed District Plan provides for a general rural zone separate to the rural lifestyle zone and in doing so creates a clear distinction for primary production activities separate to the sensitive reciters of the rural lifestyle zone. MDL supports the application of general rural zoning to sites which already contain primary production activities.
263.51	Daytona Trust	General	Amend	<p>ADD "Recreation Activity" as a new permitted activity in the General rural zone. The activity is defined in the Proposed District Plan.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Providing for the use of buildings and land for recreation or leisure is an accepted and desirable part of rural life, and as exhibited by the common facilities at the submitter's Bream Tail site, desirable for social and community well-being.
267.29	Northland Fish and Game Council	General	Amend	<p>ADD a new permitted activity rule to the General rural zone as follows:</p> <p><u>GRUZ-R11 Recreational hunting</u></p> <p>Activity status: Permitted</p>	<ul style="list-style-type: none"> The submitter requests that a new General rural zone rule permitting recreational hunting is added.
289.51	Tappenden Holdings Limited	General	Amend	<p>ADD "Recreation Activity" as a new permitted activity in the General rural zone. The activity is already defined in the Proposed District Plan.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Providing for the use of buildings and land for recreation or leisure is an accepted and desirable part of rural life, and as exhibited by the common facilities at the submitter's Bream Tail site, desirable for social and community well-being.

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Summary of Submissions for the topic of: General Rural Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
300.63	Bream Tail Residents Association Incorporated	General	Amend	ADD "Recreation Activity" as a new permitted activity in the General rural zone. The activity is already defined in the Proposed District Plan. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Providing for the use of buildings and land for recreation or leisure is an accepted and desirable part of rural life, and as exhibited by the common facilities at the submitter's Bream Tail site, desirable for social and community well-being.
301.13	Channel Terminal Services Limited	General	Amend	ADD cross-reference to rules INF-R53 and INF-R54 within the General rural zone (particularly within rules GRUZ-R3 and GRUZ-R4). AND Any ancillary, or alternative and consequential relief as necessary or appropriate.	<ul style="list-style-type: none"> Cross-references will ensure that plan-users are aware of these rules relating to the Gas or Petroleum Pipeline Corridor.
309.94	Clarus	General	Amend	ADD a new rule to the General rural zone as follows: <u>GRUZ-RX Facilities for the production, storage or use of renewable energy or renewable energy feedstocks which depend on natural resources found close to the point of use</u> <u>Activity status: Discretionary</u> <u>Activity status when compliance not achieved: Not Applicable</u> AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Processing activities dependent on natural resources that occur in rural areas should be provided for to a greater extent than general industrial activities, which are proposed as non-complying activities under GRUZ-R20. It is noted that some of these facilities could be accommodated under GRUZ-R8 (permitted). To the extent that Council considers that they are not, or does not accept the submission on that rule, they should be provided for under this proposed new rule so that they are not deemed as non-complying activities under GRUZ-R21.
50.13	Evolve Planning and Landscape Architecture	General	Oppose	ADD a Rural production zone with appropriate rules and apply it to Class 1 and 2 Soils with Class 3 soils covered under the General rural zone.	<ul style="list-style-type: none"> There is no protection of productive soils where the General rural zone provides for sites of 12ha as a Controlled Activity, which is contrary to the National Policy Statement on Highly Productive Land.
50.31	Evolve Planning and Landscape Architecture	General	Oppose	AMEND the General rural zone rules to provide an appropriate impervious area rule that mitigates any increase in impervious areas and is related to the size of the site.	<ul style="list-style-type: none"> There are no impervious area rules which is inappropriate given the size of General rural zone sites, that the majority of Hakaru and Mangawhai fall within this zone and the extent of flooding and stormwater issues within the District.
251.9	Leighway Holdings Limited	General	Oppose	No specific decision requested but submitter raises concern that the objectives and policies of the General rural zone do not reflect the wide range of non-rural activities that may occur in the environment. The submitter provides an example where the zone enables dwellings (up to three on sites of 36 hectares or more but GRUZ-P5 requires that non-rural activities are avoided, unless all three criteria are met). AND Any consequential or further amendments necessary to give effect to the relief sought and reasons given.	<ul style="list-style-type: none"> The General rural zone covers a large area of the Kaipara District and while it predominantly is used for rural production, there are a number of other activities that occur in the General rural zone. As proposed, the objectives and policies do not reflect this wide range of non-rural activities.
293.1	Vermont Street Partners Limited	General	Oppose	<ul style="list-style-type: none"> No specific decision requested but submitter considers that the Section 32 evaluation for the General rural and Rural lifestyle zones has failed to achieve the requirements of Section 32. In particular, the submitter considers the analysis of the efficiency and effectiveness of the General rural zone is not commensurate with the significance of the degree of change in the rural environment. <p>Submitter also considers that the approach is oversimplified with only two rural zones and results in a General rural zone framework that provides for rural lifestyle/residential development despite the purpose of the zone being to protect primary production activities.</p>	<ul style="list-style-type: none"> The cost benefit analysis of the preferred options for the rural environment considers the economic benefits to landowners associated with the 'multiple subdivision pathways for rural lifestyle development in the General rural zone' and acknowledges the potential for this to cause an environmental costs by way of fragmentation. Despite fragmentation being a key resource issue for the District, the subdivision framework proposed provides for 4,000m² and 12ha lots as a controlled activity. The inconsistencies in the purpose of the rural area and the rules results in a confused and ultimately inappropriate direction.
309.88	Clarus	General	Oppose	DELETE the term "non-rural" from the Plan. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> It is imprecise and is not defined, it could include primary processing.
352.8	M Tschirky	General	Oppose	AMEND General rural zone provisions to only allow development on a restricted discretionary basis (inferred as submission refers to plan change), fully advertised and various other rules curtailed. This does not apply to Mangawhai/Hakaru Growth Area however.	<ul style="list-style-type: none"> The Proposed District Plan is too pro development.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: General Rural Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
37.1	Matthew Dunning	General	Support	RETAIN General rural zone provisions.	<ul style="list-style-type: none"> The Proposed District Plan is consistent with recommendations of the Spatial Plan for a cohesive and consolidated approach to development in Mangawhai, and the approach to rural and/or highly productive land. Tightening of the approach to the general rural zone, and not expanding urbanisation across the estuary, consolidating around existing developments and not over-extending infrastructure, and ensuring protection of rural character where appropriate (particularly highly productive land). Projected growth in Mangawhai has been more than catered for in the long term as the report for KDC by Formative clearly sets out. The considered approach to zoning in the Proposed District Plan is properly informed by all relevant documents (KDC, regional and national).
136.173	Federated Farmers of New Zealand (Inc) - Northland Province	General	Support	ADD further policy direction in the General rural zone chapter to better provide for: <ol style="list-style-type: none"> Home business. Stalls that sell farm produce. Rural industry offensive trades. Rural housing. Other activities for which there are specific rules but no supporting policy. AND Any consequential amendments.	<ul style="list-style-type: none"> While the rules of the General rural zone enable and restrict activities, there are gaps in the policy framework that support inclusion of some of the rules. A clear policy framework is essential to provide clear direction to resource users and decision-makers. The submitter considers further policies that recognise, direct how these activities are to be provided for, and their effects managed: (see submission for details of following) If the Proposed District Plan anticipates the need for such specific rules and wishes to direct decision making where consent is sought, then as currently drafted, the only direction given by the Proposed District Plan to plan users and decision-makers via General rural zone policy is whether there is an operational or functional need, adverse effects on primary production, and addressing reverse sensitivity. Greater policy direction is necessary for the activities identified above.
77.13	Richard (Rick) Ruiterman	GRUZ-O1	Amend	AMEND GRUZ-O1 to better zoning to match the existing and consented cadastral pattern.	<ul style="list-style-type: none"> GRUZ-O1 outlines the purpose of the GRUZ, however the focus of this objective is on primary production activities and protection of Highly Productive Land. Large areas can no longer support primary production activities given the cadastral pattern.
178.2	Mangawhai Estates Partnership	GRUZ-O1	Amend	AMEND the Proposed District Plan to create lifestyle lots; within clear criteria, rather than leaving room for intensive residential sites arising within a General rural zone.	<ul style="list-style-type: none"> The GRUZ-O1 has no relevance to 27.777ha of which 5.5ha is in active orchard use. The Area around Clarke Road has not had active milking sheds for years, remaining pasture is used as run off, supporting homes. Devich Road and Comes Road are examples. There needs to be provision for creation of lifestyle lots.
212.35	BA & JK Paton Ltd	GRUZ-O1	Amend	ADD a definition or an assessment criterion for ancillary activities and functional or operational needs in the context of GRUZ-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, SUB standards, other Proposed District Plan chapters or maps. The above relief is requested to inform this policy.
217.143	Cato Bolam Consultants Limited	GRUZ-O1	Amend	ADD definitions or assessment criteria for ancillary activities and functional or operational need to inform GRUZ-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
249.12	Khans Developments and Investments Limited	GRUZ-O1	Amend	AMEND GRUZ-O1 as follows: The purpose of the General rural zone is to: <ol style="list-style-type: none"> Enable primary production activities; Provide for ancillary activities that support primary production; and Enable non-rural activities that are compatible with primary production activities; Restrict incompatible activities that do not have a functional or operational need to be in a rural environment. 	<ul style="list-style-type: none"> To enable non-rural activities that are compatible with primary production activities.

