

## **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](mailto: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: Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
125.16	Madara Vilde	General	Amend	<b>AMEND</b> the Proposed District Plan's framework relation to wetland management to: <ol style="list-style-type: none"> <li>explicitly incorporate the requirements of the National Environmental Standards for Freshwater (NES-FW 2020)</li> <li>apply more stringent controls to vegetation clearance and earthworks within wetland margins, including mechanisms to manage cumulative adverse effects of multiple small-scale indigenous vegetation clearance and earthworks activities on wetlands over time.</li> <li>clearly cross reference the requirement for resource consent from the Northland Regional Council (NRC) for activities within 10m of natural inland wetlands</li> </ol> See submission for further details.	<ul style="list-style-type: none"> <li>The submitter is concerned that:</li> <li>The treatment of wetlands in the plan is poorly integrated with the NES-FW requirements.</li> <li>The permitted earthworks and vegetation clearance thresholds are too high for ecologically sensitive environments, and do not adequately manage cumulative impacts.</li> <li>The policy framework for wetlands is weak without sufficiently robust controls to achieve it.</li> <li>The lack of reference to NRC consent requirements is not user friendly or clear and may result in regulatory gaps.</li> <li>See submission for further details.</li> </ul>
149.149	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<b>ADD</b> matters of discretion to NATC-R2 that address natural character effects where performance standards are not met. AND <b>ADD</b> performance standards to NATC-R2 for restricted discretionary activities related to preserving natural character. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>Where compliance is not achieved with the permitted rule, it is restricted discretionary and subject to performance standards. However, the matters of discretion are not included within the rules, nor are standards. This could be a drafting error which will need to be addressed.</li> </ul>
149.150	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<b>ADD</b> matters of discretion to NATC-R3 that address natural character effects where performance standards are not met. AND <b>ADD</b> performance standards to NATC-R3 for restricted discretionary activities related to preserving natural character. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>Where compliance is not achieved with the permitted rule, it is restricted discretionary and subject to performance standards. However, the matters of discretion are not included within the rules, nor are standards. This could be a drafting error which will need to be addressed.</li> </ul>
149.151	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<b>ADD</b> matters of discretion to NATC-R4 that address natural character effects where performance standards are not met. AND <b>ADD</b> performance standards to NATC-R4 for restricted discretionary activities related to preserving natural character. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>Where compliance is not achieved with the permitted rule, it is restricted discretionary and subject to performance standards. However, the matters of discretion are not included within the rules, nor are standards. This could be a drafting error which will need to be addressed.</li> </ul>
149.152	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<b>ADD</b> a new discretionary rule to the Natural Character chapter for subdivision in natural character areas. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>Subdivision is not covered by these rules, but this activity can be expected to be proposed in these areas. Section 6 of the Resource Management Act requires Kaipara Council to protect natural character from inappropriate subdivision, use and development.</li> </ul>
149.153	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<b>ADD</b> permitted and restricted discretionary rules to the Natural Character chapter for the establishment, maintenance and upgrade of accessways and tracks in natural character areas (to which apply the earthworks and indigenous vegetation clearance standards and a new standard requiring formed width to be 1.5m). AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>The submitter opposes NATC-R1 - R4 (NATC Rules) in part for the following reasons: <ul style="list-style-type: none"> <li>Establishing accessways and tracks are not covered by NATC Rules. However, both activities are expected within such areas.</li> <li>Section 6(a) Resource Management Act requires Council to protect natural character from inappropriate subdivision, use and development.</li> </ul> </li> </ul>
149.51	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<b>ADD</b> matters of discretion to NATC-R1 that address natural character effects where performance standards are not met. AND <b>ADD</b> performance standards to NATC-R1 for restricted discretionary activities related to preserving natural character. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>Where compliance is not achieved with the permitted rule, it is restricted discretionary and subject to performance standards. However, the matters of discretion are not included within the rules, nor are standards. This could be a drafting error which will need to be addressed.</li> </ul>
263.56	Daytona Trust	General	Amend	<b>DELETE</b> the mapped extent of the High Natural Character overlay from the following properties at Bream Tail so that it is removed from the building platforms and house sites, and their curtilage areas and access driveways: <ol style="list-style-type: none"> <li>15 Tuaraki Road, Mangawhai (LOT 6 DP 400385);</li> <li>17 Tuaraki Road, Mangawhai (LOT 5 DP 400385)</li> </ol> AND	<ul style="list-style-type: none"> <li>High Natural Character areas should not apply to building platforms and house sites, their curtilage areas and access driveways, with such areas not exhibiting natural character values.</li> <li>A number of such areas are identified at Bream Tail as being either fully or partly within a High Natural Character area and should properly be excluded.</li> </ul>

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				Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> <li>Method 4.5.4(2) of the Regional Policy Statement allows for the mapped areas to be changed at any time (using the Schedule 1 process).</li> </ul>
265.4	Environmental Defence Society Incorporated	General	Amend	<p><b>AMEND</b> the Natural Character chapter to give effect to national direction and regional planning instruments.</p> <p>AND</p> <p><b>RETAIN</b> the integrity of natural environment mapping (inferred).</p> <p>AND</p> <p><b>AMEND</b> relevant objectives, policies, rules and standards to ensure planning outcomes are achieved which will not jeopardise the integrity of Kaipara's natural environment.</p> <p>AND</p> <p>Any similar, consequential or alternative relief as is necessary to address the issues raised.</p>	<ul style="list-style-type: none"> <li>The submitter opposes the Natural Character chapter in part as it does not include mapped areas of significant indigenous vegetation and significant habitats of indigenous fauna - contrary to the National Policy Statement for Indigenous Biodiversity (NPS-IB) and the National Policy Statement for Freshwater Management. It is noted that the NPS-IB states that each territorial authority must undertake a district-wide assessment to identify area of significant indigenous vegetation or significant habitat of indigenous fauna that qualify as Significant Natural Areas (SNAs). This has not been done, and, without SNA mapping, the submitter does not consider that the Proposed District Plan gives effect to national direction or achieves the purpose of the Resource Management Act.</li> <li>Relying on future plan changes is not a solution. Rather, NPS-IB requirements should be incorporated into the Proposed District Plan now to enable the drafting of associated objectives, policies, rules and standards to ensure SNAs can be identified, protected, managed and restored (as required by National Planning Standards chapter 7, para 19). The same goes in regard to the National Policy Statement for Freshwater Management 2020 (NPS-FM).</li> <li>The submitter notes that a series of other natural environment features are mapped within the Proposed District Plan and this is supported. This includes ONL, ONF, HNC and ONC. However, it is integral that these features should continue to be protected and not be diminished (unless they no longer meet the required threshold).</li> <li>The submitter requests that the Ecosystems and Indigenous Biodiversity, Natural Character, Natural Features and Landscapes chapters are re-drafted to give effect to national direction and the Resource Management Act. Within these chapters, the following issues need to be considered: <ul style="list-style-type: none"> <li>Subdivision needs to be referred to alongside use and development.</li> <li>Regulatory thresholds should be strengthened.</li> <li>Activity statuses need to be 'ratcheted up'.</li> <li>Provision for earthworks and indigenous vegetation clearance should not be annually.</li> <li>Matters of control and discretion should provide for the protection, management and restoration of indigenous biodiversity and outstanding landscapes and features.</li> <li>The omissions in Proposed District Plan framework risk the loss of important natural values which require protection for future generations.</li> <li>The submitter suggests that provisions the same or similar to Auckland Council's natural environment mapping are included within the Proposed District Plan (provided in Attachment 1 of the submission).</li> </ul> </li> </ul>
283.149	Northpower Limited and Northpower Fibre Limited	General	Amend	<p><b>CLARIFY</b> the relationship between the Natural Character chapter, and the National Environmental Standards for Freshwater Management.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> <li>It is unclear how this chapter interacts with the National Environmental Standards for Freshwater Management in regard to natural wetlands, and whether consideration has been given to the potential for duplication of consenting requirements under these frameworks.</li> </ul>
283.153	Northpower Limited and Northpower Fibre Limited	General	Amend	<p><b>ADD</b> a new permitted activity rule to the Natural Character chapter enable new infrastructure within wetland, lake and river margins where there is an operational and functional need, and adverse effects are adequately managed.</p> <p>AND</p> <p><b>ADD</b> a new permitted activity rule to enable the ongoing operation, maintenance, repair and upgrading of existing infrastructure within wetland, lake and river margins.</p>	<ul style="list-style-type: none"> <li>To provide for the development, operation, maintenance, repair and upgrading of the electricity distribution network is appropriately provided for to ensure the continued resilience of this lifeline service throughout Northland.</li> </ul>

