

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.

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Summary of Submissions for the topic of: Natural Features and Landscapes

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
50.24	Evolve Planning and Landscape Architecture	General	Amend	ADD more rules to the Natural Features and Landscapes chapter using Whangarei District Plan as an example.	<ul style="list-style-type: none"> Adequate protection for Outstanding Natural Landscapes, High Natural Character and Outstanding Natural Features is not provided. Inconsistent with the purpose and principles of Part II of the Resource Management Act, NSCPA and Northland Regional Policy Statement. Rules are weak and offer no protection to these features either through land use or subdivision. Exclusions are provided that are site specific and should not be in the District Plan, but in their consent and associated conditions. Colour rule provides for colours that are not appropriate, also within the Coastal Environment Overlay. Both need revising to be specific in terms of colours.
50.25	Evolve Planning and Landscape Architecture	General	Amend	AMEND the Natural Features and Landscapes chapter to require the protection of these features through subdivision and development.	<ul style="list-style-type: none"> Adequate protection for Outstanding Natural Landscapes, High Natural Character and Outstanding Natural Features is not provided. Inconsistent with the purpose and principles of Part II of the Resource Management Act, NSCPA and Northland Regional Policy Statement. Rules are weak and offer no protection to these features either through land use or subdivision. Exclusions are provided that are site specific and should not be in the District Plan, but in their consent and associated conditions. Colour rule provides for colours that are not appropriate, also within the Coastal Environment Overlay. Both need revising to be specific in terms of colours.
50.26	Evolve Planning and Landscape Architecture	General	Amend	DELETE all references to "This rule does not apply to: The defined Exclusive Use Areas shown on the Survey Plan for lots 1-29, 32,34,40,41 and 45 DP 348513 consented by RM050086 (Bream Tail) provided that the other conditions of the Consent Notices (dated 2 February 2004) on these titles are complied with, which shall rely on Rule 12.10.3c.2 in chapter 12 of the Kaipara Operative District Plan." within the Outstanding Natural Features and Landscapes chapter. AND Any consequential amendments.	<ul style="list-style-type: none"> Adequate protection for Outstanding Natural Landscapes, High Natural Character and Outstanding Natural Features is not provided. Inconsistent with the purpose and principles of Part II of the Resource Management Act, NSCPA and Northland Regional Policy Statement. Rules are weak and offer no protection to these features either through land use or subdivision. Exclusions are provided that are site specific and should not be in the District Plan, but in their consent and associated conditions. Colour rule provides for colours that are not appropriate, also within the Coastal Environment Overlay. Both need revising to be specific in terms of colours.
50.27	Evolve Planning and Landscape Architecture	General	Amend	DELETE all references to Lots 1-4 and 6-14 as shown on the Survey Plan consented by RM090103 for Lot 2 DP 316176 (Mangawhai Heads Holdings Limited) in the Outstanding Natural Features and Landscapes chapter. AND Any consequential amendments.	<ul style="list-style-type: none"> Adequate protection for Outstanding Natural Landscapes, High Natural Character and Outstanding Natural Features is not provided. Inconsistent with the purpose and principles of Part II of the Resource Management Act, NSCPA and Northland Regional Policy Statement. Rules are weak and offer no protection to these features either through land use or subdivision. Exclusions are provided that are site specific and should not be in the District Plan, but in their consent and associated conditions. Colour rule provides for colours that are not appropriate, also within the Coastal Environment Overlay. Both need revising to be specific in terms of colours.
119.5	Amanda (Mandy) Harris	General	Amend	AMEND the Landscape, Landforms and Natural Character chapters to include stormwater management provisions.	<ul style="list-style-type: none"> The submitter supports the inclusion of comprehensive urban stormwater planning provisions in the Proposed Kaipara District Plan 2025. Kaiwaka is identified as a key growth area, therefore it is essential that the District Plan embeds robust, future-focused infrastructure policies to safeguard environmental health, reduce flood risk, and support sustainable community development. Stormwater provisions should be embedded across multiple chapters of the District Plan to reflect the cross-cutting nature of water infrastructure and its

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Summary of Submissions for the topic of: Natural Features and Landscapes

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					<p>impact on land use, biodiversity, and hazard management.</p> <ul style="list-style-type: none"> These methods align with Te Mana o te Wai, reduce pollution, and enhance climate resilience. Without firm direction in the District Plan, Kaipara risks being reactive to changing government policy rather than proactive in protecting its unique environment. Māori and local lived experience are essential for designing resilient, place-based infrastructure. I support the inclusion of policy that reflects the knowledge and expertise of local Tangata Whenua. Without enforceable obligations, stormwater systems risk becoming reactive rather than preventive. Extreme weather and rising groundwater levels are already impacting infrastructure resilience: Kaiwaka's wastewater treatment plant leaked into the Kaiwaka River following heavy rainfall in May 2025. Urban runoff from SH1 contributes heavy metals, hydrocarbons, and sediment to receiving waters. Flood-prone development and limited Council resourcing have resulted in unsafe footpaths, damaged properties, and insufficient drainage. Insurance risks are climbing, with some properties potentially becoming uninsurable Recent events underscore the urgent need for improved infrastructure: <ul style="list-style-type: none"> The May 2025 overflow of the Kaiwaka Wastewater Treatment Plant led to a health warning for the Kaiwaka and Otamatea rivers and Kaipara Harbour. Urban development along SH1 has intensified runoff and pollutant loading. Two open gullies currently drain unfiltered stormwater directly into the Kaiwaka River. Many private properties have inadequate or unsafe stormwater systems, with limited Council capacity to enforce compliance Kaiwaka's topography offers natural opportunities for bioretention and green infrastructure. These should be leveraged to: <ul style="list-style-type: none"> Reduce runoff velocity and volume. Filter contaminants before they reach the river. Mitigate future leakage from the wastewater plan. The submitter believes that addressing stormwater and wastewater issues in Kaiwaka through the District Plan is not only prudent, it is essential. The health of the river, the safety of the community, and the long-term viability of Kaiwaka as a growth node depend on it.
149.60	Royal Forest and Bird Protection Society of New Zealand Incorporated	General	Amend	<p>AMEND NFL Rules so that compliance with NFL-S4 and NFL-S5 is required for all permitted activities.</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 opposes these rules in part. The submitter is concerned that NFL rules, as currently drafted, do not require permitted activities to meet indigenous vegetation clearance and earthworks standards. Rules should include a condition requiring compliance with NFL- S4 and NFL-S5, in order to ensure the protection of outstanding natural features and landscapes in accordance with section 6(b) Resource Management Act.
158.12	Manulife Forest Management NZ Ltd	General	Amend	<p>DELETE all commercial forestry from Outstanding Natural Landscape mapped areas.</p> <p>OR</p> <p>ADD a rule to allow for commercial forestry activities in Outstanding Natural Landscapes to be a permitted activity.</p>	<ul style="list-style-type: none"> The submitter supports the mapping of Outstanding Natural Landscape. However, they do not support the inclusion of commercial forestry in these areas to ensure that land captured under the Outstanding Natural Landscape is only land intended, and productive land is removed.
193.6	Chases Gorge Camp Club	General	Amend	<p>No specific decision requested, however the submitter raises concerns as to how a major structure was allowed to be constructed within the Outstanding Landscape Area / Outstanding Natural Feature overlays near the Chases Gorge Camp Club, Ripiro Beach without public notification or</p>	<ul style="list-style-type: none"> No reasons provided.

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				communication and with major landscape impact for users, visitors and the view of Club houses.	
263.58	Daytona Trust	General	Amend	<p>AMEND the mapped extent of the Outstanding Natural Landscape overlay from the following properties at Bream Tail so that it accurately follows characteristics and features according to the Landscape Assessment Criteria of the Regional Policy Statement:</p> <ol style="list-style-type: none"> 15 Tuaraki Road, Mangawhai (LOT 6 DP 400385); and 17 Tuaraki Road, Mangawhai (LOT 5 DP 400385). <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"> The mapped extent of the Outstanding Natural Landscape at Bream Tail Farm follows a simplified straight-line form and an approximation of key features set out in the Landscape Assessment Criteria of the Regional Policy Statement. 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).
265.5	Environmental Defence Society Incorporated	General	Amend	<p>AMEND the Natural Features and Landscapes chapter to give effect to national direction and regional planning instruments.</p> <p>AND</p> <p>RETAIN the integrity of natural environment mapping (inferred).</p> <p>AND</p> <p>AMEND 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"> The submitter opposes the Natural Features and Landscapes 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. 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 SNA's 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). The submitter notes that a series of other natural environment features are mapped within the Proposed District Plan and this is supported. This includes Outstanding Natural Landscapes, Outstanding Natural Feature, High Natural Character and Outstanding Natural Character. However, it is integral that these features should continue to be protected and not be diminished (unless they no longer meet the required threshold). 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"> Subdivision needs to be referred to alongside use and development Regulatory thresholds should be strengthened. Activity statuses need to be 'ratcheted up' Provision for earthworks and indigenous vegetation clearance should not be annually. Matters of control and discretion should provide for the protection, management and restoration of indigenous biodiversity and outstanding landscapes and features. The omissions in Proposed District Plan framework risk the loss of important natural values which require protection for future generations. 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).

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283.156	Northpower Limited and Northpower Fibre Limited	General	Amend	AMEND the Natural Features and Landscapes chapter to provide consistency between provisions in the Natural Features and Landscapes, and Infrastructure chapters.	<ul style="list-style-type: none"> To ensure consistency between the direction provided for infrastructure in sensitive environments in the infrastructure chapter and the Outstanding Natural Features and Landscapes.
283.158	Northpower Limited and Northpower Fibre Limited	General	Amend	ADD a new objective to the Natural Features and Landscapes chapter to recognise and provide for the operational and functional need for Regionally Significant Infrastructure to be located in these environments where adverse effects are appropriately managed. AND ADD a new objective to the Natural Features and Landscapes chapter that recognises and provides for the operational and functional need for all electricity infrastructure to be located in these environments where adverse effects are appropriately managed. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> To result in better alignment within HFL-P5, the Regional Policy Statement, the New Zealand Coastal Policy Statement and the Infrastructure chapter.
283.163	Northpower Limited and Northpower Fibre Limited	General	Amend	ADD a new rule to the Natural Features and Landscapes chapter as follows (or to a similar effect): <u>"Infrastructure within a site containing an Outstanding Natural Landscape or Outstanding Natural Feature Activity Status: Restricted Discretionary</u> <u>This rule shall not apply to:</u> <u>1. Infrastructure that is located underground;</u> <u>2. Operation, maintenance, repair or upgrading of any existing above ground infrastructure;</u> <u>3. Connections to buildings or structures for network utilities;</u> <u>4. New Small-scale Electricity and Telecommunications Assets; or</u> <u>5. New above ground infrastructure that is wholly located within the road reserve.</u> <u>Matters of discretion are restricted to:</u> <u>a. The matters in NFL-P6; and</u> <u>b. The positive effects of the activity."</u> AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> To provide for new electricity and telecommunications infrastructure that is not regionally significant infrastructure as a restricted discretionary activity.
300.75	Bream Tail Residents Association Incorporated	General	Amend	AMEND the mapped extent of the Outstanding Natural Landscape overlay on the properties at Bream Tail as shown on Attachment 1 of the submission so that it accurately follows characteristics and features according to the Landscape Assessment Criteria of the Regional Policy Statement. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The mapped extent of the Outstanding Natural Landscape at Bream Tail Farm follows a simplified straight-line form and an approximation of key features set out in the Landscape Assessment Criteria of the Regional Policy Statement. 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).
315.29	Horizon Surveying & Land Development	General	Amend	AMEND the name of the Natural Features and Landscapes chapter to "Outstanding Natural Features and Landscapes" so that it is consistent throughout the Proposed District Plan, and consistent with the 'Standards' heading of the Natural Features and Landscapes chapter.	<ul style="list-style-type: none"> Consistency.
333.3	NZ Fairy Tern Trust	General	Amend	ADD a policy to consider the need for the overview and protection Outstanding Natural Features, Landscapes, and Reserves to ensure any adverse effects to avian fauna are minimised and considered at the time of any proposed changes to existing protected areas.	<ul style="list-style-type: none"> The submitter has requested the above relief in order to protect the Fairy Tern and other avian fauna where possible through mapping and protection of Outstanding Natural Features and Outstanding Natural Landscapes and areas zoned as Natural Open Spaces, especially in the flight path area from Mangawhai spit across to Kaipara Harbour.
352.3	M Tschirky	General	Amend	AMEND the provisions to protect Outstanding Natural Landscapes and Outstanding Natural Features from future subdivision, clearing, quarrying or mining proposals through a non-complying activity status.	<ul style="list-style-type: none"> Absolutely unfair and incomprehensible that, for example, on DP316176 further development could occur plus on a non-notified basis. All of these activities need to stay non-compliant with no exceptions.
50.23	Evolve Planning and Landscape Architecture	General	Oppose	ADD objectives and policies to the Natural Features and Landscapes chapter, using Whangarei District Plan as an example.	<ul style="list-style-type: none"> Adequate protection for Outstanding Natural Landscapes, High Natural Character and Outstanding Natural Features is not provided. Inconsistent with the purpose and principles of Part II of the Resource Management Act, NSCPA and Northland Regional Policy Statement.