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				OR Alternative relief with similar effect.	
263.43	Daytona Trust	GRUZ-O1	Amend	AMEND GRUZ-O1, as follows: The purpose of the General rural zone is to: <ol style="list-style-type: none"> 1. Enable primary production activities; 2. Provide for ancillary activities that support primary production; and 3. Restrict activities <u>that are incompatible with primary production activities incompatible activities that do not have a functional or operational need to be in a rural environment.</u> AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> • The objective seeks to restrict a functional or operational need test for non-rural activities to locate in the General rural zone. While 'restrict' does not direct 'avoid' as is sought to be implemented by proposed policy GRUZ-P5, it nevertheless applies an inappropriate test for activities that may not necessarily be rural productive activities themselves but are either supportive of such activities or otherwise compatible.
289.43	Tappenden Holdings Limited	GRUZ-O1	Amend	AMEND GRUZ-O1.3. as follows: The purpose of the General rural zone is to: <ol style="list-style-type: none"> 1. Enable primary production activities; 2. Provide for ancillary activities that support primary production; and 3. Restrict activities <u>that are incompatible with primary production activities incompatible activities that do not have a functional or operational need to be in a rural environment.</u> AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> • The objectives seeks to restrict a functional or operational need test for non-rural activities to locate in the General rural zone. While 'restrict' does not direct 'avoid' as is sought to be implemented by proposed policy GRUZ-P5, it nevertheless applies an inappropriate test for activities that may not necessarily be rural productive activities themselves but are either supportive of such activities or otherwise compatible.
293.18	Vermont Street Partners Limited	GRUZ-O1	Amend	AMEND GRUZ-O1 to better acknowledge the array of activities that this zone accommodates, noting that the submitter is seeking the inclusion of a Large lot residential zone or Rural lifestyle zone elsewhere in their submission. AND Any further necessary consequential amendments.	<ul style="list-style-type: none"> • The focus of this objective is on primary production activities and protection of highly productive land which the submitter considers to be too narrow when considering that this zone covers 78% of the district, majority of which is not highly productive, and a large area of which can no longer support primary production activities given the cadastral pattern.
300.55	Bream Tail Residents Association Incorporated	GRUZ-O1	Amend	AMEND GRUZ-O1.3. as follows: The purpose of the General rural zone is to: <ol style="list-style-type: none"> 1. Enable primary production activities; 2. Provide for ancillary activities that support primary production; and 3. Restrict activities <u>that are incompatible with primary production activities incompatible activities that do not have a functional or operational need to be in a rural environment.</u> AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> • The objectives seeks to restrict a functional or operational need test for non-rural activities to locate in the General rural zone. While 'restrict' does not direct 'avoid' as is sought to be implemented by proposed policy GRUZ-P5, it nevertheless applies an inappropriate test for activities that may not necessarily be rural productive activities themselves but are either supportive of such activities or otherwise compatible.
309.89	Clarus	GRUZ-O1	Amend	AMEND GRUZ-O1, as follows: The purpose of the General rural zone is to: <ol style="list-style-type: none"> 1. Enable primary production activities; 2. Provide for ancillary activities that support primary production; and 3. <u>Enable non-primary production activities that rely on a rural location, where appropriate; and</u> 4. Restrict incompatible activities that do not have a functional or operational need to be in a rural environment. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> • The objective does not allow for other activities which need to be in a rural location.
65.13	Aggregate and Quarry Association (AQA)	GRUZ-O1	Oppose	No specific decision requested but submission observes that GRUZ-O3 and GRUZ-P1 are likely to excluded quarrying activities because of the definition of "land based primary activities".	<ul style="list-style-type: none"> • Extractive activities are the most productive of all primary production activities given the value of the aggregate resource. For these reasons, and due to its location specific characteristics as set out earlier, the inclusion of quarrying activity on highly productive land under certain circumstances is appropriate.
65.8	Aggregate and Quarry Association (AQA)	GRUZ-O1	Support	RETAIN GRUZ-O1 with respect to permitting primary production (including quarrying) on highly productive land.	<ul style="list-style-type: none"> • The submitter contends that quarrying extraction activities are the most productive of all primary production activities given the value of the aggregate resource.

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					<ul style="list-style-type: none"> The submission interprets GRUZ-O1 as providing quarrying activities with a consenting pathway on highly productive land.
136.163	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-O1	Support	AMEND GRUZ-O1 as follows: The purpose of the General rural zone is to: 1- Enables primary production activities as the predominant land use.; 2- Provide for supports ancillary activities that support primary production directly contribute to rural productivity.; and 3- Restricts activities that are incompatible activities that with rural character or lack do not have a functional or operational need to be in a rural environment.	<ul style="list-style-type: none"> The submitter supports GRUZ-O1. It is preferred that the wording is reframed so it functions as a formal objective.
140.86	Horticulture New Zealand	GRUZ-O1	Support	RETAIN GRUZ-O1 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> No reasons provided.
146.41	New Zealand Agricultural Aviation Association	GRUZ-O1	Support	RETAIN GRUZ-O1 as notified.	<ul style="list-style-type: none"> Supports the recognition of ancillary activities that support primary production biosecurity and conservation in the GRUZ. Recognition of those ancillary activities is important.
253.25	McRobbie Dowling Limited	GRUZ-O1	Support	RETAIN GRUZ-O1.	<ul style="list-style-type: none"> Submitter supports the purpose of the General rural zone being to enable primary production activities.
315.76	Horizon Surveying & Land Development	GRUZ-O1	Support	RETAIN GRUZ-O1.	<ul style="list-style-type: none"> No reasons provided.
362.12	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	GRUZ-O1	Support	RETAIN GRUZ-O1.	<ul style="list-style-type: none"> No reasons provided.
362.6	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	GRUZ-O1	Support	RETAIN GRUZ-O1.	<ul style="list-style-type: none"> Submitter supports the objectives.
146.42	New Zealand Agricultural Aviation Association	GRUZ-O2	Amend	AMEND GRUZ-O2 as follows: Primary production activities and ancillary activities supporting primary production 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.	<ul style="list-style-type: none"> It is important that ancillary activities supporting primary production are protected from reverse sensitivities. An amendment is requested to achieve for this relief sought.
136.164	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-O2	Support	AMEND GRUZ-O2 as follows: Primary production activities are maintained as the predominant land use in the General rural zone and are protected from the zone is managed to avoid or mitigate reverse sensitivity effects that may constrain their effective or efficient operation could compromise the ongoing viability or efficiency of primary production activities. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-O2 in part. However, it is preferred that the wording be reframed so it functions as a formal objective, and to improve clarity by removing passive language and vague qualifiers.
140.87	Horticulture New Zealand	GRUZ-O2	Support	RETAIN GRUZ-O2 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Supports the description.
212.36	BA & JK Paton Ltd	GRUZ-O2	Support	RETAIN GRUZ-O2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.144	Cato Bolam Consultants Limited	GRUZ-O2	Support	RETAIN GRUZ-O2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
253.26	McRobbie Dowling Limited	GRUZ-O2	Support	RETAIN GRUZ-O2.	<ul style="list-style-type: none"> The submitter supports primary production activities being the predominant land use in the general rural

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
					zone and the protection from reverse sensitivity effects.
263.44	Daytona Trust	GRUZ-O2	Support	RETAIN GRUZ-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The outcome is supported and gives effect to the Regional Policy Statement.
289.44	Tappenden Holdings Limited	GRUZ-O2	Support	RETAIN GRUZ-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The outcome is supported and gives effect to the Regional Policy Statement.
300.56	Bream Tail Residents Association Incorporated	GRUZ-O2	Support	RETAIN GRUZ-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The outcome is supported and gives effect to the Regional Policy Statement.
315.172	Horizon Surveying & Land Development	GRUZ-O2	Support	RETAIN GRUZ-O2.	<ul style="list-style-type: none"> No reasons provided.
362.13	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	GRUZ-O2	Support	RETAIN GRUZ-O2.	<ul style="list-style-type: none"> No reasons provided.
136.165	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-O3	Support	AMEND GRUZ-O3 as follows: Highly productive land is protected from inappropriate subdivision, development and land uses that do not rely on the productive capacity of the land, so that it remains available for current and future and is able to be used for land-based primary production; both now and for future generations. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-O3 in part. However, it is preferred that the wording is reframed so it functions as a formal objective, improves alignment with the National Policy Statement for Highly Productive Land, and to improve clarity by removing passive language and vague qualifiers.
140.88	Horticulture New Zealand	GRUZ-O3	Support	RETAIN GRUZ-O3 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Relates to the National Policy Statement for Highly Productive Land.
212.37	BA & JK Paton Ltd	GRUZ-O3	Support	RETAIN GRUZ-O3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.145	Cato Bolam Consultants Limited	GRUZ-O3	Support	RETAIN GRUZ-O3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.173	Horizon Surveying & Land Development	GRUZ-O3	Support	RETAIN GRUZ-O3.	<ul style="list-style-type: none"> No reasons provided.
362.14	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	GRUZ-O3	Support	RETAIN GRUZ-O3.	<ul style="list-style-type: none"> No reasons provided.
136.166	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-O4	Support	AMEND GRUZ-O4 as follows: The rural character and amenity values of the General rural zone are maintained in a manner that reflects its role as associated with a rural working environment are maintained. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-O4. The submitter suggests amendments to better link character and amenity to the rural working context and give strong directional intent to plan uses and decision makers that some change is anticipated and acceptable, and to improve alignment with GRUZ-P4.
212.38	BA & JK Paton Ltd	GRUZ-O4	Support	RETAIN GRUZ-O4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.146	Cato Bolam Consultants Limited	GRUZ-O4	Support	RETAIN GRUZ-O4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
263.45	Daytona Trust	GRUZ-O4	Support	RETAIN GRUZ-O4. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Maintenance or rural character and amenity values is supported.
289.45	Tappenden Holdings Limited	GRUZ-O4	Support	RETAIN GRUZ-O4. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Maintenance or rural character and amenity values is supported.
300.57	Bream Tail Residents Association Incorporated	GRUZ-O4	Support	RETAIN GRUZ-O4. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Maintenance or rural character and amenity values is supported.
315.174	Horizon Surveying & Land Development	GRUZ-O4	Support	RETAIN GRUZ-O4.	<ul style="list-style-type: none"> No reasons provided.
362.15	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	GRUZ-O4	Support	RETAIN GRUZ-O4.	<ul style="list-style-type: none"> No reasons given.
248.37	Journeys End Limited	GRUZ-P1	Amend	AMEND GRUZ-P1.2 as follows: Ensure the General rural zone provides for activities that require a rural location by: ... 2. Enabling a range of compatible activities that support primary production activities, including ancillary activities, <u>rural commercial services</u> and rural industries; and AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submission seeks to include rural commercial services, noting other submission points regarding definition and permitted activity rule for rural commercial services.
249.13	Khans Developments and Investments Limited	GRUZ-P1	Amend	AMEND GRUZ-P1 to read as follows: 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, <u>commercial activities</u> , and <u>rural industries</u> . industrial activities ; and 3. Restricting activities on highly productive land that are no reliant on the soil resource of the land. OR Alternative relief with similar effect.	<ul style="list-style-type: none"> To enable industrial and commercial activities that are compatible with primary production activities. To ensure consistency with the changes sought to GRUZ-O1.
136.167	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-P1	Support	AMEND GRUZ-P1 as follows: Ensure Provide for activities in the General rural zone provides for activities that have a functional need or operational need to locate in require a rural location environment by: 1. Enabling <u>Recognising and maintaining</u> primary production activities as the predominant land use; 2. Enabling a range of Supporting compatible activities that support directly contribute to primary production activities, including ancillary activities and rural industries; and 3. Restricting <u>Avoiding or limiting</u> activities on highly productive land that are not reliant on the <u>productive capacity of the soil resource of the land</u> . AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports in part GRUZ-P1. Amendments have been given to improve clarity and align with Resource Management Act and National Policy Statement for Highly Productive Land terminology.
140.89	Horticulture New Zealand	GRUZ-P1	Support	RETAIN GRUZ-P1 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Supports the character of the General rural zone.
146.43	New Zealand Agricultural Aviation Association	GRUZ-P1	Support	RETAIN GRUZ-P1 as notified.	<ul style="list-style-type: none"> Supports the policy as it enables primary production and ancillary activities.
212.39	BA & JK Paton Ltd	GRUZ-P1	Support	RETAIN GRUZ-P1.	<ul style="list-style-type: none"> No reasons provided.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				AND Any other relief that is consistent with and/or consequential to the submission.	
217.147	Cato Bolam Consultants Limited	GRUZ-P1	Support	RETAIN GRUZ-P1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
253.27	McRobbie Dowling Limited	GRUZ-P1	Support	RETAIN GRUZ-P1.	<ul style="list-style-type: none"> The submitter supports the enablement of primary production activities as the predominant land use as well as the enablement of supporting ancillary activities.
315.77	Horizon Surveying & Land Development	GRUZ-P1	Support	RETAIN GRUZ-P1.	<ul style="list-style-type: none"> No reasons provided.
140.90	Horticulture New Zealand	GRUZ-P2	Amend	AMEND GRUZ-P2 as follows: Adverse Effects of primary production Enable primary production activities while recognising that adverse a range of 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. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> It is not clear why there is a policy that relates to adverse effects of primary production within the General rural zone. The submitter considers these effects are not adverse and should be accepted as occurring from primary production activities.
146.44	New Zealand Agricultural Aviation Association	GRUZ-P2	Amend	AMEND GRUZ-P2 as follows: 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 agricultural aviation activities and forestry harvesting, occur, and should be accepted, in the General rural zone.	<ul style="list-style-type: none"> The submitter supports GRUZ-P2 in part but considers the provision should be amended to recognise that the scope of agricultural aviation is wider than just fertiliser application and crop spraying.
212.40	BA & JK Paton Ltd	GRUZ-P2	Amend	AMEND GRUZ-P3 by splitting it into two policies as follows: Manage the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone, where it adjoins highly productive land 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 Avoid the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone, where it is located on highly productive land 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. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The existing policy is a weak policy statement which has been diluted by the use of terms such as 'where practicable', and 'or otherwise mitigate'. The existing approach does not align with the National Policy Statement for Highly Productive Land, or the Northland Regional Policy Statement which states 'avoid'.
149.113	Royal Forest and Bird Protection Society of New Zealand Incorporated	GRUZ-P2	Oppose	AMEND GRUZ-P2 as follows: Enable Recognise primary production activities generate adverse effects associated with a typical rural working environment, such as odour, noise, dust, and involve heavy traffic movements, fertiliser application, crop spraying and forestry harvesting, occur, and should be accepted, in the General rural zone. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> Though the submitter accepts the effects described as being common within the General rural zone, GRUZ-P2 is drafted so it requires acceptance of such effects rather than appropriate management in accordance with Sections 5 and 6 Resource Management Act. As notified, the policy directs decision-makers to accept adverse effects without management, which the submitter considers is inappropriate. The policy should be amended so it sets out common effects and activities associated with primary production.
136.168	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-P2	Support	AMEND GRUZ-P2 as follows: Enable primary production activities while recognising that adverse typical effects associated with primary production a typical rural working environment, such as odour, noise, dust, heavy traffic movements, and agricultural use fertiliser application, crop spraying and	<ul style="list-style-type: none"> The submitter supports in part GRUZ-P2. Amendments have been recommended in order to make the policy more concise and to improve readability.