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				AND Any further necessary consequential amendments required.	
300.73	Bream Tail Residents Association Incorporated	General	Amend	<p><b>DELETE</b> the mapped extent of the High Natural Character overlay from the following properties at Bream Tail so that it is removed from the building platforms and house sites, and their curtilage areas and access driveways of the following properties at Bream Tail:</p> <ol style="list-style-type: none"> <li>15 Tuaraki Road, Mangawhai (LOT 6 DP 400385);</li> <li>17 Tuaraki Road, Mangawhai (LOT 5 DP 400385)</li> <li>21 Tuaraki Road, Mangawhai (LOT 1 DP 408561);</li> <li>21 Tangaroa Road, Mangawhai (LOT 9 DP 435202);</li> <li>36 Tangaroa Road, Mangawhai (Lot 3 DP 348513);</li> <li>23 Tangaroa Road, Mangawhai (Lot 8 DP 348513); and</li> <li>24 Tangaroa Road, Mangawhai (Lot 1 DP 348513).</li> </ol> <p>AND Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> <li>High Natural Character Areas should not apply to building platforms and house sites, their curtilage areas and access driveways, with such areas not exhibiting natural character values.</li> <li>A number of such areas are identified at Bream Tail as being either fully or partly within a High Natural Character Area and should properly be excluded.</li> <li>Method 4.5.4(2) of the Regional Policy Statement allows for the mapped areas to be changed at any time (using the Schedule 1 process).</li> </ul>
304.77	Director General of Conservation	General	Amend	<p><b>ADD</b> a new objective to the Natural Character chapter as follows:  <u>Identify and protect from inappropriate subdivision, use and development:</u></p> <ol style="list-style-type: none"> <li><u>The qualities and characteristics that make up the natural character of freshwater bodies and their margins.</u></li> </ol> <p>AND Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> <li>The submitter considers an objective is required to give effect to s6(a) of the Resource Management Act, Policy 13(2) of the New Zealand Coastal Policy Statement and Policy 3.14 of the Northland Regional Policy Statement - all of which require provision for the identification of natural character areas.</li> </ul>
304.78	Director General of Conservation	General	Amend	<p><b>ADD</b> a new objective to the Natural Character chapter as follows:  <u>Land use and subdivision is consistent with and does not compromise the characteristics and qualities of the natural character of wetland, lake and river margins.</u></p> <p>AND Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> <li>To ensure land use and subdivision is consistent with, and does not compromise, the natural characteristics and qualities of wetlands, lakes, rivers and their margins.</li> </ul>
319.12	J Warden	General	Amend	<p><b>AMEND</b> the Natural Character rules so that they are more in line with Regional and National Standards. Submitter considers the current wording creates an illusion of permissive activities that would otherwise not comply with Regional rules and National Standards. The submission references NATC-R3 and NATC-R4.</p>	<ul style="list-style-type: none"> <li>Many of the proposed rules appear to be more permissive than the Regional Council and National standard rules (e.g., NATC-R3 and NATC-R4).</li> </ul>
349.10	WS & R Smellie and McConaughy Family Trusts	General	Amend	<p><b>AMEND</b> the High Natural Character rules to provide for greater flexibility for residential development on large sites which do not currently support residential development on large sites.</p> <p>AND <b>AMEND</b> any other rules and standards that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> <li>Submitter notes that 'site' is defined in the Proposed District Plan to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title).</li> <li>The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the Proposed District Plan seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the Proposed District Plan and result in less cumulative adverse effects on natural and other values.</li> </ul>
349.11	WS & R Smellie and McConaughy Family Trusts	General	Amend	<p><b>AMEND</b> the High Natural Character standards to provide for greater flexibility for residential development on large sites which do not currently support residential development on large sites.</p> <p>AND <b>AMEND</b> any other rules and standards that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> <li>Submitter notes that 'site' is defined in the Proposed District Plan to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title).</li> <li>The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the Proposed District Plan seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems</li> </ul>

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					perverse as development on large sites would be at a lower density than anticipated in the Proposed District Plan and result in less cumulative adverse effects on natural and other values.
283.150	Northpower Limited and Northpower Fibre Limited	NATC-01	Amend	<b>AMEND</b> NATC-01 to read as follows: The natural character of wetland, lake and river margins is preserved, and protected from inappropriate subdivision, use and development, <u>while enabling the safe and efficient use, development, repair, maintenance, operation and upgrading of infrastructure.</u> AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> <li>To ensure the preservation and protection of natural character of wetland, lake and river margins is balanced with enabling the safe and efficient use, development, maintenance, operation and upgrading of infrastructure and network utilities.</li> <li>It is important that policies implement objectives.</li> </ul>
304.76	Director General of Conservation	NATC-01	Support	<b>RETAIN</b> NAT-01 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>The policy recognises and provides for s6(a) of the Resource Management Act.</li> </ul>
315.25	Horizon Surveying & Land Development	NATC-01	Support	<b>RETAIN</b> NATC-01.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
292.64	Transpower New Zealand Limited	NATC-P1	Amend	<b>AMEND</b> NATC-P1 to clarify that it does not apply to the National Grid. OR <b>AMEND</b> NATC-P1 to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> <li>Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan. As drafted, NATC-P1 could be interpreted to apply to the National Grid (as it is a use of land) when they do not.</li> <li>The submitter supports the recognition of the functional or operational need for buildings or structures to sometimes be located in areas of natural character.</li> <li>The submitter seeks amendment to these policies to give effect to the National Policy Statement on Electricity Transmission, and specifically Policy 8 of the National Policy Statement on Electricity Transmission which requires a 'seek to avoid' approach for new National Grid assets.</li> <li>As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the Infrastructure chapter.</li> </ul>
136.66	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P1	Support	<b>RETAIN</b> NATC-P1 as notified. OR With wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> <li>Supports policy NATC-P1 as notified.</li> </ul>
304.79	Director General of Conservation	NATC-P1	Support	<b>RETAIN</b> NATC-P1 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>The policy gives effect to s6(a) of the Resource Management Act, and Objective 3.14 of the Northland Regional Policy Statement.</li> </ul>
315.26	Horizon Surveying & Land Development	NATC-P1	Support	<b>RETAIN</b> NATC-P1.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
149.48	Royal Forest and Bird Protection Society of New Zealand Incorporated	NATC-P2	Amend	<b>AMEND</b> NATC-P2 by inserting an additional clause requiring any adverse effects to be avoided, remedied and mitigated. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>Though the submitter is not opposed to enabling clearance and earthworks for such activities, it considers that effects must be avoided, remedied and mitigated akin to NATC-P3.3. It is requested that clause 3 of NATC-P3 is added to NATC-P2 to ensure effects are avoided, remedied and mitigated.</li> </ul>
149.49	Royal Forest and Bird Protection Society of New Zealand Incorporated	NATC-P2	Amend	<b>AMEND</b> NATC-P2 by inserting ' <u>indigenous biodiversity present – including indigenous vegetation, indigenous species habitat and indigenous species</u> ' as matter to be had regard to. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>The submitter opposes NATC-P2 in part and request it is amended as the natural character of the coastal environment, water bodies and their margins support indigenous biodiversity, indigenous vegetation and habitats should all be matters to have regard to when assessing effects.</li> </ul>
267.9	Northland Fish and Game Council	NATC-P2	Amend	<b>ADD</b> a clause to NATC-P2 as follows: Enable indigenous vegetation clearance and earthworks within wetland, lake and river margins where it is for: 1. The repair or maintenance of lawfully established activities; 2. Safe clearance for existing overhead powerlines; 3. Health and safety of the public; 4. Biosecurity reasons; and	<ul style="list-style-type: none"> <li>Conservation activities should be provided for as part of this policy so that they are enabled.</li> </ul>