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					<ul style="list-style-type: none"> Rules are weak and offer no protection to these features either through land use or subdivision. Exclusions are provided that are site specific and should not be in the District Plan, but in their consent and associated conditions. Colour rule provides for colours that are not appropriate, also within the Coastal Environment Overlay. Both need revising to be specific in terms of colours.
228.1	P Hunt	General	Oppose	No specific decision requested, however the submission considers that building on ridges is generally a bad idea, but especially so when it impacts on Outstanding Natural Landscapes or Outstanding Natural Features. The submission opposes development detracting from Outstanding Natural Landscapes or Outstanding Natural Features, particularly the Brynderwyn Hills.	<ul style="list-style-type: none"> The Brynderwyn Hills are largely uninhabited and provide a spectacular backdrop to the area. The submitter aims to protect Outstanding Natural Landscapes and Outstanding Natural Features. The submission refers to a recent development on Kapawiti Road which has building sites on a ridge and impacted on an Outstanding Natural Landscape/Outstanding Natural Feature. Developing difficult sites is costly and impacts environmental damage and public amenity.
351.2	N Harre	General	Oppose	AMEND the provisions so that no quarrying and mining is allowed in any Outstanding Natural Landscape (inferred).	<ul style="list-style-type: none"> Protecting the District's Natural Features is incredibly important.
193.5	Chases Gorge Camp Club	General	Support	RETAIN the Outstanding Landscape Area and Outstanding Natural Feature overlays over Ripiro Beach.	<ul style="list-style-type: none"> No specific reasons provided.
257.1	Piroa Conservation Trust	General	Support	RETAIN the Natural Features and Landscapes chapter (inferred) with its aim to protect Outstanding Natural Features and Outstanding Natural Landscapes from inappropriate subdivision, use, and development as a matter of national importance under the Resource Management Act s6(b).	<ul style="list-style-type: none"> The aim of the chapter to protect Outstanding Natural Features and Outstanding Natural Landscapes as a matter of national importance under Section 6(b) of the Resource Management Act is supported.
263.15	Daytona Trust	General	Support	RETAIN NFL-O1. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The objective correctly gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement.
263.67	Daytona Trust	General	Support	RETAIN NFL-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The objective correctly gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement.
272.1	J & C Hawley	General	Support	RETAIN the Natural Features and Landscapes chapter.	<ul style="list-style-type: none"> The aim of the chapter to protect Outstanding Natural Features and Outstanding Natural Landscapes as a matter of national importance under Section 6(b) of the Resource Management Act is supported.
278.1	Marunui Conservation Ltd	General	Support	RETAIN the Natural Features and Landscapes chapter (inferred).	<ul style="list-style-type: none"> The aim of the chapter to protect Outstanding Natural Features and Outstanding Natural Landscapes as a matter of national importance under Section 6(b) of the Resource Management Act is supported.
304.88	Director General of Conservation	NFL-O1	Amend	AMEND NFL-O1 as follows: The characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes are <u>identified</u> and protected from inappropriate subdivision, use and development. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> Though NFL-O1 largely follows the wording of Northland Regional Policy Statement Objective 3.14, it does not include the process for identifying outstanding natural features and outstanding natural landscapes.
51.6	Elaine and Josephine Reddy	NFL-O1	Support	RETAIN NFL-O1 insofar as it gives greater significance and protection to Pukepohatu/Bald Rock and the surrounding valley that sits between Pukepohatu/Bald Rock and Pukekaroro.	<ul style="list-style-type: none"> To protect the valley and surrounding area by prohibiting mining, quarrying and adverse effects from large-scale earthworks and infrastructure that will impact the natural features and landscape. To protect the surrounding natural environment of Pukepohatu/Bald Rock and Pukekaroro, whose aesthetic values are of great value to the community. These maunga/mountains are connected to the surrounding landscape and hold historical significance to Te Uri o hau of Ngati Whatua, not as single identities and need to be viewed as an area of outstanding natural landscape.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
136.77	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-O1	Support	RETAIN NFL-O1 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports NFL-O1 as notified.
289.15	Tappenden Holdings Limited	NFL-O1	Support	RETAIN NFL-O1. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> No reasons provided.
300.17	Bream Tail Residents Association Incorporated	NFL-O1	Support	RETAIN NFL-O1. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> No reasons provided.
315.30	Horizon Surveying & Land Development	NFL-O1	Support	RETAIN NFL-O1.	<ul style="list-style-type: none"> No reasons provided.
146.30	New Zealand Agricultural Aviation Association	NFL-O2	Amend	AMEND NFL-O2 as follows: The maintenance and enhancement of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is promoted <u>and provided for</u> .	<ul style="list-style-type: none"> Activities that maintain and enhance Outstanding Natural Features and Outstanding Natural Landscapes should be provided for and promoted.
257.4	Piroa Conservation Trust	NFL-O2	Amend	AMEND NFL-O2, as follows: The <u>conservation</u> , maintenance and enhancement of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is promoted.	<ul style="list-style-type: none"> Conservation should also be a prime objective.
272.4	J & C Hawley	NFL-O2	Amend	AMEND NFL-O2 as follows: The <u>conservation</u> , maintenance and enhancement of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is promoted	<ul style="list-style-type: none"> Conservation should be a key objective.
278.4	Marunui Conservation Ltd	NFL-O2	Amend	AMEND NFL-O2, as follows: The <u>conservation</u> , maintenance and enhancement of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is promoted.	<ul style="list-style-type: none"> Conservation should also be a key objective.
51.7	Elaine and Josephine Reddy	NFL-O2	Support	RETAIN NFL-O2 insofar as it gives greater significance and protection to Pukepohatu/Bald Rock and the surrounding valley that sits between Pukepohatu/Bald Rock and Pukekaroro.	<ul style="list-style-type: none"> All maintenance will enhance the outstanding natural landscapes. For the protection of native and exotic vegetation through regenerative planting, to which quarrying and mining would cause damage and delay regeneration. Natural science factor, including geological, topographical, ecological, and dynamic components. It is an example of a dacite dome, considered a fragile landform and mining/quarrying would damage the integrity of the structure. Maintenance of water, streams and rivers surrounding Pukepohatu/Bald Rock needs to be protected.
136.78	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-O2	Support	AMEND NFL-O2 as follows: <u>To promote</u> the maintenance and enhancement of the characteristics, qualities and values <u>that contribute to the recognition</u> of Outstanding Natural Features and Outstanding Natural Landscapes <u>is promoted</u> . AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter would prefer amendments to NFL-O2 so that it improves its framing as an objective.
289.67	Tappenden Holdings Limited	NFL-O2	Support	RETAIN NFL-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> No reasons provided.
300.84	Bream Tail Residents Association Incorporated	NFL-O2	Support	RETAIN NFL-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> No reasons provided.
315.114	Horizon Surveying & Land Development	NFL-O2	Support	RETAIN NFL-O2.	<ul style="list-style-type: none"> No reasons provided.

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257.5	Piroa Conservation Trust	NFL-P1	Amend	AMEND NFL-P1, as follows: Enable activities that <u>protect</u> , maintain, restore or enhance the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5, including conservation activities and the removal of redundant buildings and structures.	<ul style="list-style-type: none"> Addition reflects emphasis on protection as per Section 6(b) Resource Management Act.
263.16	Daytona Trust	NFL-P1	Amend	AMEND NFL-P1 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policy is generally supported but it should be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
272.5	J & C Hawley	NFL-P1	Amend	AMEND NFL-P1 as follows: "Enable activities that <u>protect</u> , maintain, restore or enhance the characteristics,"	<ul style="list-style-type: none"> The addition reflects emphasis on protection as per Section 6(b) of the Resource Management Act.
278.5	Marunui Conservation Ltd	NFL-P1	Amend	AMEND NFL-P1 as follows: "Enable activities that <u>protect</u> , maintain, restore or enhance the characteristics,"	<ul style="list-style-type: none"> The addition reflects emphasis on protection as per Section 6(b) of the Resource Management Act.
289.16	Tappenden Holdings Limited	NFL-P1	Amend	AMEND NFL-P1 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
300.18	Bream Tail Residents Association Incorporated	NFL-P1	Amend	AMEND NFL-P1 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
51.8	Elaine and Josephine Reddy	NFL-P1	Support	RETAIN NFL-P1 insofar as it gives greater significance and protection to Pukepohatu/Bald Rock and the surrounding valley that sits between Pukepohatu/Bald Rock and Pukekaroro.	<ul style="list-style-type: none"> All maintenance will enhance the outstanding natural landscapes. For the protection of native and exotic vegetation through regenerative planting, to which quarrying and mining would cause damage and delay regeneration. Natural science factor, including geological, topographical, ecological, and dynamic components. It is an example of a dacite dome, considered a fragile landform and mining/quarrying would damage the integrity of the structure. Maintenance of water, streams and rivers surrounding Pukepohatu/Bald Rock needs to be protected.
136.79	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-P1	Support	AMEND NFL-P1 as follows: Enable activities that maintain, restore or enhance the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5, including: <ol style="list-style-type: none"> conservation activities; <u>and</u> the removal of redundant buildings and structures; <u>new buildings or structures where there is a functional need or operational need;</u> <u>activities for health and safety or biosecurity purposes.</u> OR With wording to similar effect. OR	<ul style="list-style-type: none"> The submitter supports NFL-P1 in part. It is noted that there is no specific policy that provides for new activities with an operational or functional need to be located in an Outstanding Natural Landscape or Outstanding Natural Feature. For natural character, this policy provision has been made by both policies NATC-P2 and NATC-P3. The submitter seeks that similar provisions are included in the Natural Features and Landscapes chapter. This would be consistent with NFL-R1 and NFL-R2 which provide for new buildings and structures and alterations and additions.