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				forestry harvesting, occur, and should be <u>are anticipated</u> and accepted; in the General rural zone. AND Any consequential amendments.	
217.148	Cato Bolam Consultants Limited	GRUZ-P2	Support	No specific decision has been requested; however the submission supports in part GRUZ-P2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
253.28	McRobbie Dowling Limited	GRUZ-P2	Support	RETAIN GRUZ-P2.	<ul style="list-style-type: none"> The submitter supports the enablement of primary production while recognising their effects should be accepted in the General rural zone.
315.175	Horizon Surveying & Land Development	GRUZ-P2	Support	RETAIN GRUZ-P2.	<ul style="list-style-type: none"> No reasons provided.
140.91	Horticulture New Zealand	GRUZ-P3	Amend	AMEND GRUZ-P3 as follows: 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. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Sensitive activities should not be permitted in the General rural zone unless there is a functional need for location within the General rural zone . Where such activities are permitted, they should seek to avoid sensitive activity effects.
146.45	New Zealand Agricultural Aviation Association	GRUZ-P3	Amend	AMEND GRUZ-P3 as follows: 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, and <u>ancillary activities supporting primary production</u> including through methods such as no-complaints covenants, landscaping, screening or siting of buildings.	<ul style="list-style-type: none"> The submitter supports GRUZ-P3 in part but notes it is also important to protect ancillary activities that support primary production from reverse sensitivities.
217.149	Cato Bolam Consultants Limited	GRUZ-P3	Amend	AMEND GRUZ-P3 by splitting it into two policies that read as follows: 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 Avoid 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. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> "Managing 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, reverse sensitivity effects on primary production activities." This approach does not align with National Policy Statement for Highly Productive Land or the Northland Regional Policy Statement to avoid the potential for reverse sensitivity.
263.46	Daytona Trust	GRUZ-P3	Amend	AMEND GRUZ-P3 to refocus to avoidance of reverse sensitivity effects in accordance with the Regional Policy Statement, as follows: 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. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The Regional Policy Statement directs the avoidance of reverse sensitivity effects on rural production activities and amendments are sought accordingly.
267.41	Northland Fish and Game Council	GRUZ-P3	Amend	AMEND GRUZ-P3 as follows: Manage the establishment, design and location of new sensitive activities and other non-productive activities in the	<ul style="list-style-type: none"> Amend GRUZ-P3 so that it includes the situations where hunting could have reverse sensitivity effects.

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				General rural zone to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities <u>and recreational hunting, including</u> through methods such as no-complaints covenants, landscaping, screening or siting of buildings.	
289.46	Tappenden Holdings Limited	GRUZ-P3	Amend	AMEND GRUZ-P3 to refocus to avoidance of reverse sensitivity effects in accordance with the Regional Policy Statement, as follows: 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. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The Regional Policy Statement directs the avoidance of reverse sensitivity effects on rural production activities and amendments are sought accordingly.
300.58	Bream Tail Residents Association Incorporated	GRUZ-P3	Amend	AMEND GRUZ-P3 to refocus to avoidance of reverse sensitivity effects in accordance with the Regional Policy Statement, as follows: 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. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The Regional Policy Statement directs the avoidance of reverse sensitivity effects on rural production activities and amendments are sought accordingly.
310.45	Fonterra Limited	GRUZ-P3	Amend	AMEND GRUZ-P3, as follows: Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural production zone to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities (<u>including associated manufacturing and processing activities</u>), including through methods such as no-complaints covenants, landscaping, screening or siting buildings.	<ul style="list-style-type: none"> The approach is consistent with the Operative District Plan and is required to protect Fonterra's lawfully established activities at the Maungatūroto Site from reverse sensitivity effects, so needs to be reflected appropriately within the policy framework.
136.169	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-P3	Support	RETAIN GRUZ-P3 as notified. OR With similar wording. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-P3 as notified.
253.29	McRobbie Dowling Limited	GRUZ-P3	Support	RETAIN GRUZ-P3.	<ul style="list-style-type: none"> The submitter supports the avoidance of reverse sensitivity effects on primary production activities.
315.176	Horizon Surveying & Land Development	GRUZ-P3	Support	RETAIN GRUZ-P3.	<ul style="list-style-type: none"> No reasons provided.
140.92	Horticulture New Zealand	GRUZ-P4	Amend	AMEND GRUZ-P4.3 as follows: 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. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Many activities take place within the General rural zone and their effects are not adverse as they are accepted as part of primary production activities.
146.46	New Zealand Agricultural Aviation Association	GRUZ-P4	Amend	AMEND GRUZ-P4.3. as follows: 3. Typical adverse effects from primary production activities such as odour, noise, dust, heavy traffic movements, fertiliser application, crop spraying <u>agricultural aviation activities</u> and forestry harvesting associated with a rural working environment.	<ul style="list-style-type: none"> The submitter supports GRUZ-P4 in part but requests 3. is amended to reflect the scope of agricultural aviation as being wider than just fertiliser application and crop spraying.
249.14	Khans Developments and Investments Limited	GRUZ-P4	Amend	AMEND GRUZ-P4 as follows: Ensure land use activities are undertaken in a manner that maintains the rural character and amenity values of the GRUZ, which includes:	<ul style="list-style-type: none"> To enable non-rural activities where they are compatible with primary production activities.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				<p>1. A predominance of primary production activities, <u>with some non-rural activities where they are compatible with primary production activities</u>;</p> <p>2. Low site coverage and density of buildings and structures; and</p> <p>3. Typical adverse effects from primary production activities such as odour, noise, dust, heavy traffic movements, fertilizer application, crop spraying and forestry harvesting associated with a rural working environment.</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	
293.19	Vermont Street Partners Limited	GRUZ-P4	Amend	<p>AMEND GRUZ-P4, as follows:</p> <p>Ensure land use activities are undertaken in a manner that maintains the rural character and amenity of the General rural zone <u>which includes through limiting site coverage and density of buildings and structures enabled in the General rural zone.</u></p> <p>(1) A predominance of primary production activities;</p> <p>(2) Low site coverage and density of buildings and structures; and</p> <p>(3) Typical adverse effects from primary production...</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> The outcome sought by GRUZ-P4 is not realistic or an accurate reflection of existing land use for large areas that have been zoned General Rural zone where the cadastral pattern is such that primary production activities can no longer be undertaken. Submitter considers parts of this policy are unnecessary and that it should be amended as suggested to focus on managing amenity values through scale and density noting that GRUZ-P2 establishes what the typical adverse effects from primary production activities are that should be anticipated in the zone.
315.78	Horizon Surveying & Land Development	GRUZ-P4	Amend	<p>AMEND GRUZ-P4 to include the requirement to avoid, remedy, or mitigate adverse effects of subdivision and development on the rural character and amenity values, including the avoidance or mitigation of ribbon development.</p>	<ul style="list-style-type: none"> GRUZ-P4 should include the requirement to avoid, remedy, or mitigate adverse effects of subdivision and development on the rural character and amenity values, including the avoidance or mitigation of ribbon development.
136.170	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-P4	Support	<p>AMEND GRUZ-P4 as follows:</p> <p>Ensure land use activities are undertaken in a manner that <u>Maintains</u> the rural character and amenity values of the General rural zone, <u>which includes by:</u></p> <p>1. <u>Retaining</u> a predominance of primary production activities;</p> <p>2. <u>Limiting the Low site coverage and density of buildings and structures to support rural open spaces</u>; and</p> <p>3. <u>Recognising Typical adverse that effects from primary production activities such as odour, noise, dust, heavy traffic movements, and agrichemical use fertilizer application, crop spraying and forestry harvesting are typical of associated with a rural working environment and are acceptable in this context.</u></p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part GRUZ-P4 as notified. Amendments have been recommended to make the policy more concise, improve readability and align with requested amendments to GRUZ-P2.
136.171	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-P5	Support	<p>RETAIN GRUZ-P5 as notified.</p> <p>OR</p> <p>With wording with similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-P5 as notified.
212.41	BA & JK Paton Ltd	GRUZ-P4	Support	<p>RETAIN GRUZ-P4.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
217.150	Cato Bolam Consultants Limited	GRUZ-P4	Support	<p>RETAIN GRUZ-P4.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
140.93	Horticulture New Zealand	GRUZ-P5	Amend	<p>ADD the following clause to GRUZ-P5:</p> <p><u>4. Do not result in reverse sensitivity effects on primary production activities</u></p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> If non-rural activities have functional need to be located within the General rural zone then they need to avoid reverse sensitivity effects.
149.115	Royal Forest and Bird Protection Society of New Zealand Incorporated	GRUZ-P5	Amend	<p>ADD to GRUZ-P5 as follows:</p> <p><u>Involve maintenance or restoration of indigenous biodiversity.</u></p> <p>AND</p> <p>AMEND GRUZ-P5 to ensure clause 3 does not apply to the additional clause sought above.</p>	<ul style="list-style-type: none"> The submitter recognises that productive land requires protection in accordance with the National Policy Statement on Highly Productive Land. However, as parts of the General rural zone contain indigenous biodiversity, GRUZ-P5 needs to be explicit in providing for maintenance and restoration activities, as well as