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				5. The sustainable non-commercial harvest for customary activities; <del>and</del> 6. <u>Conservation activities</u>	
283.151	Northpower Limited and Northpower Fibre Limited	NATC-P2	Amend	<b>AMEND</b> NATC-P2 as follows: 1. <u>The use, operation, maintenance, repair and upgrading of existing infrastructure;</u> AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> <li>To provide clarity, and to remain consistent with infrastructure enabling provisions within other chapters of the Proposed District Plan.</li> </ul>
292.79	Transpower New Zealand Limited	NATC-P2	Amend	<b>AMEND</b> NATC-P2 to clarify that it does not apply to the National Grid. OR <b>AMEND</b> NATC-P2 to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> <li>Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan.</li> <li>The submitter supports the recognition of the functional or operational need for buildings or structures to sometimes be located in areas of natural character.</li> <li>The submitter seeks amendment to these policies to give effect to the National Policy Statement on Electricity Transmission, and specifically Policy 8 of the National Policy Statement on Electricity Transmission which requires a 'seek to avoid' approach for new National Grid assets.</li> <li>As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the Infrastructure chapter.</li> </ul>
136.58	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P2	Support	<b>DELETE</b> NATC-P2. AND <b>ADD</b> NATC-P2 to the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.	<ul style="list-style-type: none"> <li>The submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter.</li> <li>The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.</li> </ul>
136.67	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P2	Support	<b>AMEND</b> NATC-P2 as follows: Enable indigenous vegetation clearance and earthworks within wetland, lake and river margins where it is for: 1. <del>The operation, repair or maintenance of lawfully established activities; ...</del> 4. Biosecurity reasons; <del>and</del> 5. The sustainable non-commercial harvest for customary activities; <del>and</del> 6. <u>New buildings or structures with an operational or functional need; and</u> 7. <u>Erosion or sediment control purposes.</u> AND <b>ADD</b> NATC-P2 into the Earthworks and Ecosystems and Biodiversity chapters. AND Any consequential amendments.	<ul style="list-style-type: none"> <li>The submitter supports provision for indigenous vegetation clearance and earthworks. However, amendment is sought to policy NATC-P2 to provide for indigenous vegetation clearance and earthworks associated with new buildings and structures that have an operational or functional need to be located within the margin (as provided for in NATC-P3) including fencing, and sediment or erosion control works.</li> <li>The submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance are in the Ecosystems and Indigenous Biodiversity chapter and all provisions for earthworks are in the Earthworks chapter.</li> <li>Section 7, clause 29 of the National Planning Standards states that provisions for managing earthworks must be located in the Earthworks chapter. Section 7, clause 19 states matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter.</li> </ul>
140.52	Horticulture New Zealand	NATC-P2	Support	<b>RETAIN</b> NATC-P2 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> <li>Supports biosecurity clearance in the event of an incursion being provided for.</li> </ul>
146.28	New Zealand Agricultural	NATC-P2	Support	<b>RETAIN</b> NATC-P2 as notified.	<ul style="list-style-type: none"> <li>It is important to enable the clearance of native vegetation for biosecurity reasons and the removal of</li> </ul>

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	Aviation Association				pest weeds from within native vegetation to preserve and protect natural character.
309.60	Clarus	NATC-P2	Support	<b>RETAIN</b> NATC-P2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> <li>We consider that under subpart 1 of this policy 'lawfully established activities' includes infrastructure. The existing gas transmission pipeline crosses a large number of river margins.</li> </ul>
315.105	Horizon Surveying & Land Development	NATC-P2	Support	<b>RETAIN</b> NATC-P2.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
283.152	Northpower Limited and Northpower Fibre Limited	NATC-P3	Amend	<b>AMEND</b> NATC-P3 as follows: Enable buildings or structures, <u>including infrastructure</u> and additions and alterations to existing buildings or structures, <u>including infrastructure</u> within wetland, lake and river margins where: 1. There is a functional need or operational need for a building or structures, <u>including infrastructure</u> to be in that location; 2. Public access, customary access and recreational use is maintained or enhanced; and 3. Any adverse effects on natural character are avoided, remedied or mitigated in accordance with NATC-P1. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> <li>For clarification, and to remain consistent with infrastructure enabling provisions within other chapters of the Proposed District Plan.</li> </ul>
292.80	Transpower New Zealand Limited	NATC-P3	Amend	<b>AMEND</b> NATC-P3 to clarify that it does not apply to the National Grid. OR <b>AMEND</b> NATC-P3 to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> <li>Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan.</li> <li>The submitter supports the recognition of the functional or operational need for buildings or structures to sometimes be located in areas of natural character.</li> <li>The submitter seeks amendment to these policies to give effect to the National Policy Statement on Electricity Transmission, and specifically Policy 8 of the National Policy Statement on Electricity Transmission which requires a 'seek to avoid' approach for new National Grid assets.</li> <li>As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the Infrastructure chapter.</li> </ul>
26.62	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NATC-P3	Support	<b>RETAIN</b> NATC-P3.1 as notified. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> <li>These provisions provide recognition of operational need and functional need in regard to necessary structures and work within riparian margins.</li> </ul>
136.68	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P3	Support	<b>RETAIN</b> NATC-P3 as notified. OR With wording of similar effect. AND Any consequential amendments.	<ul style="list-style-type: none"> <li>The submitter supports NATC-P3 as notified.</li> </ul>
284.17	New Zealand Defence Force	NATC-P3	Support	<b>RETAIN</b> approach set out in NATC-P3. OR Wording to similar effect AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> <li>NZDF supports this policy which provides for use and development where there is a functional or operational need to be located within riparian margins. TMTA, for example, may at times have a functional or operational need to be located within riparian margins e.g. Water take structures.</li> </ul>
309.61	Clarus	NATC-P3	Support	<b>RETAIN</b> NATC-P3. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> <li>The existing transmission pipeline crosses a large number of river margins.</li> </ul>
315.106	Horizon Surveying & Land Development	NATC-P3	Support	<b>RETAIN</b> NATC-P3.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
237.20	K P Dreadon Limited	NATC-P4	Amend	<b>ADD</b> the following to NATC-P4: <u>Restoration and enhancement may be achieved through mechanisms such as transferable development rights that enable coordinated, catchment-based outcomes.</u>	<ul style="list-style-type: none"> <li>NATC-P4 should refer to catchment-based coordination mechanisms, including transferable development rights, as a method to restore natural character.</li> </ul>