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				ADD a new NFL policy to recognise and provide for the activities identified in c. and d. above. AND Any consequential amendments.	
146.31	New Zealand Agricultural Aviation Association	NFL-P1	Support	RETAIN NFL-P1 as notified.	<ul style="list-style-type: none"> The restoration and enhancement of Outstanding Natural Features and Outstanding Natural Landscapes are important for community wellbeing.
315.31	Horizon Surveying & Land Development	NFL-P1	Support	RETAIN NFL-P1 as notified.	<ul style="list-style-type: none"> No reasons provided.
263.19	Daytona Trust	NFL-P2	Amend	AMEND NFL-P2, as follows: Policy NFL-P2 Existing <u>subdivision</u> , use and development Recognise that lawfully established <u>subdivision</u> , land use and development are located within Outstanding Natural Features and Outstanding Natural Landscapes and allow them to continue without undue restriction. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policy should also recognise that lawfully established subdivision, with sites as yet unbuilt, are also located within Outstanding Natural Features and Outstanding Natural Landscapes, including the submitter's site at Bream Tail.
289.19	Tappenden Holdings Limited	NFL-P2	Amend	AMEND NFL-P2, as follows: Existing <u>subdivision</u> , use and development Recognise that lawfully established <u>subdivision</u> , land use and development are located within Outstanding Natural Features and Outstanding Natural Landscapes and allow them to continue without undue restriction. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policy should also recognise that lawfully established subdivision, with sites as yet unbuilt, are also located within Outstanding Natural Features and Outstanding Natural Landscapes, including the submitter's site at Bream Tail.
300.21	Bream Tail Residents Association Incorporated	NFL-P2	Amend	AMEND NFL-P2 as follows: Existing <u>subdivision</u> , use and development Recognise that lawfully established <u>subdivision</u> , land use and development are located within Outstanding Natural Features and Outstanding Natural Landscapes and allow them to continue without undue restriction. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policy should also recognise that lawfully established subdivision, with sites as yet unbuilt, are also located within Outstanding Natural Features and Outstanding Natural Landscapes, including the submitter's site at Bream Tail.
51.9	Elaine and Josephine Reddy	NFL-P2	Oppose	No specific decision requested; however, the submission opposes NFL-P2.	<ul style="list-style-type: none"> To allow to continue without restriction the lawfully established land use and development within Outstanding Natural Features and Outstanding Natural Landscapes. The site is no longer safe for quarrying, mining or earthworks because of significant development in housing, subdivision and business in the area. The tangata whenua insight of the connection between land and people needs to be upheld and the site protected. There are aesthetic values, memorability and naturalness which are of great value to the community, including local activities and history. The aesthetic harmony of the two maunga and the valley, including views and giving a sense of place, strong community association, public esteem and sense of home and belonging.
149.56	Royal Forest and Bird Protection Society of New Zealand Incorporated	NFL-P2	Oppose	AMEND NFL-P2 as follows: Recognise that lawfully established land use and development are located within Outstanding Natural Features and Outstanding Natural Landscapes and allow them to continue without undue restriction <u>provided that additional adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5 are avoided.</u> AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> The submitter considers that, without amendment, NFL-P2 could enable unrestricted existing use and development. This could result in the incremental intensification of existing activities and use over time, thus adversely affecting the values which make an area outstanding. It is requested that NFL-P2 is amended to restrict the scale and intensity of existing use and development from increasing.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
136.80	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-P2	Support	RETAIN NFL-P2 as notified. OR With wording that achieves a similar effect. AND Any other consequential amendments.	<ul style="list-style-type: none"> Supports NFL-P2 as notified.
309.66	Clarus	NFL-P2	Support	RETAIN NFL-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"> Recognises the need for existing lawful activities to continue.
315.115	Horizon Surveying & Land Development	NFL-P2	Support	RETAIN NFL-P2 as notified.	<ul style="list-style-type: none"> No reasons provided.
323.56	KiwiRail Holdings Limited	NFL-P2	Support	RETAIN NFL-P2 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports NFL-P2 and requests it is retained as notified.
99.4	Venessa Anich	NFL-P3	Amend	ADD to NFL-P3 provision to mention Ripiro Beach as being the Wild West Coast.	<ul style="list-style-type: none"> The submitter requests including Ripiro Beach as being the Wild West Coast to this provision.
149.57	Royal Forest and Bird Protection Society of New Zealand Incorporated	NFL-P3	Amend	DELETE NFL-P3 from the Natural Features and Landscapes chapter. AND ADD NFL-P3 to the Coastal Environment chapter. AND AMEND NFL-P3 to give effect to Policy 15 of the New Zealand Coastal Policy Statement. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> The submitter opposes NFL-P3 in part. All coastal environment-related provisions should be within the Coastal Environment chapter. This change is sought for plan certainty and effectiveness. Policy 15 of the New Zealand Coastal Policy Statement provides direction on adverse effects which are not included in NFL-P3. In order to give effect to the New Zealand Coastal Policy Statement, Policy 15 wording should be included within the Proposed District Plan.
263.17	Daytona Trust	NFL-P3	Amend	AMEND NFL-P3 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policy is generally supported but it should be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
289.17	Tappenden Holdings Limited	NFL-P3	Amend	AMEND NFL-P3 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
300.19	Bream Tail Residents Association Incorporated	NFL-P3	Amend	AMEND NFL-P3 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
304.89	Director General of Conservation	NFL-P3	Amend	AMEND NFL-P3 as follows: Within the coastal environment, avoid adverse effects from of subdivision, land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> NFL-P3 should include the avoidance of the adverse effects of subdivision.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
136.81	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-P3	Support	RETAIN NFL-P3 as notified. OR With wording that achieves a similar effect. AND Any other consequential amendments.	<ul style="list-style-type: none"> Supports NFL-P3 as notified.
315.116	Horizon Surveying & Land Development	NFL-P3	Support	RETAIN NFL-P3 as notified.	<ul style="list-style-type: none"> No reasons provided.
51.10	Elaine and Josephine Reddy	NFL-P4	Amend	RETAIN NFL-P4.	<ul style="list-style-type: none"> The best way to "avoid, remedy, and mitigate" adverse effects to Pukepohatu/Bald Rock and the surrounding valleys is to prohibit mining, quarrying and earthworks, which would negatively impact the natural features and landscape of the surrounding area.
149.58	Royal Forest and Bird Protection Society of New Zealand Incorporated	NFL-P4	Amend	AMEND NFL-P4 to include indigenous vegetation alteration and removal as considerations when avoiding, remedying and mitigating adverse effects on features and landscapes. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> The submitter opposes NFL-P4 in part as they consider that the policy does not cover indigenous vegetation alteration or clearance, despite indigenous vegetation contributing to the value, quality and characteristics of most outstanding natural features and landscapes. It is requested that NFL-P4 is amended to include direction on indigenous vegetation alteration and clearance.
257.6	Piroa Conservation Trust	NFL-P4	Amend	AMEND NFL-P4, as follows: Outside the coastal environment: 1. Avoid significant adverse effects of <u>subdivision</u> , land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5; and 2. Avoid, remedy or mitigate other adverse effects (including cumulative adverse effects) of <u>subdivision</u> , land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes including by: a. In Outstanding Natural Features, <u>ensuring requiring</u> that the scale and intensity of earthworks and built development is appropriate taking into account the scale, form and vulnerability to modification of the feature; b. In Outstanding Natural Landscapes, <u>ensuring requiring</u> that the location and intensity of subdivision, use and built development is appropriate having regard to, natural elements, landforms and processes, including vegetation patterns, ridgelines and freshwater bodies and their margins; and c. Having regard to: i. Integration of development into the Outstanding Natural Feature or Outstanding Natural Landscape, maintenance of low development density, and retention of predominant vegetation cover, <u>particularly indigenous vegetation</u> ; ii. The location, design, scale, prominence and visibility of any buildings, structures, <u>and</u> access, <u>and the extent of</u> earthworks and indigenous vegetation clearance; iii. Methods and timelines for restoring or reinstating earthworks and revegetating land; and iv. The finish of any buildings or structures, including materials, reflectivity and colour; and landscaping and fencing.	<ul style="list-style-type: none"> The additions reflect the inclusion of subdivision in NFL-P4.2.b, and Resource Management Act Section 6(b). The amendments to NFL-P4.2.a and b. are consistent with the Northland Regional Policy Statement Policy 4.6.1 on Outstanding Natural Landscapes.
263.18	Daytona Trust	NFL-P4	Amend	AMEND NFL-P4 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding	<ul style="list-style-type: none"> The policy is generally supported but it should be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
272.6	J & C Hawley	NFL-P4	Amend	AMEND NFL-P4 as follows: <ol style="list-style-type: none"> 1. Avoid significant adverse effects of <u>subdivision</u>, land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5; and 2. Avoid, remedy or mitigate other adverse effects (including cumulative adverse effects) of <u>subdivision</u>, land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes including by: <ol style="list-style-type: none"> a. In Outstanding Natural Features, ensuring <u>requiring</u> that the scale and intensity of earthworks and built development is appropriate taking into account the scale, form and vulnerability to modification of the feature; b. In Outstanding Natural Landscapes, ensuring <u>requiring</u> that the location and intensity of subdivision, use and built development is appropriate having regard to, natural elements, landforms and processes, including vegetation patterns, ridgelines and freshwater bodies and their margins; and c. Having regard to: <ol style="list-style-type: none"> i. Integration of development into the Outstanding Natural Feature or Outstanding Natural Landscape, maintenance of low development density, and retention of predominant vegetation cover, <u>particularly indigenous vegetation</u>; ii. The location, design, scale, prominence and visibility of any buildings, structures, <u>and access, and the extent of</u> earthworks and indigenous vegetation clearance; iii. Methods and timelines for restoring or reinstating earthworks and revegetating land; and iv. The finish of any buildings or structures, including materials, reflectivity and colour; and landscaping and fencing. 	<ul style="list-style-type: none"> • The sought relief above reflects the inclusion of subdivision in NFL-P4.2.b. and Resource Management Act Section 6(b). The amendments to NFL-P4.2.a. and b. are consistent with the Northland Regional Policy Statement Policy 4.6.1 on Outstanding Natural Landscapes.
278.6	Marunui Conservation Ltd	NFL-P4	Amend	AMEND NFL-P4 as follows: <ol style="list-style-type: none"> 1. Avoid significant adverse effects of <u>subdivision</u>, land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5; and 2. Avoid, remedy or mitigate other adverse effects (including cumulative adverse effects) of <u>subdivision</u>, land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes including by: <ol style="list-style-type: none"> a. In Outstanding Natural Features, ensuring <u>requiring</u> that the scale and intensity of earthworks and built development is appropriate taking into account the scale, form and vulnerability to modification of the feature; b. In Outstanding Natural Landscapes, ensuring <u>requiring</u> that the location and intensity of subdivision, use and built development is appropriate having regard to, natural elements, landforms and processes, including vegetation patterns, ridgelines and freshwater bodies and their margins; and c. Having regard to: 	<ul style="list-style-type: none"> • The sought relief above reflects the inclusion of subdivision in NFL-P4.2.b., and Resource Management Act Section 6(b). The amendments to NFL-P4.2.a. and b. are consistent with the Northland Regional Policy Statement Policy 4.6.1 on Outstanding Natural Landscapes.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				i. Integration of development into the Outstanding Natural Feature or Outstanding Natural Landscape, maintenance of low development density, and retention of predominant vegetation cover; <u>particularly indigenous vegetation</u> ; ii. The location, design, scale, prominence and visibility of any buildings, structures, <u>and access, and the extent of</u> earthworks and indigenous vegetation clearance;	
289.18	Tappenden Holdings Limited	NFL-P4	Amend	AMEND NFL-P4 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
300.20	Bream Tail Residents Association Incorporated	NFL-P4	Amend	AMEND NFL-P4 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the RPS mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
315.32	Horizon Surveying & Land Development	NFL-P4	Amend	RETAIN NFL-P4. AND AMEND NFL-P4 to include having regard to lighting restrictions under clause NFL-P4.2.c.iv.	<ul style="list-style-type: none"> No reasons provided.
26.66	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NFL-P4	Oppose	ADD the following clause to NFL-P4.2.c as follows: <u>v. For new Regionally Significant Infrastructure, the constraints on form and location due to operational need or functional need.</u> AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> Notified policy is generally consistent with Policy 4.6.1 of the Regional Policy Statement in regard to managing effects on the characteristics and qualities of natural features and landscapes. However, Policy 5.3.3(1) includes a framework for new Regionally Significant Infrastructure which includes recognition of the constraints that limit the design and location of the activity. This element is not reflected in Policy NFL-P4. Regionally Significant Infrastructure may need to be located in these environments due to functional need or operational need.
136.82	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-P4	Support	AMEND NFL-P4 as follows: Outside the coastal environment, <u>ensure the adverse effects of land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes set out in Schedule 4 and Schedule 5 are:</u> 1. <u>Avoided, where the adverse effects are</u> significant adverse effects of land use and development on the characteristics, qualities and values of ONF and ONL as set out in Schedule 4 and Schedule 5; and 2. <u>All other effects are a</u> Avoided, remedy <u>remedied</u> or mitigated other adverse effects (including cumulative adverse effects) of land use and development on the characteristics, qualities and values of ONF and ONL including by: ... AND DELETE NFL-P4 clause 2.c in favour of its inclusion in NFL-P6; AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports in part NFL-P4. Amendments are sought to improve clarity so that it is made clear that the characteristics, qualities and values being considered are those specifically listed in Schedules 4 and 5. It is noted that clause 2.c effectively lists matters of discretion that will be considered in the assessment of resource consent applications, it is felt that the Council should consider simplifying its policy framework by deleting clause 2.c from policy NFL-P4 and including it in policy NFL-P6 which deals directly with the assessment of resource consents.
304.90	Director General of Conservation	NFL-P4	Support	RETAIN NFL-P4 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The Policy gives effect to higher-level documents.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
283.157	Northpower Limited and Northpower Fibre Limited	NFL-P5	Amend	<p>AMEND NFL-P5 as follows:</p> <p>Enable the <u>establishment</u>, operation, maintenance, <u>repair</u> and upgrading of regionally significant infrastructure <u>and infrastructure</u> in Outstanding Natural Features or Outstanding Natural Landscapes where:</p> <p>1. There is an operational need or functional need to be in that particular location; and</p> <p>...</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> No provision has been made for new, or the repair of existing regionally significant infrastructure. To recognise for all infrastructure to be consistent with the infrastructure enabling provisions in other chapters of the Proposed District Plan.
292.67	Transpower New Zealand Limited	NFL-P5	Amend	<p>AMEND NFL-P5 as follows:</p> <p>Enable the <u>development</u>, operation, maintenance and upgrading of regionally significant infrastructure, <u>other than the National Grid</u>, in Outstanding Natural Features or Outstanding Natural Landscapes where:</p> <ol style="list-style-type: none"> There is an operational need or functional need to be in that particular location; and Adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes are voided, remedied or mitigated in accordance with NFL-P3 and NFL-P4. <p><u>Note: For the avoidance of doubt, adverse effects from the National Grid are managed in accordance with Policies INF-P10 in the Infrastructure chapter.</u></p> <p>OR</p> <p>AMEND NFL-P5 (and make any consequential amendments to NFL-P2, P3, and P4) to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission.</p>	<ul style="list-style-type: none"> To provide clarity regarding the application of these policies. As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10 or any other policies in the Infrastructure chapter.
323.57	KiwiRail Holdings Limited	NFL-P5	Amend	<p>RETAIN NFL-P5 as proposed.</p> <p>AND</p> <p>AMEND the definition of 'Regionally Significant Infrastructure' to include rail infrastructure as requested.</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"> The submitter supports NFL-P5 but requests that the definition for Regionally Significant Infrastructure is amended to include rail infrastructure.
149.59	Royal Forest and Bird Protection Society of New Zealand Incorporated	NFL-P5	Oppose	<p>ADD a new clause to NFL-P5 which requires demonstration of there being no other feasible alternative locations available outside of the Outstanding Natural Feature or Outstanding Natural Landscape.</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 is concerned that, as currently drafted, the policy can enable development of infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes without sufficient consideration of whether it could be feasibly located elsewhere. By including an alternatives test, this would help to ensure the protection of Outstanding Natural Features and Outstanding Natural Landscapes and give it appropriate weight in decision-making. Moreover, this is consistent with higher-order policy direction.
26.67	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NFL-P5	Support	<p>RETAIN NFL-P5 as notified.</p> <p>AND</p> <p>Any alternative relief and/or consequential amendments.</p>	<ul style="list-style-type: none"> Provides a framework for enabling the operation, maintenance and upgrading of Regionally Significant Infrastructure in Outstanding Natural Landscapes and Outstanding Natural Features which is consistent with Policy 5.3.3 of the Regional Policy Statement for Northland.
309.67	Clarus	NFL-P5	Support	<p>RETAIN NFL-P5.</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"> Recognises the need for existing regionally significant infrastructure to be operated and upgraded.
315.117	Horizon Surveying & Land Development	NFL-P5	Support	<p>RETAIN NFL-P5 as notified.</p>	<ul style="list-style-type: none"> No reasons provided.
51.11	Elaine and Josephine Reddy	NFL-P6	Amend	<p>RETAIN NFL-P6.</p>	<ul style="list-style-type: none"> There will be a negative impact on the ridgelines and skyline if there is a collapse or damage to the dacite dome or side of the rock faces. Prohibiting quarrying and mining will avoid, remedy or mitigate adverse