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				AND Any consequential amendments and alternative relief to address the concerns raised.	being clear that restoration and enhancement are non-rural activities that do not need to be avoided.
248.38	Journeys End Limited	GRUZ-P5	Amend	AMEND GRUZ-P5 as follows: Avoid non-rural activities in the General rural zone unless they: 1. Have a functional or operational need to locate in the General rural zone; and 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. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> This avoid policy is too narrow and will result in unnecessary constraints on economic development in the rural environment. The amendments will continue to protect highly productive land while removing the uncertainty around what is 'compatible'.
249.15	Khans Developments and Investments Limited	GRUZ-P5	Amend	AMEND GRUZ-P5 as follows: Avoid Enable non-rural activities in the General rural zone unless provided they: 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. OR Alternative relief with similar effect.	<ul style="list-style-type: none"> To enable non-rural activities that do not have a functional or operational need to be located in the General rural zone but are compatible with primary production activities.
263.47	Daytona Trust	GRUZ-P5	Amend	DELETE from GRUZ-P5 the requirement for activities to have a functional or operational need, but retain the requirement for compatibility, as follows: Avoid non-rural activities in the General rural zone unless they: 1. Have a functional or operational need to locate in the General rural zone; 2. 1. Are compatible with primary production activities; and 3. 2. Do not result in the loss of availability and productive capacity of highly productive land including consideration of the cumulative effects of such losses. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Functional and operational need is an inappropriate test here for activities that may not necessarily be rural productive activities themselves but are either supportive of such activities or otherwise compatible.
289.47	Tappenden Holdings Limited	GRUZ-P5	Amend	AMEND GRUZ-P5 to delete the requirement for activities to have a functional or operational need, but retain the requirement for compatibility, as follows: Avoid non-rural activities in the General rural zone unless they: 1. Have a functional or operational need to locate in the General rural zone; 2. 1. Are compatible with primary production activities; and 3. 2. Do not result in the loss of availability and productive capacity of highly productive land including consideration of the cumulative effects of such losses. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Functional and operational need is an inappropriate test here for activities that may not necessarily be rural productive activities themselves but are either supportive of such activities or otherwise compatible.
293.20	Vermont Street Partners Limited	GRUZ-P5	Amend	AMEND the Proposed District Plan to include a zone that provides for rural residential type development on land that no longer has productive ability, noting that the submitter is seeking inclusion of a Large lot residential zone or Rural lifestyle zone as outlined elsewhere in their submission. This submission is in the context of GRUZ-P5. AND Any further necessary consequential amendments.	<ul style="list-style-type: none"> Development across the existing residential cadastral patterns encompassed by this expansive zone will likely be unable to meet all of the criteria under GRUZ-P5. This policy as worded is particularly problematic given that there are no 'enabling' provisions for residential development and subsequently does not align with the strategic direction or the existing and consented development pattern surrounding Mangawhai.
300.59	Bream Tail Residents Association Incorporated	GRUZ-P5	Amend	AMEND GRUZ-P5 to delete the requirement for activities to have a functional or operational need, but retain the requirement for compatibility, as follows: Avoid non-rural activities in the General rural zone unless they: 1. Have a functional or operational need to locate in the General rural zone; 2. 1. Are compatible with primary production activities; and	<ul style="list-style-type: none"> Functional and operational need is an inappropriate test here for activities that may not necessarily be rural productive activities themselves but are either supportive of such activities or otherwise compatible.

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				3-2. Do not result in the loss of availability and productive capacity of highly productive land including consideration of the cumulative effects of such losses. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	
309.90	Clarus	GRUZ-P5	Amend	AMEND GRUZ-P5 as follows: GRUZ-P5 Non-rural activities <u>Activities not dependent on the land resource</u> Avoid non-rural activities that are not dependent on the land resource in the General rural zone unless they: 1. have a functional or operational need... AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> In another part of this submission, the submitter states that 'non-rural' is an unclear term and should be deleted from the Proposed District Plan. In this policy we suggest it is replaced with another term such as 'activities not dependent on the land resource'. This is a narrower and more precise term than 'non-rural', which the Proposed District Plan has applied quite broadly to include primary production and some other activities associated with it.
251.8	Leighway Holdings Limited	GRUZ-P5	Oppose	AMEND GRUZ-P5 as follows: Avoid- Discourage non-rural activities in the General rural zone unless they: 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. AND Any consequential or further amendments necessary to give effect to the relief sought and reasons given.	<ul style="list-style-type: none"> The effect of the three criteria is that almost all non-rural activities would fail to pass the criteria. The policy should be amended to clarify that such non-rural activities are discouraged, but not necessarily avoided.
212.42	BA & JK Paton Ltd	GRUZ-P5	Support	RETAIN GRUZ-P5. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.151	Cato Bolam Consultants Limited	GRUZ-P5	Support	RETAIN GRUZ-P5. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.177	Horizon Surveying & Land Development	GRUZ-P5	Support	RETAIN GRUZ-P5.	<ul style="list-style-type: none"> No reasons provided.
140.94	Horticulture New Zealand	GRUZ-P6	Amend	DELETE GRUZ-P6.2. and GRUZ-P6.3. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Only GRUZ-P6.1. is supported, other communal housing within the General rural zone is opposed.
136.172	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-P6	Support	RETAIN GRUZ-P6 as notified. OR Wording to similar effect. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-P6 as notified.
212.43	BA & JK Paton Ltd	GRUZ-P6	Support	RETAIN GRUZ-P6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.152	Cato Bolam Consultants Limited	GRUZ-P6	Support	RETAIN GRUZ-P6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.178	Horizon Surveying & Land Development	GRUZ-P6	Support	RETAIN GRUZ-P6.	<ul style="list-style-type: none"> No reasons provided.
140.95	Horticulture New Zealand	GRUZ-R1	Amend	DELETE GRUZ-R1.1.b. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter opposes requiring all accessory buildings to not be located on Highly Productive Land (HPL). The National Policy Statement for Highly Productive Land (NPS-HPL) recognises supporting activities and Clause 3.9 provides for greenhouses to be located on HPL. Provision for greenhouses shows