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### Summary of Submissions for the topic of: Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
304.80	Director General of Conservation	NATC-P4	Amend	<b>AMEND</b> NATC-P4 as follows: <del>Promote and provide encourage</del> the restoration and enhancement of wetland, lake and river margins where it will achieve improvement in natural character values. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>Policy 13 of the National Policy Statement for Indigenous Biodiversity specifies that the restoration of indigenous biodiversity should be promoted and provided for.</li> </ul>
136.69	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P4	Support	<b>AMEND</b> NATC-P4 so that it lists the actions the Council intends to undertake to encourage restoration and enhancement of natural character. Potential wording could be as follows: Encourage the restoration and enhancement of wetland, lake and river margins where it will achieve improvement in natural character values by: a. <u>Providing funding or assisting in obtaining funding from other agencies and trusts.</u> b. <u>Working directly with landowners and community groups on wetland, lake and river margin protection, maintenance or restoration projects.</u> OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> <li>The submitter is generally supportive of policy NATC-P4 but consider the policy should identify the actions the Council intends to undertake to encourage restoration and enhancement of natural character (for example, like ECO-P4 or ECO-P5).</li> </ul>
267.10	Northland Fish and Game Council	NATC-P4	Support	<b>RETAIN</b> NATC-P4 as notified.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
315.107	Horizon Surveying & Land Development	NATC-P4	Support	<b>RETAIN</b> NATC-P4.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
304.81	Director General of Conservation	NATC-P5	Amend	<b>ADD</b> the two following clauses to NATC-P5: 14. <u>Ecological Assessment of Appendix 5 for identifying Areas of significant indigenous vegetation and significant habitats of the Regional Policy Statement 2016.</u> 15. <u>The likelihood of the activity exacerbating biosecurity risk.</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>The policy does not provide for the assessment of ecological values, nor does it expressly identify significant indigenous vegetation and fauna.</li> </ul>
323.53	KiwiRail Holdings Limited	NATC-P5	Amend	<b>RETAIN</b> NATC-P5 as proposed. AND <b>AMEND</b> the definition for 'Regionally Significant Infrastructure' to include rail infrastructure as requested. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> <li>The submitter supports NATC-P5 having regard to the operational and/or functional need of any regionally significant infrastructure to be in a specific location when assessing the effects of any resource consent application for subdivision, land use and development on natural character.</li> </ul>
140.53	Horticulture New Zealand	NATC-P5	Oppose	<b>DELETE</b> NATC-P5. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> <li>NATC-P5 is just a list of assessment matters and does not provide direction or thresholds. The submitter considers this should be in assessment criteria for resource consent applications.</li> </ul>
26.63	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NATC-P5	Support	<b>RETAIN</b> NATC-P5.7 as notified. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> <li>These provisions provide recognition of operational need and functional need in regard to necessary structures and work within riparian margins.</li> </ul>
136.70	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-P5	Support	<b>AMEND</b> NATC-P5 as follows: Have regard to the following matters when assessing the effects of resource consent applications for subdivision, land use and development on the natural character of wetland, lake and river margins: ... 5. <u>The current level of natural character and the ability of the environment to absorb change; ...</u>  7. <u>The operational need or functional need of any building or structure including regionally significant infrastructure to be in the particular location; ...</u>  11. <u>The degree of any existing public or customary access and recreational use and the opportunity to for enhancement public access and recreation; ...</u> OR Wording with similar intent.	<ul style="list-style-type: none"> <li>The submitter supports policy NATC-P5 as it identifies the matters that will be considered when assessing effects on natural character. However, changes are suggested to include the consideration of the current level of natural character as a consideration as well as including the functional or operational need of any building and structure, and effects on existing public or customary access and recreational use.</li> </ul>



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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				AND Any consequential amendments.	
267.11	Northland Fish and Game Council	NATC-P5	Support	<b>RETAIN</b> NATC-P5 as notified.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
309.62	Clarus	NATC-P5	Support	<b>RETAIN</b> NATC-P5. 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"> <li>The assessment matters are appropriate, in particular matter 7.</li> </ul>
315.108	Horizon Surveying & Land Development	NATC-P5	Support	<b>RETAIN</b> NATC-P5.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
332.23	Northland Regional Council	NATC-R1	Amend	<b>AMEND</b> NATC-R1 to refer to 'margins of wetlands, lakes and rivers'. AND <b>ADD</b> a definition or explanation of 'Margin'.	<ul style="list-style-type: none"> <li>The drafting of NATC-R1 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24).</li> </ul>
304.82	Director General of Conservation	NATC-R1	Oppose	<b>AMEND</b> NATC-R1 to provide more consideration to wetlands, indigenous biodiversity and fauna. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>As drafted, NATC-R1 does not recognise and provide for s6(a) and (c) of the Resource Management Act and needs to be amended to consider the potential damaging effect of altering buildings and structures in wetlands.</li> <li>The Kaipara district has some of Northland's most important wetlands and lakes, including the internationally significant Waikare and Taharoa Lakes. Moreover, wetlands on private land are important for managing biodiversity and may contain significant indigenous fauna and/or threatened or at-risk flora.</li> <li>Please refer to the submission for specific species and specimen found within Kaipara.</li> </ul>
136.71	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-R1	Support	<b>AMEND</b> NATC-R1 as follows: 1. Activity status: Permitted Where: a. External additions and alterations are: i. no greater than 30m <sup>2</sup> ; <u>or</u> ii. <u>do not increase the total footprint of the building or structure to more than 300m<sup>2</sup>; and</u> b. The activity complies with CE-S1 Coastal environment - maximum building height. 2. Activity status when compliance not achieved: <u>Restricted Discretionary</u> Where: a. <u>The matters in NATC-P5; and</u> b. <u>The positive effects of the activity.</u> OR With wording of similar effect. AND Any consequential amendments.	<ul style="list-style-type: none"> <li>The submitter supports rule NATC-R1 as it provides for additions and alterations up to 30m<sup>2</sup> to buildings and structures as a permitted activity.</li> <li>However, NATC-R2 allows for new buildings and structures up to 300m<sup>2</sup>. For consistency, it is recommended that the volume in the rule is increased from 30m<sup>2</sup> to 300m<sup>2</sup>. This would align the two rules and avoid potential debate about whether a structure is new or an addition/alteration.</li> <li>The submitter also believes the Council can reasonably identify all of effects or issues that this activity may have, and as such the rule when compliance is not achieved should be given restricted discretionary status. This would improve certainty and efficiency for both landowners and the Council. It is not thought that the activity is sufficiently complex, or its effects uncertain, to justify the proposed discretionary rule status.</li> </ul>
292.65	Transpower New Zealand Limited	NATC-R1	Support	<b>RETAIN</b> NATC-R1 as notified. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> <li>The submitter supports these rules, in particular the activity status for new National Grid assets in these rules.</li> </ul>
309.63	Clarus	NATC-R1	Support	<b>RETAIN</b> NATC-R1. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> <li>The existing gas transmission pipeline crosses a large number of river margins.</li> </ul>
315.27	Horizon Surveying & Land Development	NATC-R1	Support	<b>RETAIN</b> NATC-R1.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
149.50	Royal Forest and Bird Protection Society of New Zealand Incorporated	NATC-R2	Amend	<b>AMEND</b> NATC-R2 condition a. by reducing building and structure area to 10m <sup>2</sup> to preserve natural character. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> <li>The submitter is concerned that a new building or structure of up to 300m<sup>2</sup> could be built within riparian margins as a permitted activity. It is considered that a building or structure of this size can have significant adverse effects on natural character.</li> </ul>