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
					<p>effects on the Natural Features and Landscapes characteristics.</p> <ul style="list-style-type: none"> • Pukepohatu/Bald Rock was once an existing quarry site. The site is no longer safe for quarrying, mining or earthworks because of significant development in housing, subdivision and business in the area. • The tangata whenua insight of the connection between land and people needs to be upheld and the site protected. • There are aesthetic values, memorability and naturalness which are of great value to the community, including local activities and history. • The aesthetic harmony of the two maunga and the valley, including views and giving a sense of place, strong community association, public esteem and sense of home and belonging.
99.1	Venessa Anich	NFL-P6	Amend	AMEND NFL-P3 to include reference to Ripiro Beach and the Wild West Coast Outstanding Natural Landscape (West Coast Ocean Beach).	<ul style="list-style-type: none"> • It has "special characteristics for Kaipara District."
99.3	Venessa Anich	NFL-P6	Amend	ADD to NFL-P6.4 that buildings should not be visible within the Outstanding Natural Landscape West Coast Ocean Beach from Ripiro beach, including at low tide.	<ul style="list-style-type: none"> • Ripiro Beach is worthy of special mention because of its unique characteristics of being the Wild West Coast. Built form visible from the beach detracts from the unique characteristics, with the exception of established communities like Baylys or Glinks Gully. Ripiro Beach needs to be protected from development being visible from the beach even at low tide.
257.7	Piroa Conservation Trust	NFL-P6	Amend	<p>AMEND NFL-P6, as follows:</p> <p>Have regard to the following matters when assessing resource consent applications for <u>subdivision</u>, land use and development in Outstanding Natural Features and Outstanding Natural Landscapes:</p> <ol style="list-style-type: none"> 1. The physical and visual integrity and any fragmentation of the landscape or feature, and its sensitivity or vulnerability to change; 2. Adverse and positive effects on identified characteristics, qualities and values; 3. The intensity of buildings, structures or infrastructure in the locality and the landscape values of surrounding land and established activities; The extent of the area affected and whether adverse effects are minor, more than minor or transitory; 4. The location, scale and design of proposed development including in relation to ridgelines, skylines and prominent headlands, the values of surrounding land and established activities and visibility from roads and public places; 5. Integration of the building, structure, access or activity into the landscape or feature, including materials, reflectivity, colour, landscaping and fencing; 6. The need for, extent, design, location and visibility of earthworks and vegetation clearance; and The degree of modification, damage, loss or destruction that will result from the activity in terms of vegetation clearance and earthworks; 7. Historical or cultural associations with the feature or landscape; and 8. The maintenance of established areas and patterns of indigenous vegetation cover. 	<ul style="list-style-type: none"> • Addition of 'subdivision' reflects Section 6(b) Resource Management Act. • Clause 3 largely repeats clause 4 and the intensity of buildings, structures and infrastructure in the area surrounding an Outstanding Natural Landscape should not determine the density of the same within an Outstanding Natural Landscape. • Regarding Clause 6, the emphasis should be on the effects rather than the need for earthworks and vegetation clearance activities.
263.20	Daytona Trust	NFL-P6	Amend	<p>AMEND NFL-P6, as follows:</p> <p>Have regard to the following matters when assessing resource consent applications for <u>subdivision</u>, land use and development in Outstanding Natural Features and Outstanding Natural Landscapes:</p> <p>AND</p> <p>AMEND NFL-P6 to have regard to whether land use and development is on a previously approved building platform or necessary to provide access to a previously approved building platform.</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"> • NFL-P6 seeks to have regard to a range of matters when considering an application for land use and development, but not subdivision. • Specific recognition should be given to the existence of consented building platforms and access to those platforms when considering resource consent applications under NFL-P6. This aligns with the NFL-P2 recognition of existing use and development, which would otherwise not come into play when considering these restricted discretionary activity matters.