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					<p>that the use or development of HPL is not inappropriate where it provides for intensive greenhouse activities.</p> <ul style="list-style-type: none"> As such, the 500m² limit is opposed and the submitter considers this aspect of the provision to be unreasonable for rural sites as it does not reflect the need for farm buildings or variation in lot sizes. The submitter asks what the effect of concern is here?
212.44	BA & JK Paton Ltd	GRUZ-R1	Amend	<p>AMEND the activity status of GRUZ-R1.3 (inferred) from discretionary to restricted discretionary and include matters for discretion,</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R1.3 (inferred) from discretionary to a non-complying activity status.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> Specifically, the above relief has been requested as the GRUZ-R1.3 Discretionary Activity status creates uncertainty as to the matters that will be assessed.
217.153	Cato Bolam Consultants Limited	GRUZ-R1	Amend	<p>AMEND the activity status of GRUZ-R1.3. to Restricted Discretionary and include Matters of Discretion.</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R1.3. to Non-Complying.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief, as they consider that the GRUZ-R1.3. Discretionary status creates uncertainty over the matters that will be assessed.
253.30	McRobbie Dowling Limited	GRUZ-R1	Amend	<p>AMEND GRUZ-R1 to clarify the maximum gross floor area of building size for primary activities in the General rural zone.</p>	<ul style="list-style-type: none"> It is unclear what the maximum GFA of any building must be in the general rural zone. While accessory buildings are limited to a GFA of 500m² it is unclear if there is a restriction on building size for primary activities.
136.174	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-R1	Support	<p>AMEND GRUZ-R1 as follows:</p> <p>3. Activity status when compliance with GRUZ-R1.b not achieved: Discretionary Restricted discretionary</p> <p>4. Matters over which discretion is restricted:</p> <p><u>a. Effects on rural character, including the intensity and scale of the built form;</u></p> <p><u>b. Effects on amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight;</u></p> <p><u>c. Landscaping to mitigate impacts on visual amenity values;</u></p> <p><u>d. Within 25 m of the coastal marine area:</u></p> <p><u> i. effects on the natural character, landscape, ecological, public access and cultural values of the waterbody; and</u></p> <p><u> ii impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins;</u></p> <p><u>e. Setbacks to site boundaries and sensitive activities;</u></p> <p><u>f. Servicing and access;</u></p> <p><u>g. Intended use of the building and fit with the purpose of the zone.</u></p> <p>OR</p> <p>Wording that gives similar effect to the relief sought.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-R1. However, discretionary status when compliance with rule GRUZ-R1.b. is not achieved is opposed. The Council can reasonably identify all of effects or issues the activity may have, and as such they should list them in rule with restricted discretionary status. This would improve certainty and efficiency for both landowners and the Council. The activity is not sufficiently complex, or its effects uncertain, to justify discretionary rule status.
309.91	Clarus	GRUZ-R1	Support	<p>RETAIN GRUZ-R1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provision is necessary and appropriate.
315.79	Horizon Surveying & Land Development	GRUZ-R1	Support	<p>RETAIN GRUZ-R1.</p>	<ul style="list-style-type: none"> No reasons provided.
140.96	Horticulture New Zealand	GRUZ-R2	Amend	<p>AMEND GRUZ-R2 as follows:</p> <p>Agricultural, pastoral or horticultural activities, or forestry activities not regulated by the NES-CF (excluding greenhouses and intensive indoor primary production)</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The National Policy Statement for Highly Productive Land (NPS-HPL) recognises supporting activities and Clause 3.9 provides for greenhouses to be located on HPL. Provision for greenhouses shows that the use or development of HPL is not inappropriate where it provides for intensive greenhouse activities.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
231.35	S Cullen	GRUZ-R2	Amend	AMEND Rule GRUZ-R2 to remove reference to offensive trades. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Many defined offensive trades are also considered rural industries and should be enabled in rural areas as intended by GRUZ-O1 and GRUZ-P1.
253.31	McRobbie Dowling Limited	GRUZ-R2	Amend	AMEND GRUZ-R2 as follows: GRUZ-R2 Agricultural, pastoral or horticultural activities, <u>quarrying or mining activities</u> , or forestry activities not regulated by the NES-CF (excluding greenhouses and intensive indoor primary production) ... AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Quarrying or mining is defined as a primary production activity. Therefore, clear provision for these activities is sought as a permitted activity to give effect to the General Rural zone objectives and policies.
136.175	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-R2	Support	RETAIN GRUZ-R2 as notified. OR With similar wording that achieves the same outcome. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-P2 as notified.
212.45	BA & JK Paton Ltd	GRUZ-R2	Support	RETAIN GRUZ-R2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.154	Cato Bolam Consultants Limited	GRUZ-R2	Support	RETAIN GRUZ-R2.e. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
263.48	Daytona Trust	GRUZ-R2	Support	RETAIN GRUZ-R2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The rule appropriately provides for agricultural, pastoral or horticultural activities as a permitted activity.
289.48	Tappenden Holdings Limited	GRUZ-R2	Support	RETAIN GRUZ-R2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The rule appropriately provides for agricultural, pastoral or horticultural activities as a permitted activity.
300.60	Bream Tail Residents Association Incorporated	GRUZ-R2	Support	RETAIN GRUZ-R2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The rule appropriately provides for agricultural, pastoral or horticultural activities as a permitted activity.
315.179	Horizon Surveying & Land Development	GRUZ-R2	Support	RETAIN GRUZ-R2.	<ul style="list-style-type: none"> No reasons provided.
8.2	Dhivian Govender	GRUZ-R3	Amend	AMEND GRUZ-R3 (inferred) to allow lots over 24 hectares to have multiple dwellings for worker accommodation, rental income and/or multi-generational living.	<ul style="list-style-type: none"> Only allowing for one residential dwelling per 24 hectare site is not feasible if the community is to grow, and growth is important for future revenue. Creating flexibility for rural landowners and permitting minor residential units will provide housing options and enable growth. There should be clear guidelines that balance development and safety.
212.46	BA & JK Paton Ltd	GRUZ-R3	Amend	AMEND the activity status of GRUZ-R3.2 (inferred) from discretionary to restricted discretionary and include matters of discretion. OR AMEND the activity status of GRUZ-R3.2 (inferred) from discretionary to non-complying. AND ADD a specific policy and associated rule pathway for rural worker housing that is not tied solely to site size, but to demonstrate need and integration with primary production. No specific decision requested; however, the submission considers that GRUZ-R3 contradicts SUB-S1.8 AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The GRUZ-R3.2 discretionary activity status creates uncertainty as to the matters that will be assessed. Contradicts SUB-S1.8 Allotments must have a minimum net site area of 12ha yet General rural zone and Rural Lifestyle Zone – Section 32 Evaluation Report1 states: . Non-compliance with these conditions would require a discretionary activity resource consent. 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) to help maintain the rural character and amenity values of the zone 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.

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217.155	Cato Bolam Consultants Limited	GRUZ-R3	Amend	AMEND the activity status of GRUZ-R3 to restricted discretionary, and include matters for discretion or change to non-complying. OR AMEND the activity status of GRUZ-R3 to Non-Complying. AND AMEND GRUZ-R3 to align with SUB-S1.8. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has requested the above amendments for the following reasons: GRUZ-R3.2 discretionary activity status creates uncertainty as to the matters that will be assessed. GRUZ-R3 seems to contradict SUB-S1.8 Allotments must have a minimum net site area of 12ha even though General rural and Rural lifestyle zone s32 Evaluation Report states that: "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) to help maintain the rural character and amenity values of the zone. Non-compliance with these conditions would require a discretionary activity resource consent.
315.80	Horizon Surveying & Land Development	GRUZ-R3	Amend	AMEND GRUZ-R3 by rewording it to improve clarity and useability.	<ul style="list-style-type: none"> Submitter considers the wording is unnecessarily complex and may hinder interpretation or compliance.
140.97	Horticulture New Zealand	GRUZ-R3	Oppose	AMEND GRUZ-R3 to include greater controls on sensitive activities within the General rural zone. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Hectare threshold reasoning is not clear and will introduce a number of new sensitive activities to the General rural zone.
136.176	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-R3	Support	RETAIN GRUZ-R3 as notified. OR With similar wording. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-R3 as notified.
263.49	Daytona Trust	GRUZ-R3	Support	RETAIN GRUZ-R3. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The ability to construct one residential unit on a site less than 24 hectares as a permitted activity is supported.
289.49	Tappenden Holdings Limited	GRUZ-R3	Support	RETAIN GRUZ-R3. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The ability to construct one residential unit on a site less than 24 hectares as a permitted activity is supported.
300.61	Bream Tail Residents Association Incorporated	GRUZ-R3	Support	RETAIN GRUZ-R3. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The ability to construct one residential unit on a site less than 24 hectares as a permitted activity is supported.
8.3	Dhivian Govender	GRUZ-R4	Amend	AMEND GRUZ-R4 (inferred) to increase the maximum gross floor area for minor residential dwellings from 90m ² to 120m ² .	<ul style="list-style-type: none"> Creating flexibility for rural landowners and permitting minor residential units will provide housing options and enable growth. There should be clear guidelines that balance development and safety.
140.98	Horticulture New Zealand	GRUZ-R4	Amend	AMEND GRUZ-R4.1.c and d. as follows (note referencing error in submission: c. The separation distance between the minor residential unit and the principal residential unit is no greater than 50m; and d. The minor residential unit has a maximum GFA of 90m ² 120m ² excluding decks and any garage or carport. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter opposes 50m maximum separation between minor and principal residential units, and the 90m² maximum GFA. Separation is oftentimes required so workers can be close to the production activity or for privacy. Moreover, 90m² is not enough for permanent orchard workers and a family. It is questioned how this rule will interact with 2026 granny flat rules?
212.47	BA & JK Paton Ltd	GRUZ-R4	Amend	AMEND the activity status of GRUZ-R4.2 from a discretionary to a restricted discretionary, and include matters of discretion, OR AMEND the activity status of GRUZ-R4.2 from discretionary to non-Complying. AND	<ul style="list-style-type: none"> Specifically, the above relief has been requested as the GRUZ-R4.2 Discretionary Activity status creates uncertainty as to the matters that will be assessed.

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				Any other relief that is consistent with and/or consequential to the submission.	
217.157	Cato Bolam Consultants Limited	GRUZ-R4	Amend	AMEND the activity status of GRUZ-R4.2. to Restricted Discretionary and include Matters of Discretion. OR AMEND the activity status of GRUZ-R4.2 to Non-Complying. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought this relief as they are of the opinion that a discretionary activity status creates uncertainty as to the matters that will be assessed.
222.30	Kaipara District Council	GRUZ-R4	Amend	AMEND GRUZ-R4 Minor residential unit and standards to be consistent with the same rule in other zones. AND Review the distance required from the principal residential unit.	<ul style="list-style-type: none"> There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation. Additionally the distance required from the principal residential unit needs to be reviewed, which is currently stated to be 50m.
263.50	Daytona Trust	GRUZ-R4	Amend	DELETE the requirement under GRUZ-R4.1.c. which requires the separation distance between the minor residential unit and the principal residential unit to be no greater than 50m. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The requirement for the separation distance is unnecessary and, in some part, runs counter to the benefit created by the rule. There are many varied reasons for minor residential units in the rural environments. These include housing for extended family through to housing for property caretakers (where separation for privacy reasons or in fact just to maintain a degree of independence between occupants is desirable). In addition, on large properties, minor residential units, can sometimes be located at entranceways for security, and not necessarily close to the primary dwelling.
289.50	Tappenden Holdings Limited	GRUZ-R4	Amend	DELETE the requirement under GRUZ-R4.1.c for the separation distance between the minor residential unit and the principal residential unit to be no greater than 50m. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The requirement for the separation distance is unnecessary and, in some part, runs counter to the benefit created by the rule.
300.62	Bream Tail Residents Association Incorporated	GRUZ-R4	Amend	DELETE the requirement under GRUZ-R4.1.c for the separation distance between the minor residential unit and the principal residential unit to be no greater than 50m. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The requirement for the separation distance is unnecessary and, in some part, runs counter to the benefit created by the rule.
136.177	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-R4	Support	RETAIN GRUZ-R4 as notified. OR With similar wording. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-R4 as notified.
315.180	Horizon Surveying & Land Development	GRUZ-R4	Support	RETAIN GRUZ-R4.	<ul style="list-style-type: none"> No reasons provided.
110.10	Astute Consulting	GRUZ-R5	Amend	AMEND GRUZ-R5 Home Business or GRUZ-R19 Commercial activity to resolve the contradiction of these two rules having a different activity status. OR AMEND the definitions of "Home business" and/or "Commercial activity" to make it clear how these activities are different.	<ul style="list-style-type: none"> Most home businesses are a commercial activity. The submitter considers that there is a contradiction between the activity status of home business (permitted) and commercial activity (non-complying) in the General rural zone.
136.178	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-R5	Support	AMEND GRUZ-R5 as follows: Activity status: Permitted The establishment of a new, or alteration or expansion of an existing, home business (including roadside stalls or rural produce stalls)...	<ul style="list-style-type: none"> The submitter supports GRUZ-R5 in part. New policy direction to support rule GRUZ-R5 has been requested (refer submission point 136.173) as it is unclear if policy GRUZ-P1 actively supports home businesses, because the policy references ancillary activities and rural activities, of which home business may be neither. It is unclear if rural produce stalls / roadside stalls (as included in the Definitions section of the Proposed District Plan), are home businesses or ancillary activities, or neither. If rural produce stalls / roadside stalls are captured by this rule, then that provision should be made clearer.