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
267.12	Northland Fish and Game Council	NATC-R2	Amend	<b>ADD</b> a new clause to NATC-R2.1. as follows: b. The building or structure is required for: i. <u>A maimai, no greater than 10m<sup>2</sup>.</u>	<ul style="list-style-type: none"> <li>The submitter seeks that rule NATC-R2 that provides for new buildings or structures in wetland, lake and river margins as a permitted activity, be amended to include maimai because these areas are often also valued for gamebird hunting, as such it is appropriate to clarify that the provision covers maimai.</li> </ul>
309.64	Clarus	NATC-R2	Amend	<b>ADD</b> the following to NATC-R2.1.b.: iv. <u>underground infrastructure</u> AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> <li>It would be appropriate for a level of infrastructure to be included.</li> </ul>
332.65	Northland Regional Council	NATC-R2	Amend	<b>AMEND</b> NATC-R2 to refer to 'margins of wetlands, lakes and rivers'. AND <b>ADD</b> a definition or explanation of 'Margin'.	<ul style="list-style-type: none"> <li>The drafting of NATC-R2 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24).</li> </ul>
304.83	Director General of Conservation	NATC-R2	Oppose	<b>AMEND</b> NATC-R2 to include consideration for Kauri Dieback and more restrictive activity thresholds to protect areas of significant indigenous vegetation and fauna. AND <b>ADD</b> the areas of significant indigenous vegetation and fauna to the Proposed District Plan, guided by Attachment 2 of the submission. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>NATC-R2 does not recognise and provide for s6(c) of the Resource Management Act as it does not consider Kauri Dieback.</li> </ul>
136.72	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-R2	Support	<b>AMEND</b> NATC-R2 as follows: 1. Activity status: Permitted Where: a. The building or structure is no greater than 300m <sup>2</sup> ; and b. The building or structure is required for: ... i. <u>Water intake and associated pumphouses utilised for the drawing of water</u> provided they cover less than 25m <sup>2</sup> in area; and; or ii. <u>Drainage outfall; or</u> iii. <u>Sediment or erosion control; and ...</u> OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> <li>The submitter supports NATC-R2. To improve clarity as to the relationship between clauses a. and b., the submitter requests addition of an 'and' at the end of clause a. to show that both clauses must be complied with.</li> <li>Consistent with NATC-P3 that enables structures with a functional or operational need to be located in the margin, the submitter requests amendments to provide for drainage outfalls, water intakes, and structures for sediment or erosion control.</li> </ul>
284.18	New Zealand Defence Force	NATC-R2	Support	<b>RETAIN</b> approach set out in NATC-R2. OR Wording to similar effect AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> <li>NZDF supports a permitted activity for new buildings and structures within wetland, lake and river margins for pumphouses and river crossings. This may cover water pumps or treatment structures in the riparian margin (located within 20 m of a river) if they are fixed, even temporarily.</li> </ul>
292.81	Transpower New Zealand Limited	NATC-R2	Support	<b>RETAIN</b> NATC-R2 as notified. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> <li>The submitter supports these rules, in particular the activity status for new National Grid assets in these rules.</li> </ul>
315.109	Horizon Surveying & Land Development	NATC-R2	Support	<b>RETAIN</b> NATC-R2.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
140.54	Horticulture New Zealand	NATC-R3	Amend	<b>AMEND</b> NATC-R3.1.b. as follows (note referencing error in submission): b. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks <u>and erosion sediment control</u> . AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> <li>The controls may place unnecessary regulatory burden on the installation and maintenance of controls, thus discouraging positive outcomes which could otherwise be achieved.</li> </ul>
158.3	Manulife Forest Management NZ Ltd	NATC-R3	Amend	<b>AMEND</b> NATC-R3 to read as follows: 1. Activity status: Permitted Where: a. The earthworks complies with NATC-S2 - Earthworks; and	<ul style="list-style-type: none"> <li>The submitter supports the NATC-3 in principle, however, has suggested the amendment to ensure consistency throughout the plan.</li> </ul>

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				b. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and <u>commercial</u> forestry tracks	
267.13	Northland Fish and Game Council	NATC-R3	Amend	<b>AMEND</b> NATC-R3.1.as follows: a. The earthworks complies with NATC-S2-Earthworks; and b. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; <u>or</u> c. <u>the earthworks are for conservation activities or biosecurity activities.</u>	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
283.154	Northpower Limited and Northpower Fibre Limited	NATC-R3	Amend	<b>AMEND</b> NATC-R3.1. as follows: 1. Activity Status: Permitted Where: a. The earthworks complies with NATC- S2-Earthworks; <u>and</u> b. <u>The use, operation, maintenance, repair and upgrading of existing infrastructure; or</u> c. The earthworks is for the maintenance of lawfully established roads, fences, <u>utility connections</u> ; driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.  AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> <li>Utility Connections is not defined.</li> <li>Replacing "and" with "or" will ensure that operation, maintenance, repair and upgrading of existing infrastructure is not subject to permitted earthworks thresholds.</li> </ul>
309.65	Clarus	NATC-R3	Amend	<b>AMEND</b> NATC-R3.1.b. as follows: The earthworks <del>is</del> <u>are</u> for the maintenance of lawfully established roads, fences, utility connections, <u>existing infrastructure...</u> AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> <li>It should be clarified that this rule includes pipelines, including transmission pipelines, which may be included in utility connections but the term is not defined in the Plan.</li> </ul>
323.54	KiwiRail Holdings Limited	NATC-R3	Amend	<b>AMEND</b> NATC-R3.1.b. as follows: b. The earthworks is for the maintenance of lawfully established roads, <u>railways</u> , fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.  AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> <li>The submitter requests that 'railways' is added to NATC-R3.1.b. so that earthworks for the maintenance of rail in wetlands, lakes or river margins are treated the same as roads, owing to the operational requirements are similar.</li> </ul>
332.66	Northland Regional Council	NATC-R3	Amend	<b>AMEND</b> NATC-R3 to refer to 'margins of wetlands, lakes and rivers'. AND <b>ADD</b> a definition or explanation of 'Margin'.	<ul style="list-style-type: none"> <li>The drafting of NATC-R3 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24).</li> </ul>
26.64	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NATC-R3	Oppose	<b>AMEND</b> NATC-R3 by adding earthworks for network utility works within roads in the list for permitted activities. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> <li>Include earthworks for network utility works within roads in the list for permitted activities. Approaches to bridges in particular may be located within riparian margins.</li> </ul>
304.84	Director General of Conservation	NATC-R3	Oppose	<b>AMEND</b> NATC-R3 to exclude provision for activities such as swimming pools, effluent disposal systems, and driveways. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>The submitter opposes NATC-R3 and considers that provision for earthworks of activities that can result in adverse effects on the natural character of wetland, lakes and river margins is inappropriate.</li> </ul>
136.73	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-R3	Support	<b>AMEND</b> NATC-R3 as follows: 1. Activity status: Permitted Where: a. The earthworks complies with NATC-S2 - Earthworks; and b. The earthworks is for; i. the maintenance of lawfully established <u>infrastructure roads</u> , fences, utility connections, driveways, parking <u>or hardstand</u> areas, effluent	<ul style="list-style-type: none"> <li>The submitter supports in part NATC-R3. There is provision for maintenance of existing identified assets, but amendments are necessary to ensure the rule aligns with the activities provided for in policy NATC-P2. There should also be some provision for minor earthworks as a permitted activity, associated with new buildings and structures that are provided for by policy NATC-P3 and rule NATC-R2.</li> </ul>