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272.7	J & C Hawley	NFL-P6	Amend	<p>AMEND NFL-P6 as follows:</p> <p>Have regard to the following matters when assessing resource consent applications for <u>subdivision</u>, land use and development in Outstanding Natural Features and Outstanding Natural Landscapes:</p> <ol style="list-style-type: none"> 1. The physical and visual integrity and any fragmentation of the landscape or feature, and its sensitivity or vulnerability to change; 2. Adverse and positive effects on identified characteristics, qualities and values; 3. The intensity of buildings, structures or infrastructure in the locality and the landscape values of surrounding land and established activities; The extent of the area affected and whether adverse effects are minor, more than minor or transitory; 4. The location, scale and design of proposed development including in relation to ridgelines, skylines and prominent headlands, the values of surrounding land and established activities and visibility from roads and public places; 5. Integration of the building, structure, access or activity into the landscape or feature, including materials, reflectivity, colour, landscaping and fencing; 6. The need for, extent, design, location and visibility of earthworks and vegetation clearance; and The degree of modification, damage, loss or destruction that will result from the activity in terms of vegetation clearance and earthworks; 7. Historical or cultural associations with the feature or landscape; and 8. The maintenance of established areas and patterns of indigenous vegetation cover. 	<ul style="list-style-type: none"> • Addition of 'subdivision' reflects Section 6(b) Resource Management Act. • Clause 3 largely repeats clause 4 and the intensity of buildings, structures and infrastructure in the area surrounding an Outstanding Natural Landscape should not determine the density of the same within an Outstanding Natural Landscape. • Regarding Clause 6, the emphases should be on the effects rather than the need for earthworks and vegetation clearance activities.
278.7	Marunui Conservation Ltd	NFL-P6	Amend	<p>AMEND NFL-P6 as follows:</p> <p>Have regard to the following matters when assessing resource consent applications for <u>subdivision</u>, land use and development in Outstanding Natural Features and Outstanding Natural Landscapes:</p> <ol style="list-style-type: none"> 1. The physical and visual integrity and any fragmentation of the landscape or feature, and its sensitivity or vulnerability to change; 2. Adverse and positive effects on identified characteristics, qualities and values; 3. The intensity of buildings, structures or infrastructure in the locality and the landscape values of surrounding land and established activities; The extent of the area affected and whether adverse effects are minor, more than minor or transitory; 4. The location, scale and design of proposed development including in relation to ridgelines, skylines and prominent headlands, the values of surrounding land and established activities and visibility from roads and public places; 5. Integration of the building, structure, access or activity into the landscape or feature, including materials, reflectivity, colour, landscaping and fencing; 6. The need for, extent, design, location and visibility of earthworks and vegetation clearance; and The degree of modification, damage, loss or destruction that will result from the activity in terms of vegetation clearance and earthworks; 7. Historical or cultural associations with the feature or landscape; and <p>The maintenance of established areas and patterns of indigenous vegetation cover.</p>	<ul style="list-style-type: none"> • Addition of 'subdivision' reflects Section 6(b) Resource Management Act. • Clause 3 largely repeats clause 4 and the intensity of buildings, structures and infrastructure in the area surrounding an Outstanding Natural Landscape should not determine the density of the same within an Outstanding Natural Landscape. • Regarding Clause 6, the emphases should be on the effects rather than the need for earthworks and vegetation clearance activities.
289.20	Tappenden Holdings Limited	NFL-P6	Amend	<p>AMEND NFL-P6, as follows:</p> <p>a. Apply the policy to assessing resource consent applications for <u>subdivision</u>, land use and development; and...</p>	<ul style="list-style-type: none"> • Specific recognition should be given to the existence of consented building platforms and access to those platforms when considering resource consent applications under NFL- P6. This aligns with the policy NFL-P2 recognition of existing use and development, which would otherwise not come

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				<p>b. Have regard to whether land use and development is on a previously approved building platform or necessary to provide access to a previously approved building.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<p>into play when considering these restricted discretionary activity matters.</p>
300.22	Bream Tail Residents Association Incorporated	NFL-P6	Amend	<p>AMEND NFL-P6, as follows:</p> <p>a. Apply the policy to assessing resource consent applications for <u>subdivision</u>, land use and development; and</p> <p>b. Have regard to whether land use and development is on a previously approved building platform or necessary to provide access to a previously approved building platform.</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"> Specific recognition should be given to the existence of consented building platforms and access to those platforms when considering resource consent applications under NFL-P6. This aligns with the NFL-P2 recognition of existing use and development, which would otherwise not come into play when considering these restricted discretionary activity matters.
304.91	Director General of Conservation	NFL-P6	Amend	<p>AMEND NFL-P6 to require an ecological assessment in accordance with Appendix 5 of the Northland Regional Policy Statement.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter supports NFL-P6 but requests it is amended to include a requirement for ecological assessment of vegetation in accordance with Appendix 5 of the Northland Regional Policy Statement.
315.33	Horizon Surveying & Land Development	NFL-P6	Amend	<p>RETAIN NFL-P6.</p> <p>AND</p> <p>AMEND NFL-P6.2 to include positive effects on the restoration or enhancement of the Outstanding Natural Feature or Outstanding Natural Landscape which could be achieved through subdivision or development.</p>	<ul style="list-style-type: none"> NFL-P6 doesn't discuss positive effects on the Outstanding Natural Landscapes and Outstanding Natural Features from development in much detail.
136.83	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-P6	Support	<p>AMEND NFL-P6 as follows:</p> <p>Have regard to the following matters when assessing the effects of resource consent applications for land use and development <u>on the characteristics, qualities and values of in Outstanding Natural Feature and Outstanding Natural Landscape set out in Schedule 4 and Schedule 5: ...</u></p> <p><u>X1. The operational need or functional need of any building or structures;</u></p> <p><u>X2. Integration of development into the Outstanding Natural Feature or Outstanding Natural Landscape, maintenance of low development density, and retention of predominant vegetation cover;</u></p> <p><u>X3. The location, design, scale, prominence and visibility of any buildings, structures, access, earthworks and indigenous vegetation clearance;</u></p> <p><u>X4. Methods and timelines for restoring or reinstating earthworks and revegetating land; and</u></p> <p><u>X5. The finish of any buildings or structures, including materials, reflectivity and colour; and landscaping and fencing.</u></p> <p>AND</p> <p>AMEND the order and phrasing of the conditions of policy NFL-P6, to improve consistency and alignment with policy NATC-P5.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports NFL-P6 in part. Amendments are sought so that: Provision for the consideration of the functional or operational need of any building and structure (consistent with the relief sought for policy NFL-P1). A link back to the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedules 4 and 5, consistent with policy NFL-P4. Incorporation of the matters of discretion that are currently located in policy NFL-P4, clause 2.c. Improved alignment with policy NATC-P5, which is a similar policy for natural character (which has similarities and linkages to landscape and features). It would be helpful to plan users to use a similar order and wording of matters that are common to both Natural Character and Natural Features and Landscapes. It is also noted that subdivision is included in policy NATC-P5 but is omitted from policy NFL-P6. The standard SUB-S14 otherwise lists matters of discretion for subdivision and does not otherwise link back to provisions in either the Natural Character or Natural Features and Landscape chapters.
263.21	Daytona Trust	NFL-R1	Amend	<p>AMEND NFL-R1 to delete reference to and requirement to comply with NFL-S2 Gross Floor Area.</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"> External additions and alterations to existing buildings or structures should not be limited as to gross floor area to achieve permitted activity status. The reference to gross floor area might for example better replaced with a reference to the standard NFL-S6 Minor upgrading.
289.21	Tappenden Holdings Limited	NFL-R1	Amend	<p>AMEND NFL-R1 to delete reference to and requirement to comply with NFL-S2 Gross Floor Area.</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"> External additions and alterations to existing buildings or structures should not be limited as to gross floor area to achieve permitted activity status. The reference to gross floor area might for example better replaced with a reference to the standard NFL-S6 Minor upgrading.
300.23	Bream Tail Residents	NFL-R1	Amend	<p>AMEND NFL-R1 to delete reference to, and requirement to comply with, NFL-S2 Gross Floor Area.</p> <p>AND</p>	<ul style="list-style-type: none"> External additions and alterations to existing buildings or structures should not be limited as to gross floor area to achieve permitted activity

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	Association Incorporated			Any consequential amendments or alternative relief to address the matters raised in the submission.	status. The reference to gross floor area might for example better replaced with a reference to the standard NFL-S6 Minor upgrading.
136.84	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-R1	Support	AMEND NFL-R1 as follows: 3. Activity status when compliance not achieved: Restricted Discretionary 4. Matters over which discretion is restricted: <u>a. The matters in NFL-P5; and</u> <u>b. The positive effects of the activity.</u> OR Wording of similar effect. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NFL-R1 in part. However, it is thought that 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. The activity provided for is not complex, or its effects uncertain, to justify the current discretionary rule status.
309.68	Clarus	NFL-R1	Support	RETAIN NFL-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"> Recognises the need for existing lawful activities to continue and be operated and upgraded.
315.34	Horizon Surveying & Land Development	NFL-R1	Support	RETAIN NFL-R1.	<ul style="list-style-type: none"> No reasons provided.
323.58	KiwiRail Holdings Limited	NFL-R1	Support	RETAIN NFL-R1 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports NFL-R1 and requests it is retained as notified.
99.5	Venessa Anich	NFL-R2	Amend	AMEND NFL-R2 to clarify how the rule controls new buildings and structures in the Coastal Environment.	<ul style="list-style-type: none"> It is unclear which sub part of this rule controls new buildings and structures in an Outstanding Natural Landscape in the Coastal Environment.
257.8	Piroa Conservation Trust	NFL-R2	Amend	AMEND NFL-R2.3. as follows: 3. Activity status where compliance not achieved: Restricted Discretionary Non-Complying AND AMEND NFL-R2.4 as follows: 4. Matters over which discretion is restricted: a. The matters in NFL-P6; and b. The positive effects of the activity.	<ul style="list-style-type: none"> Amendments requested reflect the need for Council to give full consideration to its obligations under s.6(b) and s.6(c) of the Resource Management Act and apply the activity status which best achieves the levels of protection required for such a significant area. The positive effects of the activity is not needed as an assessment criteria as NFL-P6 refers to both positive and adverse effects.
263.22	Daytona Trust	NFL-R2	Amend	AMEND NFL-R2 so that the permitted activity status applies to new buildings and structures in the Outstanding Natural Landscapes and Outstanding Natural Features, irrespective of whether they are inside or outside the Coastal Environment, as follows: NFL-R2w buildings and structures ONL and ONF outside the coastal environment AND DELETE the requirement in NFL-R2.1. to comply with NFL-S2. AND AMEND NFL-R2.1.a.ii. as follows: ii. On a building platform identified in an existing approved subdivision consent and/or land use consent lodged with Council prior to 30 April 2025. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> A number of approved defined exclusive use areas and nominated buildable areas on lots at Bream Tail are within the coastal environment and within an Outstanding Natural Landscape. The existence of these lots was taken into account and recognised in the Northland Regional Council's evaluation of the applicable Outstanding Natural Landscape. The default to non-complying activity would require a wholesale reassessment of the appropriateness to build on these already approved exclusive use areas and nominated buildable areas. It imposes considerable unnecessary cost and risk. For these reasons, the rule is sought be amended to apply the same permitted activity provisions whether the building or structure is inside or outside the coastal environment. Permitted activity status is an efficient and effective way of recognising existing expectations to build under the terms of consents and avoids the costs associated with new consent for buildings on locations already confirmed as appropriate by way of previous consents. As set out in the rule, this permitted activity status is dependent on compliance with NFL-S1 Building and Structure Height and NFL-S3 Exterior Colour and Reflectivity (apart from the exception for Bream Tail under rule NFL-R2.2 sought elsewhere in this submission). The requirement to comply with NFL-S2 Gross Floor Area is opposed on the basis that the limitation of 150m² for any residential unit and 100m² for any accessory building is too low to accommodate many residential dwellings including the average size of a