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Summary of Submissions for the topic of: General Rural Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
					<ul style="list-style-type: none"> It is presumed that rural contractors are considered 'rural industry', as if they were captured by this rule, then the time restrictions and accessory building size limits are too onerous.
140.99	Horticulture New Zealand	GRUZ-R5	Amend	<p>DELETE GRUZ-R5.1.d. AND ADD the following clause to GRUZ-R5: <u>d. This activity complies with the following rule requirements:</u> <u>i. Sensitive Activity Setbacks</u></p> <p>AND Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> There is no functional need for childcare to be located within the General rural zone. As drafted, there is no setback requirement.
212.48	BA & JK Paton Ltd	GRUZ-R5	Amend	<p>ADD the following clauses to GRUZ-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></p> <p>AND AMEND the activity status of GRUZ-R5.2 from a discretionary to a restricted discretionary and include matters of discretion. OR AMEND the activity status of GRUZ-R5.2 from discretionary to non-complying. AND Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> 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.
217.158	Cato Bolam Consultants Limited	GRUZ-R5	Amend	<p>ADD the following clauses to GRUZ-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; and</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></p> <p>and AMEND the activity status of GRUZ-R5.2 to Restricted Discretionary and include Matters of Discretion. OR AMEND the activity status of GRUZ-R5.2 to Non-Complying. AND Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has requested the relief outlined above for the following reasons: 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. GRUZ-R5.2 discretionary activity status provides uncertainty over the matters that will be assessed.
231.36	S Cullen	GRUZ-R5	Amend	<p>AMEND GRUZ-R5 to remove reference to offensive trades. AND Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Many defined offensive trades are also considered rural industries and should be enabled in rural areas as intended by GRUZ-O1 and GRUZ-P1.
315.181	Horizon Surveying & Land Development	GRUZ-R5	Support	RETAIN GRUZ-R5.	<ul style="list-style-type: none"> No reasons provided.

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Summary of Submissions for the topic of: General Rural Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
136.179	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-R6	Support	RETAIN GRUZ-R6 as notified. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-R6 as notified.
140.100	Horticulture New Zealand	GRUZ-R6	Amend	AMEND GRUZ-R6 as follows: a. The activity is undertaken within: i. A residential unit; ii. A minor residential unit; or iii. An accessory building with GFA of no greater than 90m²; and b. No more than ten <u>five</u> visitors per night are accommodated per site. c. The registered proprietor resides permanently on-site; d. This activity complies with the following rule requirements: i. <u>Sensitive Activity Setbacks</u> AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Visitor accommodation should only be provided for in a residential unit. 10 visitors per night is excessive in the General rural zone. A setback requirement is requested.
212.49	BA & JK Paton Ltd	GRUZ-R6	Amend	AMEND the activity status of GRUZ-R6.2 from discretionary to restricted discretionary, and include matters of discretion OR AMEND the activity status of GRUZ-R6.2 from discretionary to non-complying. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought the above relief as the Discretionary Activity status creates uncertainty as to the matters that will be assessed.
217.159	Cato Bolam Consultants Limited	GRUZ-R6	Amend	AMEND the activity status of GRUZ-R6.2 to Restricted Discretionary and include Matters of Discretion. OR AMEND the activity status of GRUZ-R6.2 to Non-Complying. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that GRUZ-R6.2 discretionary activity status creates uncertainty over the matters that will be assessed.
315.81	Horizon Surveying & Land Development	GRUZ-R6	Amend	DELETE the numeric visitor limit from GRUZ-R6 and manage effects through performance standards (e.g., by size of building or floor spaces used for visitor accommodation).	<ul style="list-style-type: none"> The prescriptive cap on visitor numbers is opposed.
136.180	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-R7	Support	AMEND GRUZ-R7 to clarify the scope of 'conservation activity' that the rule permits. AND/OR ADD a definition of "Conservation activity" to ensure only activities with minor effect are permitted. For example: <u>Conservation activity means weed and pest control, fencing, restoration planting, associated environmental research and education activities.</u> AND PROVIDE for non-permitted activities associated with conservation, such conservation tourism, or public conservation visitor facilities with restricted discretionary or discretionary rule status. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports in part GRUZ-R7. There are concerns that the term 'conservation activity' is undefined. It is queried whether this would include activities such as construction of boardwalks, or conservation tourism activities such as car parking, shelters / information areas and toilets. Such activities have the potential to result in reverse sensitivity issues with primary production activities.
146.47	New Zealand Agricultural Aviation Association	GRUZ-R7	Support	RETAIN GRUZ-R7 as notified.	<ul style="list-style-type: none"> Supports conservation activities being enabled as permitted activities.
212.50	BA & JK Paton Ltd	GRUZ-R7	Support	RETAIN GRUZ-R7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.160	Cato Bolam Consultants Limited	GRUZ-R7	Support	RETAIN GRZ-R7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.

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Summary of Submissions for the topic of: General Rural Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
267.30	Northland Fish and Game Council	GRUZ-R7	Support	RETAIN GRUZ-R7 as notified.	<ul style="list-style-type: none"> The submitter supports conservation activities as permitted activities.
315.182	Horizon Surveying & Land Development	GRUZ-R7	Support	RETAIN GRUZ-R7.	<ul style="list-style-type: none"> No reasons provided.
110.8	Astute Consulting	GRUZ-R8	Amend	<p>AMEND GRUZ-R8 to provide clarity on the difference between rural industry managed by this rule and commercial or industrial activities (managed under GRUZ-R19 and GRUZ-R20 respectively).</p> <p>OR</p> <p>AMEND the definitions of "rural industry", "commercial activities" and "industrial activities" to make it clear how these activities are different.</p>	<ul style="list-style-type: none"> Need a clear difference between rural industry (permitted) and commercial or industrial activities (non-complying).
136.181	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-R8	Support	<p>AMEND GRUZ-R8 as follows:</p> <p>2. Activity status when compliance with GRUZ-R8.1.a, b or d not achieved: <u>Restricted</u> Discretionary</p> <p><u>X. Matters over which discretion is restricted:</u></p> <p><u>a. Effects on the transport network</u></p> <p><u>b. Effects on rural character and amenity</u></p> <p><u>c. For highly productive soils, land fragmentation and effects on productive use.</u></p> <p>OR</p> <p>Wording that gives similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part GRUZ-R8. However, the discretionary status when compliance with GRUZ-R8.1.a, b or d is not achieved is opposed. The Council can reasonably identify all of effects or issues the activity may have, and as such they should list them in rule with restricted discretionary status. This would improve certainty and efficiency for both landowners and the Council. The activity is not sufficiently complex, or its effects uncertain, to justify discretionary rule status.
212.51	BA & JK Paton Ltd	GRUZ-R8	Amend	<p>AMEND the activity status of GRUZ-R8.2 (note: submission refers to GRUZ-R7.2) from a discretionary activity to a restricted discretionary and include matters of discretion,</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R7.2 from discretionary to a non-complying activity status.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> Specifically, the above relief has been sought as GRUZ-R8.2 (note: submission refers to GRUZ-R7.2) discretionary activity status creates uncertainty as to the matters that will be assessed.
217.161	Cato Bolam Consultants Limited	GRUZ-R8	Amend	<p>AMEND the activity status of GRUZ-R8.2 to Restricted Discretionary and include Matters of Discretion.</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R8.2 to Non-Complying.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that GRUZ-R8.2 Discretionary activity status creates uncertainty over the matters that will be assessed.
222.34	Kaipara District Council	GRUZ-R8	Amend	<p>AMEND GRUZ-R8 Rural Industry for consideration to the number of traffic movements for this activity;</p> <p>AND</p> <p>AMEND TRANS Table 1 Traffic Intensity Factor to provide for Rural Industries.</p>	<ul style="list-style-type: none"> Traffic movements associated with rural industry operations may impact on neighbouring properties, including accessways and affect the amenity of an area. There is a need to consider as to whether the number of traffic movements should be included as a condition within the rule.
231.37	S Cullen	GRUZ-R8	Amend	<p>AMEND Rule GRUZ-R8 to include reference to offensive trades as a permitted activity.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Many defined offensive trades are also considered rural industries and should be enabled in rural areas as intended by GRUZ-O1 and GRUZ-P1.
248.41	Journeys End Limited	GRUZ-R8	Amend	<p>AMEND GRUZ-R8 as follows:</p> <p>Activity status: Permitted</p> <p>The establishment of a new, or alteration or expansion of an existing, rural industry <u>or rural commercial service</u>.</p> <p>Where:</p> <p>a. the activity area has a maximum GFA of 500m²; per site;</p> <p>b. there is no more than one rural industry <u>or rural commercial service</u> per site;</p> <p>c. the activity does not include any offensive trade; and</p> <p>d. the rural industry is not located on highly productive land.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Submission supports rural industry as a permitted activity in General rural zone, noting amendments are sought to the definition of rural industry. Seeks that this rule is amended to provide for rural commercial services as well.
249.10	Khans Developments and Investments Limited	GRUZ-R8	Amend	<p>AMEND GRUZ-R8 as follows:</p> <p>1. Activity status: Permitted</p> <p>The establishment of a new, or alteration or expansion of an existing, rural industry.</p>	<ul style="list-style-type: none"> Adopting the permitted pathway providing for Rural Industry in the Rural Zone from the Operative District Plan will allow for non-rural activities that are compatible with primary production activities.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: General Rural Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				<p>Where:</p> <p>a. The activity area has a maximum GFA of any building(s) used does not exceed 5,000m²; per site or 10% of the net site area, whichever is the lesser;</p> <p>b. There is no more than one rural industry per site;</p> <p>c. The activity does not include any offensive trade; and</p> <p>d. The rural industry is not located on highly productive land.</p> <p>2. Activity status when compliance with GRUZ-R8.1.a, b or d not achieved: Discretionary</p> <p>3. Activity status when compliance with GRUZ-R8.1.c not achieved: Non-Complying</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> Rural Industry activities can be located amongst primary production activities provided they do not affect the ability of those activities to operate. Rural Industry activities in a rural environment are often located on a small part of a site within a building or yard which isolates an activity and mitigates potential adverse effects. A discretionary activity status where compliance is not achieved is considered more appropriate than a non-complying activity status.
309.92	Clarus	GRUZ-R8	Support	<p>RETAIN GRUZ-R8.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Industry dependent on primary production should be provided for. This may include facilities for renewable fuels from agricultural feedstocks.
315.183	Horizon Surveying & Land Development	GRUZ-R8	Support	RETAIN GRUZ-R8.	<ul style="list-style-type: none"> No reasons provided.
212.52	BA & JK Paton Ltd	GRUZ-R9	Amend	<p>AMEND the activity status of GRUZ-R9.2 (inferred) from a discretionary to restricted discretionary and include matters of discretion 2 (note: submission also refers to GRUZ-R8.2)</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R9.2 (inferred) from a discretionary to non-complying. (note: submission also refers to GRUZ-R8.2)</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> Specifically, the above relief has been sought as GRUZ-R9.2 (inferred) discretionary activity status creates uncertainty as to the matters that will be assessed.
217.162	Cato Bolam Consultants Limited	GRUZ-R9	Amend	<p>AMEND the activity status of GRUZ-R9.2 to Restricted Discretionary and include Matters of Discretion.</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R9.2 to Non-Complying.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that GRUZ-R9.2 Discretionary activity status creates uncertainty over the matters that will be assessed.
140.101	Horticulture New Zealand	GRUZ-R9	Support	<p>RETAIN GRUZ-R9 as notified.</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> There is a functional need for emergency services facilities to be located within the Zone.
308.69	Fire and Emergency New Zealand	GRUZ-R9	Support	RETAIN GRUZ-R9 as notified.	<ul style="list-style-type: none"> The provision for emergency services facilities in the General rural zone as a permitted activity where it is not located on highly productive land is supported.
315.184	Horizon Surveying & Land Development	GRUZ-R9	Support	RETAIN GRUZ-R9.	<ul style="list-style-type: none"> No reasons provided.
217.163	Cato Bolam Consultants Limited	GRUZ-R10	Support	<p>RETAIN GRUZ-R10.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.185	Horizon Surveying & Land Development	GRUZ-R10	Support	RETAIN GRUZ-R10.	<ul style="list-style-type: none"> No reasons provided.
140.102	Horticulture New Zealand	GRUZ-R11	Amend	<p>ADD the following clause to GRUZ-R11:</p> <p><u>iv. Not to be located on highly productive land</u></p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The National Policy Statement for Highly Productive Land does not provide for papakainga housing on highly productive land.