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				<p>disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; or</p> <p>ii. <u>new buildings or structures permitted by NATC-R2; or</u></p> <p>iii. <u>biosecurity or natural hazard management purposes.</u></p> <p>OR</p> <p>With wording of similar intent.</p> <p>AND</p> <p><b>ADD</b> NATC-R3 into the Earthworks chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> <li>It is also considered that the Proposed District Plan would be easier to use if all provisions for earthworks are located in the Earthworks chapter. The National Planning Standards give mandatory direction for the layout of District Plans with section 7, clause 29 stating that provisions for managing earthworks must be located in the Earthworks chapter.</li> </ul>
292.82	Transpower New Zealand Limited	NATC-R3	Support	<p><b>RETAIN</b> NATC-R3 as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> <li>The submitter supports these rules, in particular the activity status for new National Grid assets in these rules.</li> </ul>
315.110	Horizon Surveying & Land Development	NATC-R3	Support	<b>RETAIN</b> NATC-R3.	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
73.14	PF Olsen Ltd	NATC-R4	Amend	<p><b>AMEND</b> the reference to forestry tracks in NATC-R4.1.b. as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity complies with NATC-S3 - Indigenous vegetation clearance; or</p> <p>b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and <u>commercial</u> forestry tracks.</p>	<ul style="list-style-type: none"> <li>The term forestry tracks is imprecise and risks inconsistent interpretation and implementation.</li> <li>The amendment to refer to <u>commercial</u> forestry tracks is to improve clarity and ensure alignment with other plan provisions. The terminology more accurately reflects the scope and intent of the rules.</li> </ul>
125.7	Madara Vilde	NATC-R4	Amend	<p><b>AMEND</b> Rule NATC-R4 and the Proposed District Plan's framework relation to wetland management to:</p> <ul style="list-style-type: none"> <li>explicitly incorporate the requirements of the National Environmental Standards for Freshwater (NES-FW 2020)</li> <li>apply more stringent controls to vegetation clearance and earthworks within wetland margins, including: <ul style="list-style-type: none"> <li>non-complying activity status within 10m of a natural inland wetland</li> <li>limiting earthworks within 10m setbacks to only essential maintenance with strict thresholds</li> <li>reducing permitted thresholds</li> <li>assessment criteria requiring explicit consideration of NES-FW compliance and freshwater ecological values.</li> </ul> </li> <li>clearly cross reference the requirement for resource consent from the Northland Regional Council (NRC) for activities within 10m of natural inland wetlands.</li> <li>See submission for further details.</li> </ul>	<ul style="list-style-type: none"> <li>The submitter is concerned that:</li> <li>The treatment of wetlands in the plan is poorly integrated with the NES-FW requirements.</li> <li>The permitted earthworks and vegetation clearance thresholds are too high for ecologically sensitive environments, and do not adequately manage cumulative impacts.</li> <li>The policy framework for wetlands is weak without sufficiently robust controls to achieve it.</li> <li>The lack of reference to Northland Regional Council consent requirements is not user friendly or clear and may result in regulatory gaps.</li> <li>See submission for further details.</li> </ul>
140.55	Horticulture New Zealand	NATC-R4	Amend	<p><b>AMEND</b> NATC-R4.1.b. as follows:</p> <p>b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks <u>and biosecurity clearance</u></p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> <li>Biosecurity clearance needs to be provided for as a permitted activity. Obtaining consent is likely to cause the spread of incursion to indigenous vegetation.</li> </ul>
146.29	New Zealand Agricultural Aviation Association	NATC-R4	Amend	<p><b>AMEND</b> NATC-R4.1.b. as follows:</p> <p>b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks, <u>or the eradication of pests for biosecurity purposes.</u></p>	<ul style="list-style-type: none"> <li>The eradication of pest weeds for biosecurity purposes is important for preserving and protecting natural character.</li> </ul>

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
158.4	Manulife Forest Management NZ Ltd	NATC-R4	Amend	<b>AMEND</b> NATC-R4.1.b as follows: 1. Activity status: Permitted Where: a. The activity complies with NATC-S3 - Indigenous vegetation clearance; or b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and <del>commercial</del> forestry tracks.	<ul style="list-style-type: none"> <li>The submitter supports NATC-R4 in principle however has provided the suggested amendments to ensure consistency throughout the plan.</li> </ul>
267.14	Northland Fish and Game Council	NATC-R4	Amend	<b>AMEND</b> NATC-R4.1. as follows: a. The activity complies with NATC-S3-Indigenous vegetation clearance; or b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; <del>or</del> c. <u>The indigenous vegetation clearance is for conservation activities or biosecurity activities/reasons.</u>	<ul style="list-style-type: none"> <li>NATC-R4 should include earthworks for conservation activities and biosecurity activities/reasons.</li> </ul>
283.155	Northpower Limited and Northpower Fibre Limited	NATC-R4	Amend	<b>AMEND</b> NATC-R4 as follows: 1. Activity Status: Permitted Where: a. The activity complies with NATC-S3- Indigenous Vegetation Clearance; or b. <u>The operation, maintenance, repair and upgrading of existing infrastructure; or</u> c. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, <del>utility connections</del> ; driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.  AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> <li>"Utility Connections" is not defined in the Proposed District Plan.</li> <li>To enable the operation, maintenance, repair and upgrading of infrastructure.</li> </ul>
292.66	Transpower New Zealand Limited	NATC-R4	Amend	<b>AMEND</b> NATC-R4.1. as follows: Where: a. The activity complies with NATC-S3 - Indigenous vegetation clearance; or b. The indigenous vegetation clearance is for the maintenance, <u>operation and minor upgrade of</u> lawfully established <u>infrastructure</u> , roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.  AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> <li>The application of this rule should be extended to include operation and minor upgrade and to include infrastructure.</li> </ul>
304.85	Director General of Conservation	NATC-R4	Amend	<b>AMEND</b> NATC-R4 so non-compliance with standards cascades to a discretionary activity status. AND <b>ADD</b> a discretionary activity requirement for a suitably qualified and experienced ecologist to identify the ecological value of vegetation in accordance with Appendix 5 of the Northland Regional Policy Statement. AND <b>AMEND</b> the scale of earthworks provided for by NATC-S2 (refer to submission point 304.86 in relation to applicable standard). AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>Providing for the clearance of unidentified indigenous vegetation that can result in adverse effects on the natural character of wetland, lakes and river margins is inappropriate. As wetlands, lakes, and river margins within the Kaipara District contain areas of significant indigenous vegetation and fauna, NATC-R4 should be amended to recognise and provide for s6(c) Resource Management Act.</li> <li>The submitter seeks that a maximum of 25m<sup>2</sup> is permitted, and that an assessment against Appendix 5 of the Northland Regional Policy Statement is required to be undertaken by an ecologist.</li> </ul>
309.131	Clarus	NATC-R4	Amend	<b>AMEND</b> NATC-R4.1.b. as follows: The earthworks <del>is</del> <u>are</u> for the maintenance of lawfully established roads, fences, utility connections, <u>existing infrastructure</u> ... AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> <li>It should be clarified that this rule includes pipelines, including transmission pipelines, which may be included in utility connections but the term is not defined in the Plan.</li> </ul>