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					<p>dwelling in New Zealand (excluding terrace houses etc). It is unnecessary in terms of managing effects on the characteristics, qualities and values of Outstanding Natural Landscapes and Outstanding Natural Features, having regard to the other rules and standards which apply.</p> <ul style="list-style-type: none"> The reference to building platforms identified in an existing subdivision consent "approved prior to 1 April 2025 is unnecessary.
263.68	Daytona Trust	NFL-R2	Amend	<p>AMEND NFL-R2.2. to retain the exclusion to defined exclusive use areas at Bream Tail, amended to ensure the permitted activity rules do apply to Bream Tail and without reference to the consent notice, previous consents or Operative District Plan. This can be achieved by the following amendments, or similar:</p> <p><u>2. Activity Status: Permitted</u></p> <p><u>a. Where the building or structure is on a defined exclusive use area as shown on the survey plan for Lots 1- 4, 6-8, 10, 12-17, 22-29, 34 and 40-45 DP348513, Lot 1 DP493396, Lots 5 and 9 DP435202, Lots 101 and 102 DP528288, Lots 1 and 2 DP408561, Lots 3 and 4 DP404524, Lots 5 and 6 DP400385, and Lots 7 and 8 DP404525 (Bream Tail), or a nominated buildable area or a building platform otherwise approved on those properties.</u></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"> The drafting of NFL-R2.2. requires improvements to achieve its intended outcome to specifically recognise the particular circumstances of the Bream Tail subdivision, including the detailed requirements of consent notices that exist on the titles as set out in the submission. The header words "This rule does not apply to...." mean that the permitted activity rule NFL-R2 does not apply to Bream Tail. This has the opposite effect of what is intended because it leaves no permitted activity status for new buildings and structures in the Outstanding Natural Landscapes and Outstanding Natural Features outside the coastal environment.
272.8	J & C Hawley	NFL-R2	Amend	<p>AMEND the activity status in NFL-R2.3. as follows:</p> <p>3. Activity status where compliance not achieved: Restricted-Discretionary-Non-Complying</p> <p>AND</p> <p>AMEND NFL-R2.4. as follows:</p> <p>4. Matters over which discretion is restricted:</p> <p>a. The matters in NFL-P6; and</p> <p>b. The positive effects of the activity.</p>	<ul style="list-style-type: none"> Amendments requested reflect the need for Council to give full consideration to its obligations under s.6(b) and s.6(c) of the Resource Management Act and apply the activity status which best achieves the levels of protection required for such a significant area. Reference to the positive effects is not necessary as NFL-P6.2. refers to both adverse and positive effects.
272.9	J & C Hawley	NFL-R2	Amend	<p>DELETE any reference to RM090103 for Lot 2 DP 316176 (inferred)</p> <p>OR</p> <p>PROVIDE clarity that the Restricted Discretionary Activity Status is an exception as a result of the Environment Court Decision No [2015] NZEnvC 069.</p>	<ul style="list-style-type: none"> It is unclear why reference to RM090103 for Lot 2 DP 316176 is included in the Proposed District Plan.
276.1	Mangawhai Heads Holdings Limited	NFL-R2	Amend	<p>AMEND (inferred) NFL-R2.5, and Notes 1, 2, and 3, to read as follows:</p> <p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. For The erection of a dwelling, exceeding 50m2 but not exceeding 350m2 <u>gross floor area</u>, on Lots 1-4 and 6-14 as shown on the Survey Plan consented by RM090103 (and any subsequent s127 variations) for Lot 2 DP 316176 (Mangawhai Heads Holdings Limited)</p> <p>b. A dwelling on a relevant lot exceeds the 50m2 gross floor area limit specified in Rule 12.10.3c(1)(b)(i) in chapter 12 of the Kaipara Operative District Plan (but does not exceed 350m2 gross floor area); Council has restricted its discretion to the matter specified in Condition 1(p) of consent RM090103, dated 17 April 2015.</p> <p><u>Matters over which discretion is restricted:</u> <u>The matters listed in Condition 1(p) of consent RM090103, dated 17 April 2015.</u></p> <p>Note 1:</p> <p>The restricted discretionary activity opportunity provided by this Rule applies subject to the following provisions:</p> <p>a. It expressly applies only to the 13 identified building locations within Lots 1-4 and 6-14 shown on a Survey Plan consent by RM090103 for Lot 2 DP 316176 (or as shown on any subsequent DP replacing 316176); or to one dwelling</p> <p>b. on the existing Lot 2 DP 316176 (or any subsequent DP replacing 316176) providing that the dwelling is in one of</p>	<ul style="list-style-type: none"> The subdivision consent (RM090103) provides approval to create rural residential Lots within an Outstanding Natural Landscape and included a number of approved design controls imposed as part of the recommendations of the Landscape and Visual expert provided with the subdivision application which are required to be registered as consent notices on the new Lots. The submitter considers it reasonable that Council's discretion is limited to these matters given they have been tested through the resource consent process.

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				<p>the 13 identified building locations and is designed in accordance with the controls specified in condition 1(p) of</p> <p>c. <u>RM090103. Note that a number of s127 variations have been approved to RM090103 and this condition reference (i.e. 1(p)) is to the original consent numbering under RM090103, dated 17 April 2015.</u></p> <p>d. A certificate of title must have been issued for the lot concerned, subject to a consent notice relating to the continuing requirements of condition 1(p) of consent RM090103.</p> <p>e. If consent RM090103 lapses without being implemented, then this rule shall cease to apply, (Rule 12.10.3c would then apply as normal), except as provided in respect of one dwelling in (a.) above.</p> <p>Note 2: An application for restricted discretionary activity resource consent pursuant to this Rule will be considered on a non-notified basis.</p> <p>Note 3: <u>Standards NFL-S1 – 3 do not apply to dwellings utilising this provision. The restricted discretionary activity opportunity provided by this Rule applies only to the performance standard in Rule 12.10.3c(1)(b)(i) of the Operative Kaipara District Plan. The remaining performance standards specified in Rule 12.10.3c(1) of the Operative Kaipara District Plan continue to apply to any dwelling on the relevant lots as normal. In addition, Any dwelling exceeding 350m2 gross floor area is a discretionary activity.</u></p>	
278.8	Marunui Conservation Ltd	NFL-R2	Amend	<p>AMEND clause 3 of NFL-R2 as follows:</p> <p>3. Activity status where compliance not achieved: <u>Restricted Discretionary Non-Complying</u> AND</p> <p>AMEND NFL-R2 clause 4, as follows:</p> <p>4. Matters over which discretion is restricted: a. The matters in NFL-P6; and b. The positive effects of the activity.</p>	<ul style="list-style-type: none"> Amendments requested reflect the need for Council to give full consideration to its obligations under s.6(b) and s.6(c) of the Resource Management Act and apply the activity status which best achieves the levels of protection required for such a significant area.
283.159	Northpower Limited and Northpower Fibre Limited	NFL-R2	Amend	<p>AMEND NFL-R2.6 to also apply to Regionally Significant Infrastructure within Outstanding Natural Landscapes and Outstanding Natural Features outside the coastal environment</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provide clarification that the permitted activity status also applies to regionally significant infrastructure within Outstanding Natural Landscapes and Outstanding Natural Features outside the coastal environment.
284.19	New Zealand Defence Force	NFL-R2	Amend	<p>AMEND NFL-R2 to provide for temporary buildings and structures associated with temporary military training activities as a permitted activity, as follows:</p> <p>Where:</p> <p>a. The building or structure is: <u>A temporary building or structure for temporary military training activities</u> AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p> <p>OR</p> <p>AMEND the Natural Features and Landscapes chapter to specifically exclude the application of the Natural Features and Landscapes chapter to temporary military training activities.</p> <p>OR</p> <p>Wording to similar effect</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> This rule would require temporary buildings and structures associated with temporary military training activities to obtain a resource consent. Therefore, the submitter seeks that temporary military training activities buildings and structures be permitted in the Natural Features and Landscapes chapter or by excluding the application of the Natural Features and Landscapes chapter to temporary military training activities.
289.22	Tappenden Holdings Limited	NFL-R2	Amend	<p>AMEND NFL-R2 so that the permitted activity status applies to new buildings and structures in the Outstanding Natural Landscapes and Outstanding Natural Features, irrespective of whether they are inside or outside the Coastal Environment, as follows:</p> <p>NFL-R2w buildings and structures</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as: A number of approved defined exclusive use areas and nominated buildable areas on lots at Bream Tail are within the coastal environment and within an Outstanding Natural Landscape. The existence of

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				<p>ONL and ONF outside the coastal environment AND</p> <p>AMEND NFL-R2.1. to delete reference to, and requirement to comply with NFL-S2 Gross Floor Area.</p> <p>AND</p> <p>AMEND NFL-R2.1.a.ii. as follows:</p> <p>ii. On a building platform identified in an existing approved subdivision consent and/or land use consent lodged with Council prior to 30 April 2025:</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<p>these lots was taken into account and recognised in the Northland Regional Council's evaluation of the applicable Outstanding Natural Landscape.</p> <ul style="list-style-type: none"> The default to non-complying activity would require a wholesale reassessment of the appropriateness to build on these already approved exclusive use areas and nominated buildable areas. It imposes considerable unnecessary cost and risk to current and future owners of these lots, both at Bream Tail and in other similar situations in the district. For these reasons, the rule is sought be amended to apply the same permitted activity provisions whether the building or structure is inside or outside the coastal environment. The reference to building platforms identified in an existing subdivision consent "approved prior to 1 April 2025" is unnecessary. The rule should also provide permitted activity status to building platforms approved after that date (where appropriate controls through consent notices will have invariably been placed and landscape assessment taken place to confirm their appropriateness).
289.68	Tappenden Holdings Limited	NFL-R2	Amend	<p>AMEND NFL-R2.2. to retain the exclusion to defined exclusive use areas at Bream Tail, amended to ensure the permitted activity rules do not apply to Bream Tail and without reference to the consent notice, previous consents or Operative District Plan. This can be achieved by the following amendments, or similar:</p> <p>2. This rule does not apply to:</p> <p>a. The defined Exclusive Use Areas shown on the Survey Plan for lots 1-29, 32, 34, 40, 41 and 45 DP 348513 consented by RM050086 (Bream Tail) provided that the other conditions of the Consent Notices (dated 2 February 2004) on these titles are complied with, which shall rely on Rule 12.10.3c.2 in chapter 12 of the Kaipara Operative District Plan.</p> <p>2. Activity Status: Permitted</p> <p>a. Where the building or structure is on a defined exclusive use area as shown on the survey plan for Lots 1- 4, 6-8, 10, 12-17, 22-29, 34 and 40-45 DP348513, Lot 1 DP493396, Lots 5 and 9 DP435202, Lots 101 and 102 DP528288, Lots 1 and 2 DP408561, Lots 3 and 4 DP404524, Lots 5 and 6 DP400385, and Lots 7 and 8 DP404525 (Bream Tail), or a nominated buildable area or a building platform otherwise approved on those properties.</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"> The drafting of NFL-R2.2. requires improvements to achieve its intended outcome to specifically recognise the particular circumstances of the Bream Tail subdivision, including the detailed requirements of the consent notices that exist on the titles as set out in the submission.
292.68	Transpower New Zealand Limited	NFL-R2	Amend	<p>PROVIDE clarification of the rule framework and activity cascade within NFL-R2 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation, maintenance and upgrading of regionally significant infrastructure as a permitted activity and ensure that the most restrictive activity status for those activities within Outstanding Natural Landscapes and Outstanding Natural Features in the coastal environment is discretionary.</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"> As drafted the rules impose (under clause 5) a non-complying activity status for regionally significant infrastructure. This activity status is unclear as there are no standards which trigger a non-complying activity status, and it is not clear why regionally significant infrastructure warrants this activity status. There is no reconciliation with the National Grid specific policy INF-P10, or the National Policy Statement on Electricity Transmission. Specific to NFL-R3, indigenous vegetation clearance is a permitted activity under 1.b.ii. where it is associated for infrastructure. There are no standards and therefore the permitted activity status is supported. However, clause 4. then provides for regionally significant infrastructure as a permitted activity with no standards, but clause 5. then provides a non-complying activity status where the non-existent standards in clause 4, are not met. This causes confusion for the plan user.
300.24	Bream Tail Residents Association Incorporated	NFL-R2	Amend	<p>AMEND NFL-R2 so that the permitted activity status applies to new buildings and structures in the Outstanding Natural Landscapes and Outstanding Natural Features, irrespective of whether they are inside or outside the Coastal Environment, as follows:</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as: A number of approved defined exclusive use areas and nominated buildable areas on lots at Bream Tail are within the coastal environment and within an Outstanding Natural Landscape. The existence of