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Summary of Submissions for the topic of: General Rural Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
50.30	Evolve Planning and Landscape Architecture	GRUZ-R11	Oppose	DELETE GRZ-R11 and replace with the current impervious surfaces percentage in the Rural zone.	<ul style="list-style-type: none"> The increase in the impervious areas permitted in the residential zone is not appropriate with the extent of flooding and stormwater issues within the District.
136.182	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-R12	Support	RETAIN GRUZ-R12 as notified.	<ul style="list-style-type: none"> The submitter supports GRUZ-R12 as notified.
212.53	BA & JK Paton Ltd	GRUZ-R13	Amend	CLARIFY the need for two separate activities and difference in purpose between GRUZ-R11 Papakainga housing, and GRUZ-R13 communal housing. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the above relief has been sought as: The submitter is unclear on the difference between GRUZ-R11 and GRUZ-R13. GRUZ-P6.1 provides for it to enable people to live communally where: <ol style="list-style-type: none"> There is a clear relationship between Māori and their ancestral land where papakainga housing is proposed...
217.164	Cato Bolam Consultants Limited	GRUZ-R13	Amend	AMEND GRUZ-R13 to clarify the need for two separate activities and the difference in purpose between GRUZ-R11 Papakainga Housing, and GRUZ-R13 Communal Housing. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above clarification as it is unclear what the difference between GRUZ-R11 Papakainga Housing, and GRUZ-R13 Communal Housing.
140.103	Horticulture New Zealand	GRUZ-R13	Oppose	DELETE GRUZ-R13. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> There is no functional need for communal housing within the General rural zone.
136.183	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-R13	Support	RETAIN GRUZ-R13 as notified.	<ul style="list-style-type: none"> The submitter supports GRUZ-R13 as notified.
140.104	Horticulture New Zealand	GRUZ-R14	Amend	AMEND GRUZ-R14 to include a requirement that the activity must not be located on highly productive land (inferred). AND AMEND GRUZ-R14 so the activity status when compliance is not achieved is non-complying. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> As drafted, there are no matters of discretion. If there is a functional need to be located within the General rural zone, highly productive land should be avoided.
140.105	Horticulture New Zealand	GRUZ-R15	Amend	AMEND GRUZ-R15 to include a requirement that the activity must not be located on highly productive land (inferred). AND AMEND GRUZ-R15 so the activity status when compliance is not achieved is non-complying. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> As drafted, there are no matters of discretion. If there is a functional need to be located within the General rural zone, highly productive land should be avoided.
140.106	Horticulture New Zealand	GRUZ-R16	Amend	AMEND GRUZ-R16 to include a requirement that the activity must not be located on highly productive land (inferred). AND AMEND GRUZ-R16 so the activity status when compliance is not achieved is non-complying. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> As drafted, there are no matters of discretion. If there is a functional need to be located within the General rural zone, highly productive land should be avoided.
140.107	Horticulture New Zealand	GRUZ-R17	Oppose	AMEND the activity status of GRUZ-R17 from discretionary to non-complying. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> There is no functional need for new, or expansions of existing educational facilities to be located within the General rural zone.
309.93	Clarus	GRUZ-R18	Support	RETAIN GRUZ-R18. AND	<ul style="list-style-type: none"> Discretionary status is appropriate.

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Summary of Submissions for the topic of: General Rural Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	
248.42	Journeys End Limited	GRUZ-R19	Amend	AMEND GRUZ-R19 to include new restricted discretionary activity rule to provide for commercial and industrial activities within proximity to the SH 1 corridor (see separate submission point). AND Any necessary consequential amendments.	<ul style="list-style-type: none"> To provide for commercial and industrial activities near the state highway where they do not result in reverse sensitivity effects or adversely impact the commercial viability of the district's centres.
249.8	Khans Developments and Investments Limited	GRUZ-R19	Amend	DELETE GRUZ-P19 and replace with the following : <u>1. Activity status: Permitted</u> <u>The establishment of a new, or alteration or expansion of an existing, commercial activity. Where:</u> <u>a. The gross floor area of any building(s) used for the Commercial Activity does not exceed 5,000m² or 10% of the net site area, whichever is the lesser.</u> <u>2. Activity Status when compliance not achieved:</u> <u>Discretionary</u> O R Alternative relief with similar effect.	<ul style="list-style-type: none"> Adopting the permitted pathway providing for Commercial Activities in the Rural Zone from the Operative District Plan will allow for non-rural activities that are compatible with primary production activities. Commercial activities can be located amongst primary production activities provided they do not affect the ability of those activities to operate. Commercial activities in a rural environment are often located on a small part of a site within a building or yard which isolates an activity and mitigates potential adverse effects. A discretionary activity status where compliance is not achieved is considered more appropriate than a non-complying activity status.
110.16	Astute Consulting	GRUZ-R19	Support	AMEND the activity status of GRUZ-R19 Commercial activities to be a discretionary activity and provide more clarity on what specific commercial activities are provided for.	<ul style="list-style-type: none"> The rural zone has always promoted a mixture of land uses and flexibility for people to run a business from home. Non-complying status for commercial and industrial activities will impact people's ability to earn an income from their property.
136.184	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-R19	Support	RETAIN GRUZ-R19 as notified, insofar as the Proposed District Plan otherwise provides for reasonably anticipated rural commercial activities.	<ul style="list-style-type: none"> The submitter supports GRUZ-R19, if visitor accommodation, home business, and rural produce stalls / roadside stalls are otherwise provided for as permitted activities and with restricted discretionary or discretionary status when compliance is not achieved. It would be helpful to amend the nested definition of the "Commercial activities" group (in DEF1) to include visitor accommodation, home business and rural produce stalls / roadside stalls. (refer submission point 136.185)
140.108	Horticulture New Zealand	GRUZ-R19	Support	RETAIN GRUZ-R19 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> These activities do not have a functional need to be located in the General rural zone and their activity status is supported.
110.15	Astute Consulting	GRUZ-R20	Amend	AMEND the activity status of GRUZ-R20 Industrial activity to be a discretionary activity and provide more clarity around what specific industrial activities are provided for.	<ul style="list-style-type: none"> The rural zone has always promoted a mixture of land uses and provided flexibility for people to run a business from home. Non-complying status for commercial and industrial activities will impact people's ability to earn an income from their property.
248.43	Journeys End Limited	GRUZ-R20	Amend	AMEND GRUZ-R20 to include new restricted discretionary activity rule to provide for commercial and industrial activities within proximity to the SH 1 corridor (see separate submission point). AND Any necessary consequential amendments.	<ul style="list-style-type: none"> To provide for commercial and industrial activities near the state highway where they do not result in reverse sensitivity effects or adversely impact the commercial viability of the district's centres.
249.9	Khans Developments and Investments Limited	GRUZ-R20	Amend	DELETE GRUZ-R20 and replace with the following : <u>1. Activity status: Permitted</u> <u>The establishment of a new, or alteration or expansion of an existing, industrial activity.</u> <u>Where:</u> <u>a. The GFA of any building(s) used for the Industrial Activity does not exceed 5,000m² or 10% of the net site area, whichever is the lesser.</u> <u>2. Activity Status when compliance not achieved:</u> <u>Discretionary</u> OR Alternative relief with similar effect.	<ul style="list-style-type: none"> Adopting the permitted pathway providing for Commercial Activities in the Rural Zone from the Operative District Plan will allow for non-rural activities that are compatible with primary production activities. Commercial activities can be located amongst primary production activities provided they do not affect the ability of those activities to operate. Commercial activities in a rural environment are often located on a small part of a site within a building or yard which isolates an activity and mitigates potential adverse effects.