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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
323.55	KiwiRail Holdings Limited	NATC-R4	Amend	<p><b>AMEND</b> NATC-R4.1.b. as follows:</p> <p>b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, <u>railways</u>, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> <li>The submitter requests that 'railways' is added to NATC-R4.1.b. so that indigenous vegetation clearance for the maintenance of rail in wetlands, lakes or river margins are treated the same as roads, owing to the operational requirements are similar.</li> </ul>
332.67	Northland Regional Council	NATC-R4	Amend	<p><b>AMEND</b> NATC-R4 to refer to 'margins of wetlands, lakes and rivers'.</p> <p>AND</p> <p><b>ADD</b> a definition or explanation of 'Margin'.</p>	<ul style="list-style-type: none"> <li>The drafting of NATC-R4 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24).</li> </ul>
26.65	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NATC-R4	Oppose	<p><b>AMEND</b> NATC-R4 by adding vegetation clearance for network utility works within roads in the list for permitted activities.</p> <p>AND</p> <p>Any alternative relief and/or consequential amendments.</p>	<ul style="list-style-type: none"> <li>Include vegetation clearance for network utility works within roads in the list for permitted activities. Approaches to bridges in particular may be located within riparian margins.</li> </ul>
136.59	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-R4	Support	<p><b>DELETE</b> NATC-R4.</p> <p>AND</p> <p><b>ADD</b> NATC-R4 to the Ecosystems and Indigenous Biodiversity chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> <li>The submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter.</li> <li>The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.</li> </ul>
136.74	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-R4	Support	<p><b>AMEND</b> NATC-R4 as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity complies with NATC-S3 Indigenous vegetation clearance; or</p> <p>b. The indigenous vegetation clearance is for:</p> <p>i. The maintenance of lawfully established <u>infrastructure roads</u>, fences, utility connections, driveways, parking or <u>hardstand areas</u>, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; <u>or</u></p> <p>ii. <u>New buildings or structures permitted by NATC-R2; or</u></p> <p>iii. <u>Biosecurity or natural hazard management purposes.</u></p> <p>OR</p> <p>With wording to similar effect.</p> <p>AND</p> <p><b>ADD</b> the policy NATC-P2 (inferred) into the Ecosystems and Indigenous Biodiversity chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> <li>The submitter supports in part NATC-R4. Clause a of this rule provides for indigenous vegetation clearance for any reason, so long as it meets the area limits in NATC-S3.</li> <li>There is also provision for maintenance of existing identified assets not subject to an area restriction. Amendments are necessary to ensure the rule aligns with the activities provided for in policy NATC-P2. There should be some provision for minor indigenous vegetation clearance as a permitted activity, associated with new buildings and structures that are provided for by policy NATC-P3 and rule NATC-R2.</li> <li>The NPS gives mandatory direction for the layout of District Plans. Section 7, clause 19 states matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. The rule appears to relate to the maintenance of biological diversity rather than its protection.</li> </ul>
315.111	Horizon Surveying & Land Development	NATC-R4	Support	<p><b>RETAIN</b> NATC-R4.</p>	<ul style="list-style-type: none"> <li>No reasons provided.</li> </ul>
149.52	Royal Forest and Bird Protection Society of New Zealand Incorporated	NATC-S1	Amend	<p><b>AMEND</b> NATC-S1 maximum height standard to 2m.</p> <p>OR</p> <p><b>ADD</b> a lower threshold that is more appropriate within the landscape context.</p> <p>AND</p> <p>Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> <li>The submitter opposes NATC-S1 in part. A maximum height standard is supported; however, as proposed, the maximum height standard is likely to result in adverse effects on natural character.</li> <li>A maximum height of 5.5m in conjunction with the permitted area being 300m<sup>2</sup> is likely to result in building and structure density along riparian margins capable of adversely affecting natural character.</li> </ul>

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### Summary of Submissions for the topic of: Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
					<ul style="list-style-type: none"> <li>A more precautionary approach within Natural Character standards is requested to preserve and protect natural character from inappropriate use.</li> </ul>
315.28	Horizon Surveying & Land Development	NATC-S1	Support	<b>RETAIN</b> NATC-S1.	
149.53	Royal Forest and Bird Protection Society of New Zealand Incorporated	NATC-S2	Amend	<b>AMEND</b> NATC-S2 by: <ul style="list-style-type: none"> <li>Reducing maximum permitted cut depth from 2m to 0.5m or less.</li> <li>Requiring stabilisation of disturbed areas within one month of works.</li> <li>Including controls that require erosion and sediment control measures to be implemented and maintained during and after works.</li> </ul> <p>AND</p> <p>Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> <li>The submitter opposes NATC-S2 in part. An earthworks standard is supported; however, as proposed, the standard is likely to result in adverse effects on natural character. In particular, enabling cut depth of up to 2m.</li> <li>It is noted that average bank heights within riparian margins can be less than 2m, and this cut depth could significantly alter natural character. Additionally, hydrological conditions and typically high water tables within riparian areas, earthworks of the scale proposed are likely to encounter ground or surface water. The risk of sediment-laden runoff into adjacent waterbodies is increased and risks adversely affecting natural character.</li> <li>The submitter also considers that the requirement to stabilise areas within six months is inappropriate for earthworks in riparian margins. This is due to six months including seasonal changes (potentially including winter flood events), therefore increasing the risk of exposed soils being mobilised and sediment entering waterbodies.</li> <li>The amendments requested are for the following reasons: <ul style="list-style-type: none"> <li>A reduction in the maximum permitted cut depth to minimise changes to landforms and/or hydrological effects.</li> <li>Requiring stabilisation within one month in order to avoid sediment loss and associated effects on natural character.</li> <li>Implementation of erosion sediment and control measures to reduce earthworks effects.</li> </ul> </li> <li>A more precautionary approach within Natural Character standards is requested to preserve and protect natural character from inappropriate use.</li> </ul>
304.86	Director General of Conservation	NATC-S2	Amend	<b>AMEND</b> NATC-S2 to reduce the scale of earthworks within wetlands, lakes and river margins (refer to submission point 304.85 in relation to applicable rule). AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>NATC-S2 does not recognise or provide for s6(c) of the Resource Management Act, and Kaipara District features areas of significant indigenous vegetation and fauna within its wetlands, lakes, and river margins.</li> </ul>
136.75	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-S2	Oppose	<b>AMEND</b> NATC-S2 to provide for earthworks within the margins of wetlands, lakes and rivers as set out in rule C8.3.1, Table 15 of the Proposed District Plan. AND <b>ADD</b> NATC-S2 into the Earthworks chapter of the Proposed District Plan. AND Any consequential amendments.	<ul style="list-style-type: none"> <li>The submitter does not support the proposed volume of earthworks provided for in this standard.</li> <li>The Section 32A report states that the proposed provisions will provide for an appropriate level of earthworks, indigenous vegetation clearance and development within the margins of wetlands, lakes and rivers. However, the proposed volume of 50m<sup>3</sup> per 12-month period per site has not been analysed.</li> <li>The Northland Proposed Regional Plan provides permitted activity earthworks thresholds: (see submission for details).</li> <li>The approach taken in this standard is considered to be too simplistic and does not adequately for earthworks in specific locations.</li> <li>It is noted that standard NATC-S2 is an earthworks provision. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 29 states that provisions for managing earthworks must be located in the Earthworks chapter.</li> </ul>
315.112	Horizon Surveying & Land Development	NATC-S2	Support	<b>RETAIN</b> NATC-S2.	
125.15	Madara Vilde	NATC-S3	Amend	<b>AMEND</b> Standard NATC-S3 and the Proposed District Plan's framework in relation to wetland management to:	<ul style="list-style-type: none"> <li>The submitter is concerned that:</li> <li>The treatment of wetlands in the plan is poorly integrated with the NES-FW requirements.</li> </ul>