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				<p>NFL-R2w buildings and structures ONL and ONF outside the coastal environment AND</p> <p>AMEND NFL-R2.1 to delete reference to and requirement to comply with NFL-S2 Gross Floor Area.</p> <p>AND</p> <p>AMEND NFL-R2.1.a.ii. as follows:</p> <p>ii. On a building platform identified in an existing approved subdivision consent and/or land use consent lodged with Council prior to 30 April 2025.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<p>these lots was taken into account and recognised in the Northland Regional Council's evaluation of the applicable Outstanding Natural Landscape.</p> <ul style="list-style-type: none"> The default to non-complying activity would require a wholesale reassessment of the appropriateness to build on these already approved exclusive use areas and nominated buildable areas. It imposes considerable unnecessary cost and risk to current and future owners of these lots, both at Bream Tail and in other similar situations in the district. For these reasons, the rule is sought be amended to apply the same permitted activity provisions whether the building or structure is inside or outside the coastal environment. The reference to building platforms identified in an existing subdivision consent "approved prior to 1 April 2025" is unnecessary. The rule should also provide permitted activity status to building platforms approved after that date (where appropriate controls through consent notices will have invariably been placed and landscape assessment taken place to confirm their appropriateness. The drafting of NFL-R2.2 requires improvements to achieve its intended outcome to specifically recognise the particular circumstances of the Bream Tail subdivision, including the detailed requirements of the consent notices that exist on the Titles as set out in the submission.
300.85	Bream Tail Residents Association Incorporated	NFL-R2	Amend	<p>AMEND NFL-R2.2 to retain the exclusion to defined exclusive use areas at Bream Tail, amended to ensure the permitted activity rules does apply to Bream Tail and without reference to the consent notice, previous consents or Operative District Plan. This can be achieved by the following amendments, or similar:</p> <p>2. This rule does not apply to:</p> <p>a. The defined Exclusive Use Areas shown on the Survey Plan for lots 1-29, 32, 34, 40, 41 and 45 DP 348513 consented by RM050086 (Bream Tail) provided that the other conditions of the Consent Notices (dated 2 February 2004) on these titles are complied with, which shall rely on Rule 12.10.3c.2 in chapter 12 of the Kaipara Operative District Plan:</p> <p>2. Activity Status: Permitted</p> <p>a. Where the building or structure is on a defined exclusive use area as shown on the survey plan for Lots 1-4, 6-8, 10, 12-17, 22-29, 34 and 40-45 DP348513, Lot 1 DP493396, Lots 5 and 9 DP435202, Lots 101 and 102 DP528288, Lots 1 and 2 DP408561, Lots 3 and 4 DP404524, Lots 5 and 6 DP400385, and Lots 7 and 8 DP404525 (Bream Tail), or a nominated buildable area or a building platform otherwise approved on those properties.</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"> The drafting of NFL-R2.2. requires improvements to achieve its intended outcome to specifically recognise the particular circumstances of the Bream Tail subdivision, including the detailed requirements of the consent notices that exist on the titles as set out in the submission.
323.59	KiwiRail Holdings Limited	NFL-R2	Amend	<p>RETAIN NFL-R2 as proposed.</p> <p>AND</p> <p>AMEND the definition of 'Regionally Significant Infrastructure' to include rail infrastructure as requested.</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"> Supports NFL-R2 but, as regionally significant infrastructure is referred to in this provision, the submitter refers to its request for the definition of Regionally Significant Infrastructure to be amended to include rail infrastructure.
26.68	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NFL-R2	Oppose	<p>ADD a new clause to NFL-R2.1 for permitted buildings and structures (subject to standards NFL-S1, S2 and S3) as follows:</p> <p>iii. Regionally Significant Infrastructure</p> <p>AND</p> <p>Any alternative relief and/or consequential amendments.</p>	<ul style="list-style-type: none"> Under clause 1 there is no permitted activity allowance for Regionally Significant Infrastructure in Outstanding Natural Features and Outstanding Natural Landscapes. A permitted activity allowance in accordance with the standards in NFL-S1, s2 and s3 is sought, which is consistent with avoiding significant adverse effects from new structures outside of the Coastal Environment in NFL-P2. A new standard to provide an allowance for antennas on existing buildings and poles and attached

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					antenna sin road reserves is also sought under separate submission point to provide some practical provision for telecommunications in Outstanding Natural Landscape/Outstanding Natural Feature areas outside the coastal environment. Existing roads traversing Outstanding Natural Landscape/Outstanding Natural Feature areas and where there are existing buildings, the values attributed to these areas in those locations have already been modified.
26.70	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NFL-R2	Oppose	AMEND NFL-R2.6 by adding in standards to be complied with NFL-S1, S2 and S3. AND AMEND NFL-R2.7 as necessary to allow the correct cross-reference in regard to when non-complying activity status applies. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> Under clause 6, Regionally Significant Infrastructure is a permitted activity in the Coastal Environment, without standards. Standards NFL-S1, S2 and S3 should be applied to provide a permitted envelope. Clause 7 appears to have a cross-referencing error as it attributes non-complying activity status where NFL-R2.4 is not met. That cross-referred standard relates to matters of discretion for structures and buildings outside the coastal environment.
224.1	M Fyson	NFL-R2	Oppose	DELETE NFL-R2.5 and the special provisions for a particular site.	<ul style="list-style-type: none"> Opposes NFL-R2.5 and requests it is deleted. The submitter does not consider there should be special provision made to remove protections over outstanding landscape areas. Remaining natural environment area are precious and must be preserved. No person should have the opportunity to alter an outstanding landscape and override protections. In particular, the submitter opposes a restricted discretionary activity status being applied to 13 identified building locations and it applying on a non-notified basis.
316.1	J Henchman	NFL-R2	Oppose	DELETE NFL-R2.5 in particular the exemptions for a particular property. AND Any consequential amendments.	<ul style="list-style-type: none"> Subdivision in an Outstanding Natural Landscape should conform to the same rules as every other property. The purpose of Outstanding Natural Landscape is that it is protected. Clause 5 sets a precedent that other properties may follow.
328.1	N Evans	NFL-R2	Oppose	DELETE NFL-R2(5) and the restricted discretionary activity status pathway it provides.	<ul style="list-style-type: none"> Opposes the restricted discretionary activity status as it only applies to 13 sites as per RM090103 (relating to Lot 2 DP 316176). The submitter questions why provision has been made for a single site to be exempt from general Outstanding Natural Landscape rules and considers that any form of subdivision within an Outstanding Natural Landscape should be subject to the same rules to protect the natural landscape.
345.1	S Smail	NFL-R2	Oppose	DELETE NFL-R2.5.	<ul style="list-style-type: none"> Any form of subdivision in an Outstanding Natural Landscape should conform to the same rules. The point of having rules and regulations for an Outstanding Natural Landscape is that it should be protected. Existing subdivision have adversely affected the Kiwi population. With regard to Note 1, the Restricted Discretionary activity opportunity expressly applies only to the 13 identified building locations shown on RM090103 for Lot 2 DP316176. With regard to Note 2, this applies on a non-notified basis.
136.85	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-R2	Support	AMEND NFL-R2 so that it provides for new buildings and structures associated with farming as a permitted activity regardless of whether the building or structure is within or outside of an Outstanding Natural Feature or Outstanding Natural Landscape overlay, inside or outside of the coastal environment.	<ul style="list-style-type: none"> The submitter supports NFL-R2. However, the limitation on new buildings and structures only being permitted when associated with regionally significant infrastructure is not supported. The default to an activity then being classified as non-complying simply because it is not related to regional significant infrastructure is not supported either. The coastal environment overlay covers over 57 percent of farms located in the Kaipara district – an area of around 12,292 hectares. The requirement for farmers to have to go through a non-complying

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					resource consent application each time they want to erect a new building or structure on their land is onerous and unwarranted.
309.69	Clarus	NFL-R2	Support	RETAIN NFL-R2. 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"> Recognises the need for existing lawful activities to continue and be operated and upgraded.
315.118	Horizon Surveying & Land Development	NFL-R2	Support	RETAIN NFL-R2.	<ul style="list-style-type: none"> No reasons provided.
50.28	Evolve Planning and Landscape Architecture	NFL-R3	Amend	AMEND NFL-R3.a to include 'Colours to be natural and in keeping with the landscape'.	<ul style="list-style-type: none"> The colour rule provides for colours that are not appropriate and need to be revised to be specific in terms of colours.
73.11	PF Olsen Ltd	NFL-R3	Amend	AMEND the reference to forestry tracks in NFL-R3.1.b.vii as follows: 1. Activity status: Permitted Where: a. The activity complies with NFL-S5 Indigenous vegetation clearance; or b. Clearance for the operation, repair or maintenance of the following activities where they have been lawfully established: i. Fences; ii. Infrastructure, including effluent disposal systems; iii. Buildings and swimming pools; iv. Driveways, parking areas and access; v. Walking tracks; vi. Cycling tracks; vii. Farming and <u>commercial</u> forestry tracks; and viii. Farm drains.	<ul style="list-style-type: none"> The term forestry tracks is imprecise and risks inconsistent interpretation and implementation. 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.
158.5	Manulife Forest Management NZ Ltd	NFL-R3	Amend	AMEND NFL-R3.1.b as follows: 1. Activity status: Permitted Where: a. The activity complies with NFL-S5 Indigenous vegetation clearance; or b. Clearance for the operation, repair or maintenance of the following activities c. where they have been lawfully established: i. Fences; ii. Infrastructure, including effluent disposal systems; iii. Buildings and swimming pools; iv. Driveways, parking areas and access; v. Walking tracks; vi. Cycling tracks; vii. Farming and <u>commercial</u> forestry tracks; and	<ul style="list-style-type: none"> The submitter supports this rule in principle, however, has suggested the amendment above to ensure consistency throughout the proposed district plan.
257.9	Piroa Conservation Trust	NFL-R3	Amend	AMEND NFL-R3.1 as follows: 1. Activity status: <u>Permitted Discretionary</u> AND AMEND NFL-R3.2 as follows: 2. Activity status when compliance not achieved: <u>Restricted Discretionary Non-Complying</u> AND AMEND NFL-R3.3 as follows: 3. Matters over which discretion is restricted: a. The matters in NFL-P6; and b. <u>The positive effects of the activity.</u>	<ul style="list-style-type: none"> Non-complying status requires effects to be minor and not contrary to the Plan's objectives and policies. This is important given the significance of indigenous vegetation and the requirement for its protection under Section 6(c) Resource Management Act. The vital contribution of ONL14 to indigenous biodiversity cannot be understated. The positive effects of the activity is not needed as an assessment criteria as NFL-P6 refers to both positive and adverse effects.
263.23	Daytona Trust	NFL-R3	Amend	AMEND NFL-R3 so that the permitted activity status applies to indigenous vegetation clearance in the Outstanding Natural Landscape, irrespective of whether they are inside or outside of the coastal environment, and to also provide for the Outstanding Natural Feature, as follows: NFL-R3 Indigenous vegetation clearance <u>ONL and ONF outside the coastal environment</u> AND	<ul style="list-style-type: none"> Rule NFL-R3 only applies permitted activity status to indigenous vegetation clearance in Outstanding Natural Landscapes outside the coastal environment, and not for Outstanding Natural Landscapes within the coastal environment. In addition, no provision is made for Indigenous vegetation clearance in the Outstanding Natural Features, leaving the activity status for that uncertain. The only provision for permitted activity Indigenous vegetation clearance in Outstanding