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Summary of Submissions for the topic of: General Rural Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
					<ul style="list-style-type: none"> A discretionary activity status where compliance is not achieved is considered more appropriate than a non-complying activity status.
140.109	Horticulture New Zealand	GRUZ-R20	Support	RETAIN GRUZ-R20 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> These activities do not have a functional need to be located in the General rural zone and their activity status is supported.
140.110	Horticulture New Zealand	GRUZ-R21	Support	RETAIN GRUZ-R21 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> These activities do not have a functional need to be located in the General rural zone and their activity status is supported.
140.111	Horticulture New Zealand	GRUZ-R22	Support	RETAIN GRUZ-R22 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> These activities do not have a functional need to be located in the General rural zone and their activity status is supported.
140.113	Horticulture New Zealand	GRUZ-S1	Amend	AMEND GRUZ-S1.1.a. as follows: i. The height of the support structure frost fan (including blades) does not exceed 10.5m 15m above ground level; and ii. Blades do not rotate higher than 13.5m above ground level. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> As drafted, the height limit would trigger consent for frost fans which sit around 15m (including blades).
212.54	BA & JK Paton Ltd	GRUZ-S1	Amend	AMEND GRUZ-S1 by providing different heights for dwellings and other farming buildings/structures e.g. 9m for dwellings and accessory buildings, and 15m for other structures. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Certain rural buildings or structures could be higher than 10m. Dwellings are included in the provisions but does not need to be 10m in height in the General rural zone.
217.165	Cato Bolam Consultants Limited	GRUZ-S1	Amend	AMEND GRUZ-S1 to provide different heights for dwellings and other farm buildings or structures (e.g. 9m for dwellings and their accessory buildings, and 15m for other structures). AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has requested the above relief for the following reasons: 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.
263.52	Daytona Trust	GRUZ-S1	Amend	AMEND GRUZ-S1 to also exempt the following from the maximum height: a. <u>Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u> b. <u>Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.</u> AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Additional allowances should be made for roof top projections within specified parameters, specifically, solar and water heating components and satellite dishes above the roof line of the building. Requiring resource consents for the placement of such features where they exceed the height is inefficient and adds costs which do not outweigh the benefits.
289.52	Tappenden Holdings Limited	GRUZ-S1	Amend	AMEND GRUZ-S1 to also exempt the following from maximum height: a. <u>Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u> b. <u>Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.</u> AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Additional allowances should be made for roof top projections within specified parameters, specifically, solar and water heating components and satellite dishes above the roof line of the building. Requiring resource consents for the placement of such features where they exceed the height is inefficient and adds costs which do not outweigh the benefits.
300.64	Bream Tail Residents Association Incorporated	GRUZ-S1	Amend	AMEND GRUZ-S1 to also exempt the following from maximum height: a. <u>Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u> b. <u>Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.</u> AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Additional allowances should be made for roof top projections within specified parameters, specifically, solar and water heating components and satellite dishes above the roof line of the building. Requiring resource consents for the placement of such features where they exceed the height is inefficient and adds costs which do not outweigh the benefits.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
315.83	Horizon Surveying & Land Development	GRUZ-S1	Amend	AMEND GRUZ-S1 to reduce the maximum height to 8m as a permitted activity (inferred).	<ul style="list-style-type: none"> Further height restrictions should be in place to maintain rural character and visual amenity values.
140.114	Horticulture New Zealand	GRUZ-S2	Amend	ADD a Note to GRUZ-S2 as follows: <u>Note: Artificial crop protection structures are exempt from setback requirements.</u> AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Artificial crop protection structures are provided for without setback requirements in the new rule sought by the submitter, unless bordering a residential property.
158.11	Manulife Forest Management NZ Ltd	GRUZ-S2	Amend	AMEND GRUZ-S2.1 as follows: 1. All buildings and structures must be set back at least: a. 3m from every site boundary; and b. 10m from the road frontage; <u>and</u> c. 30m from commercial forestry.	<ul style="list-style-type: none"> Many District Plan have provisions for setbacks of new buildings neighbouring commercial forestry, and Setbacks are required to provide for any health and safety issues (e.g. if a tree was to be blown over).
248.44	Journeys End Limited	GRUZ-S2	Amend	AMEND GRUZ-S2 as follows: All buildings and structures must be set back at least: a. 3m from every site boundary <u>except where adjoining the HIZ;</u> <u>b. 10m from site boundaries adjoining the HIZ; and</u> c. 10m from the road frontage. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Most Heavy industrial zone land is surrounded by General rural zone. The proposed 3m setback is not adequate to protect HIZ zoned land from constraints resulting from reverse sensitivity effects.
26.80	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	GRUZ-S2	Oppose	DELETE GRUZ-S3.2.d AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> The standard is a setback from the CMA stating that they do not apply to infrastructure and network utilities. As the Infrastructure Chapter states that no zone rules apply to Infrastructure, these standards (even as exemption clauses) may cause confusion and are inconsistent with the intent of the plan structure.
70.2	James Barrett	GRUZ-S2	Oppose	ADD new clause to GRUZ-S2 that requires all building and development to be setback 25 metres from all river banks as it relates to the submitter's request for an additional Site and Area of Significance to Māori (see submission point 70.1) AND ADD requirement for sediment and water quality management monitoring to GRUZ-S2 for submitter's requested additional Site and Area of Significance to Māori (see submission point 70.1).	<ul style="list-style-type: none"> Deterioration of water quality and sediment build up within the submitter's site of significance.
136.186	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-S2	Support	RETAIN GRUZ-S2 as notified OR Words to similar intent.	<ul style="list-style-type: none"> The submitter supports GRUZ-S2 as notified.
212.55	BA & JK Paton Ltd	GRUZ-S2	Support	RETAIN GRUZ-S2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.166	Cato Bolam Consultants Limited	GRUZ-S2	Support	RETAIN GRUZ-S2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.82	Horizon Surveying & Land Development	GRUZ-S2	Support	RETAIN GRUZ-S2.	<ul style="list-style-type: none"> No reasons provided.
310.46	Fonterra Limited	GRUZ-S3	Amend	AMEND GRUZ-S3.2, as follows: The setbacks in GRUZ-S3.1 do not apply to: <ol style="list-style-type: none"> Buildings and structures that are permitted under the Natural Character chapter; Where there is a legally formed and maintained road; Fences; Infrastructure provided by a network utility operator (or other essential infrastructure); and Structures associated with vehicle or pedestrian access.	<ul style="list-style-type: none"> The Maungatūroto Site has infrastructure located within the setback requirements for the coastal marine area (e.g. the wastewater pipeline). Such infrastructure should be exempt from the setback requirements.
136.187	Federated Farmers of New Zealand (Inc) -	GRUZ-S3	Support	RETAIN GRUZ-S3 as notified. OR	<ul style="list-style-type: none"> The submitter supports GRUZ-S3 as notified.

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Summary of Submissions for the topic of: General Rural Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
	Northland Province			Words to similar intent.	
212.56	BA & JK Paton Ltd	GRUZ-S3	Support	RETAIN GRUZ-S3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.167	Cato Bolam Consultants Limited	GRUZ-S3	Support	RETAIN GRUZ-S3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
315.186	Horizon Surveying & Land Development	GRUZ-S3	Support	RETAIN GRUZ-S3.	<ul style="list-style-type: none"> No reasons provided.
140.115	Horticulture New Zealand	GRUZ-S4	Amend	AMEND GRUZ-S4.1. as follows: All buildings used for sensitive activities are set back at least 30m from the edge of any primary production activity. 300m from the edge of existing buildings housing animals associated with an intensive indoor primary production activity located on a site under separate ownership. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Oppose in part. As drafted, there are no setbacks from primary production activities provided. This means GRUZ-S2 setbacks would apply which only requires 3m.
136.188	Federated Farmers of New Zealand (Inc) - Northland Province	GRUZ-S4	Support	RETAIN GRUZ-S4 as notified. OR Words to similar intent.	<ul style="list-style-type: none"> The submitter supports GRUZ-S4 as notified.
212.57	BA & JK Paton Ltd	GRUZ-S4	Support	RETAIN GRUZ-S4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
217.168	Cato Bolam Consultants Limited	GRUZ-S4	Support	RETAIN GRUZ-S4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
310.47	Fonterra Limited	GRUZ-S4	Support	RETAIN GRUZ-S4.3 and GRUZ-S4.4.	<ul style="list-style-type: none"> This approach is consistent with the Operative District Plan and is required to protect Fonterra's lawfully established activities at the Maungatūroto Site from potential reverse sensitivity effects.
315.187	Horizon Surveying & Land Development	GRUZ-S4	Support	RETAIN GRUZ-S4.	<ul style="list-style-type: none"> No reasons provided.
149.110	Royal Forest and Bird Protection Society of New Zealand Incorporated	Notes:	Amend	AMEND the General rural zone rule notes by including cross references to Natural Character and Ecosystems and Indigenous Biodiversity chapters. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> The submitter recognises that the primary purpose of the General rural zone is to provide for rural production activities, there are areas of indigenous vegetation and indigenous fauna habitats throughout the rural zone. Natural character is also present including rivers, streams and wetlands. The General rural zone must recognise these attributes and set out the management approach as well as relevant higher-order documents. The National Policy Statement for Indigenous Biodiversity requires Council to recognise the importance of and provide for maintenance of indigenous biodiversity outside of Significant Natural Areas.
136.162	Federated Farmers of New Zealand (Inc) - Northland Province	Overview	Support	RETAIN the Overview of the General rural zone as notified. OR Wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports the General rural zone Overview.
149.109	Royal Forest and Bird Protection Society of New Zealand	Overview	Amend	ADD the following text to the Overview of the General rural zone chapter: <u>The General rural zone also contains important natural environment values, including areas of natural character and</u>	<ul style="list-style-type: none"> The submitter recognises that the primary purpose of the General rural zone is to provide for rural production activities, there are areas of indigenous vegetation and indigenous fauna habitats throughout

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
	Zealand Incorporated			<p><u>indigenous biodiversity. These values are expressed through natural features and indigenous vegetation that often provide habitat for indigenous fauna. The Council has responsibilities under the Resource Management Act 1991, National Policy Statement for Indigenous Biodiversity and Northland Regional Policy Statement, to preserve natural character and to protect, maintain, and where appropriate, restore indigenous biodiversity. Much of Kaipara's indigenous biodiversity and natural character has been lost or degraded. In response, the management approach for the General rural zone places emphasis on the protection and enhancement of remaining natural areas and ensures that land use and development are undertaken in a manner that supports these outcomes.</u></p> <p>AND</p> <p>Any consequential amendments and alternative relief to address the concerns raised.</p>	<p>the rural zone. Natural character is also present including rivers, streams and wetlands. The General rural zone Overview must recognise these attributes and set out the management approach as well as relevant higher-order documents. The National Policy Statement for Indigenous Biodiversity requires Council to recognise the importance of and provide for maintenance of indigenous biodiversity outside of Significant Natural Areas.</p>
249.11	Khans Developments and Investments Limited	Overview	Amend	<p>AMEND paragraphs 1 and 4 of the General rural zone overview to read as follows:</p> <p>1. ... "The General rural zone also provides for other activities that <u>support are compatible with primary production activities, including commercial and industrial activities and have a functional or operational need to be in a rural environment, such as rural industry.</u>"</p> <p>4. "Industrial and commercial activities <u>unrelated to primary production, including retail, are not anticipated or and</u> enabled in the General rural zone <u>provided they are compatible with primary production undertaken in the General rural zone as these are best located in urban areas with appropriate infrastructure. Locating these activities within urban areas also ensures that industrial and commercial activities are separated from potentially incompatible activities.</u>"</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> • To enable compatible non-rural activities.
309.87	Clarus	Overview	Amend	<p>AMEND the last sentence of the first paragraph of the Overview to the General rural zone chapter as follows:</p> <p>...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></p> <p>AND</p> <p>AMEND the fourth paragraph of the Overview to the General rural zone chapter as follows:</p> <p>Industrial and commercial activities unrelated to primary production <u>or the use of natural resources</u>, including retail, are not anticipated or enabled in the General rural zone as these are best located in urban areas with appropriate infrastructure.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> • The submitter acknowledges the primary purpose to the General rural zone but notes that infrastructure also needs to be in rural locations. The general tone of the chapter is that 'non-rural' activities do not belong in the rural zone. This is complicated by the lack of a definition for non-rural, making it a subjective term. • Linear infrastructure must be located in or pass through rural zones to connect centres of population. • Other infrastructure may also need to locate in rural zones to be close to natural resources, to have sufficient land to operate on, or to be distant from sensitive receivers.