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### Summary of Submissions for the topic of: Natural Character

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				<ul style="list-style-type: none"> <li>explicitly incorporate the requirements of the National Environmental Standards for Freshwater (NES-FW 2020)</li> <li>apply more stringent controls to vegetation clearance and earthworks within wetland margins, including: <ul style="list-style-type: none"> <li>non-complying activity status within 10m of a natural inland wetland</li> <li>limiting earthworks within 10m setbacks to only essential maintenance with strict thresholds</li> <li>reducing permitted thresholds</li> <li>assessment criteria requiring explicit consideration of NES-FW compliance and freshwater ecological values.</li> </ul> </li> <li>clearly cross reference the requirement for resource consent from the Northland Regional Council (NRC) for activities within 10m of natural inland wetlands.</li> <li>See submission for further details.</li> </ul>	<ul style="list-style-type: none"> <li>The permitted earthworks and vegetation clearance thresholds are too high for ecologically sensitive environments, and do not adequately manage cumulative impacts.</li> <li>The policy framework for wetlands is weak without sufficiently robust controls to achieve it.</li> <li>The lack of reference to NRC consent requirements is not user friendly or clear and may result in regulatory gaps.</li> <li>See submission for further details.</li> </ul>
140.56	Horticulture New Zealand	NATC-S3	Amend	<p><b>ADD</b> an exception to NATC-S3 as follows:  <u>Except where earthworks are for the purpose of biosecurity clearance.</u>  AND  Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> <li>Biosecurity clearance should be provided for as a permitted activity in the event of an incursion. Having to obtain consent is likely to cause spread to indigenous vegetation.</li> </ul>
149.54	Royal Forest and Bird Protection Society of New Zealand Incorporated	NATC-S3	Amend	<p><b>AMEND</b> NATC-S3 to manage indigenous and exotic vegetation clearance within riparian margins to maintain ground cover, reduce erosion risk, and protect water quality.  AND  <b>ADD</b> a 500m<sup>2</sup> cumulative threshold for vegetation clearance over time to NATC-S3 (e.g., measured over a 10-year period)  AND  Any consequential amendments and alternative relief to address the concerns raised.</p>	<ul style="list-style-type: none"> <li>The submitter opposes NATC-S3 in part. A vegetation clearance standard is supported; however, as proposed, the standard is likely to result in adverse effects on natural character. In particular, the lack of cumulative clearance management. Adding a cumulative threshold for vegetation clearance over time seeks to prevent ongoing incremental loss of riparian vegetation and natural character.</li> <li>By only managing indigenous vegetation clearance, water quality (and by extension natural character) is not protected. This is because the removal of exotic vegetation can still contribute to sediment entering water bodies.</li> <li>A more precautionary approach within Natural Character standards is requested to preserve and protect natural character from inappropriate use.</li> </ul>
304.87	Director General of Conservation	NATC-S3	Amend	<p><b>AMEND</b> NATC-S3 by reducing the amount of vegetation clearance permitted to 25m<sup>2</sup>.  AND  <b>ADD</b> a requirement for an ecological assessment to be carried in accordance with Appendix 5 of the Northland Regional Policy Statement by a suitably qualified and experienced ecologist if the permitted threshold is exceeded.  AND  Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> <li>The threshold should be reduced and any clearance in excess of the threshold should require an ecological assessment.</li> </ul>
136.60	Federated Farmers of New Zealand (Inc) - Northland Province	NATC-S3	Support	<p><b>DELETE</b> NATC-S3.  AND  <b>ADD</b> NATC-S3 to the Ecosystems and Indigenous Biodiversity chapter.  AND  Any consequential amendments.</p>	<ul style="list-style-type: none"> <li>The submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter.</li> <li>The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.</li> </ul>
136.76	Federated Farmers of New Zealand (Inc) -	NATC-S3	Support	<p><b>AMEND</b> NATC-S3 to provide for indigenous vegetation clearance in a manner similar to how this issue has been addressed in the Proposed District Plan; and  AND</p>	<ul style="list-style-type: none"> <li>The submitter has concerns over the small volume of indigenous vegetation clearance that is provided for in standard NATC-S3. As worded, the standard is too general in how it reads and has too wide of a</li> </ul>

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
	Northland Province			<b>ADD</b> NATC-S3 into the Earthworks chapter of the Proposed District Plan. AND Any consequential amendments.	<p>scope. Council needs to reconsider exactly what it is trying to achieve with this standard and perhaps redraft the standard so that it addresses specific activities.</p> <ul style="list-style-type: none"> <li>Refer C.8.4.2 of the Northland Proposed Regional Plan as an example.</li> <li>It is also considered that the Proposed District Plan may be easier to use if all provisions for indigenous vegetation clearance are in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, while clause 20 provides for provisions to protect natural character to be located in the Natural Character chapter.</li> </ul>
315.113	Horizon Surveying & Land Development	NATC-S3	Support	<b>RETAIN</b> NATC-S3.	
259.2	Rayonier Matariki Forests	Notes	Oppose	<b>AMEND</b> the application and interrelationship of the National Environmental Standards for Commercial Forestry 2017 in the margins of wetlands, lakes and rivers in the Natural Character chapter. The proposed note does allow for some forestry activities, but the full relationship should be expanded.	<ul style="list-style-type: none"> <li>Submitter opposes the note in relation to the National Environmental Standards for Commercial Forestry 2017. A plan may be more stringent for outstanding natural features and landscapes and significant natural areas. However, the district plan is limited in its ability to be more stringent for commercial forestry activities in the margins of wetlands, lakes and rivers.</li> </ul>
304.75	Director General of Conservation	Overview	Amend	<b>AMEND</b> the Overview of the Natural Character chapter to include reference to Northland Regional Councils Natural Character Maps. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> <li>The Overview should be amended to acknowledge the Northland Regional Council natural character area maps, as required by the New Zealand Coastal Policy Statement.</li> </ul>
270.48	Heritage New Zealand Pouhere Taonga	Overview	Support	<b>ADD</b> to the Overview of the Natural character chapter as follows: <u>Note: In addition to the requirements of the District Plan, it should be noted that the Heritage New Zealand Pouhere Taonga Act 2014 ("HNZPTA") requires all applicants to obtain an archaeology authority from the HNZPTA before any archaeological site is modified or destroyed. This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District Plan or a resource or building consent has been granted.</u>	<ul style="list-style-type: none"> <li>HNZPT is concerned that unrecorded archaeology can be accidentally destroyed when undertaking activities within sensitive environments. HNZPT therefore request that a reminder note be added to each relevant section of the Proposed District Plan to raise awareness of</li> <li>responsibilities for landowners and developers under the HNZPT Act 2014.</li> </ul>