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				Any consequential amendments or alternative relief to address the matters raised in the submission.	<p>Natural Landscapes within the coastal environment is made at NFL-R3.6 for regionally significant infrastructure.</p> <ul style="list-style-type: none"> The maximum area allowances in standard NFL-S5 and the limited range of permitted activities for indigenous vegetation clearance (as sought to be amended by this submission) provide sufficient protection.
263.69	Daytona Trust	NFL-R3	Amend	<p>AMEND NFL-R3 ONL outside the coastal environment to add as permitted activities indigenous vegetation clearance for the following purposes (without a requirement for these to comply with the area limitation standards under NFL-S5 and in addition to the repair and maintenance allowances in the rule as proposed):</p> <ol style="list-style-type: none"> To address an immediate risk to the public safety or damage to property; The formation of walking tracks less than 1.5m wide; The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation, provided that the clearance does not exceed 3.5m in width either side of the fence line; To remove pest species in accordance with any approved pest management plan or biosecurity operational plan; To create or maintain a 20m setback from an area of indigenous vegetation to a residential unit (excluding accessory buildings); The removal or clearance of indigenous vegetation from land that was previously cleared and where the indigenous vegetation to be cleared is less than 10 years old; and Creation and maintenance of firebreaks to manage fire risk. <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"> Rule NFL-R3 should be amended to make additional allowances for indigenous vegetation clearance which by its nature will have minor effects on the Outstanding Natural Landscape (whether inside or outside the coastal environment), is required to enable positive effects, or is required for the health and safety of people.
272.10	J & C Hawley	NFL-R3	Amend	<p>AMEND the activity status of NFL-R3.1. as follows: 1. Activity status: Permitted Discretionary AND AMEND the activity status of NFL-R3.2. as follows: 2. Activity status when compliance not achieved: Restricted Discretionary <u>Non-Complying</u> AND AMEND NFL-R3.3. as follows: 3. Matters over which discretion is restricted: a. The matters in NFL-P6; and b. The positive effects of the activity.</p>	<ul style="list-style-type: none"> Non-complying status requires effects to be minor and not contrary to the Proposed District Plan's objectives and policies. This is important given the significance of indigenous vegetation and the requirement for its protection under Section 6(c) Resource Management Act. The vital contribution of ONL14 to indigenous biodiversity cannot be understated. NFL-R3.3.b. is unnecessary as NFL-P6, assessment criteria 2 refers to both adverse and positive effects.
278.9	Marunui Conservation Ltd	NFL-R3	Amend	<p>AMEND the activity status of NFL-R3.1. as follows: 1. Activity status: Permitted Discretionary AND AMEND the activity status of NFL-R3.2. as follows: 2. Activity status when compliance not achieved: Restricted Discretionary <u>Non-Complying</u> AND AMEND NFL-R3.3 as follows: 3. Matters over which discretion is restricted: a. The matters in NFL-P6; and b. The positive effects of the activity.</p>	<ul style="list-style-type: none"> Non-complying status requires effects to be minor and not contrary to the Proposed District Plan's objectives and policies. This is important given the significance of indigenous vegetation and the requirement for its protection under Section 6(c) Resource Management Act. The vital contribution of ONL14 to indigenous biodiversity cannot be understated.
283.160	Northpower Limited and Northpower Fibre Limited	NFL-R3	Amend	<p>AMEND NFL-R3.1. as follows: ... b. Clearance for the operation, <u>upgrading</u>, repair or maintenance of the following activities where they have been lawfully established: i. Fences; ii. Infrastructure, including effluent disposal systems; iii. Buildings and swimming pools; iv. Driveways, parking areas and access; v. Walking tracks;</p>	<ul style="list-style-type: none"> To provide for the upgrading of infrastructure as a permitted activity. To apply the permitted activity status to indigenous vegetation clearance for the operation, repair, upgrading or maintenance of existing infrastructure within both Outstanding Natural Features and Outstanding Natural Landscapes in the coastal environment as there is no rule for this at present. To provide clarification that the permitted activity status also applies to regionally significant infrastructure outside of the coastal environment.

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				vi. Cycling tracks; vii. Farming and forestry tracks; and viii. Farm drains. <u>c. The indigenous vegetation clearance is associated with regionally significant infrastructure.</u> AND AMEND NFL-R3.4. as follows ... a. The indigenous vegetation clearance is associated with regionally significant infrastructure; <u>or</u> <u>b. The indigenous vegetation clearance is for the operation, maintenance, repair and upgrading of existing infrastructure."</u> AND AMEND the left-hand column of NFL-R3 as follows: "ONL <u>and</u> ONE outside the coastal environment" "ONL <u>and</u> ONE within the coastal environment" AND Any further necessary consequential amendments required.	
289.23	Tappenden Holdings Limited	NFL-R3	Amend	AMEND NFL-R3 so that the permitted activity status applies to indigenous vegetation clearance in the Outstanding Natural Landscapes, irrespective of whether they are inside or outside of the coastal environment, and to also provide for the Outstanding Natural Features, as follows: NFL-R3 Indigenous vegetation clearance ONL <u>and</u> ONE outside the coastal environment AND ADD permitted activities to NFL-R3 for indigenous vegetation clearance for the following purposes (without a requirement for these to comply with the area limitation standards under NFL-S5 and in addition to the repair and maintenance allowances in the rule as proposed): <u>a. To address an immediate risk to the public safety or damage to property;</u> <u>b. The formation of walking tracks less than 1.5m wide;</u> <u>c. The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation, provided that the clearance does not exceed 3.5m in width either side of the fence line;</u> <u>d. To remove pest species in accordance with any approved pest management plan or biosecurity operational plan;</u> <u>e. To create or maintain a 20m setback from an area of indigenous vegetation to a residential unit (excluding accessory buildings);</u> <u>f. The removal or clearance of indigenous vegetation from land that was previously cleared and where the indigenous vegetation to be cleared is less than 10 years old; and</u> <u>g. Creation and maintenance of firebreaks to manage fire risk.</u> AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as: Rule NFL-R3 only applies permitted activity status to indigenous vegetation clearance in Outstanding Natural Landscapes outside the coastal environment, and not for Outstanding Natural Landscapes within the coastal environment. In addition, no provision is made for Indigenous vegetation clearance in the Outstanding Natural Features, leaving the activity status for that uncertain. The only provision for permitted activity Indigenous vegetation clearance in Outstanding Natural Landscapes within the coastal environment is made at NFL-R3.6 for regionally significant infrastructure. The maximum area allowances in standard NFL-S5 and the limited range of permitted activities for indigenous vegetation clearance (as sought to be amended by this submission) provide sufficient protection. Rule NFL-R3 should be amended to make additional allowances for indigenous vegetation clearance which by its nature will have minor effects on the Outstanding Natural Landscapes (whether inside or outside the coastal environment), is required to enable positive effects, or is required for the health and safety of people.
292.83	Transpower New Zealand Limited	NFL-R3	Amend	PROVIDE clarification of the rule framework and activity cascade within NFL-R3 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation, maintenance and upgrading of regionally significant infrastructure as a permitted activity and ensure that the most restrictive activity status for those activities within Outstanding Natural Landscapes and Outstanding Natural Features in the coastal environment is discretionary. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> As drafted the rules impose (under clause 5) a non-complying activity status for regionally significant infrastructure. This activity status is unclear as there are no standards which trigger a non-complying activity status, and it is not clear why regionally significant infrastructure warrants this activity status. There is no reconciliation with the National Grid specific policy INF-P10, or the National Policy Statement on Electricity Transmission. Specific to NFL-R3, indigenous vegetation clearance is a permitted activity under 1.b.ii. where it is associated for infrastructure. There are no standards and therefore the permitted activity status is supported. However, clause 4. then provides for regionally significant infrastructure as a permitted activity with no standards, but clause 5. then

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					provides a non-complying activity status where the non-existent standards in clause 4, are not met. This causes confusion for the plan user.
300.25	Bream Tail Residents Association Incorporated	NFL-R3	Amend	<p>AMEND NFL-R3 so that the permitted activity status applies to indigenous vegetation clearance in the Outstanding Natural Landscape, irrespective of whether they are inside or outside of the coastal environment, and to also provide for the Outstanding Natural Features, as follows:</p> <p>AMEND NFL-R3 Indigenous and vegetation clearance <u>ONL and ONE outside the coastal environment</u></p> <p>AND</p> <p>ADD a permitted activity to NFL-R3 indigenous vegetation clearance for the following purposes (without a requirement for these to comply with the area limitation standards under NFL-S5 and in addition to the repair and maintenance allowances in the rule as proposed):</p> <ol style="list-style-type: none"> To address an immediate risk to the public safety or damage to property; The formation of walking tracks less than 1.5m wide; The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation, provided that the clearance does not exceed 3.5m in width either side of the fence line; To remove pest species in accordance with any approved pest management plan or biosecurity operational plan; To create or maintain a 20m setback from an area of indigenous vegetation to a residential unit (excluding accessory buildings); The removal or clearance of indigenous vegetation from land that was previously cleared and where the indigenous vegetation to be cleared is less than 10 years old; and Creation and maintenance of firebreaks to manage fire risk. <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"> Refer to submission for detailed reasoning. Reasons summarised as: Rule NFL-R3 only applies permitted activity status to indigenous vegetation clearance in Outstanding Natural Landscape outside the coastal environment, and not for Outstanding Natural Landscape within the coastal environment. In addition, no provision is made for Indigenous vegetation clearance in the Outstanding Natural Feature, leaving the activity status for that uncertain. The only provision for permitted activity Indigenous vegetation clearance in Outstanding Natural Landscape within the coastal environment is made at NFL-R3.6 for regionally significant infrastructure. The maximum area allowances in standard NFL-S5 and the limited range of permitted activities for indigenous vegetation clearance (as sought to be amended by this submission) provide sufficient protection. Rule NFL-R3 should be amended to make additional allowances for indigenous vegetation clearance which by its nature will have minor effects on the Outstanding Natural Landscape (whether inside or outside the coastal environment), is required to enable positive effects, or is required for the health and safety of people.
323.60	KiwiRail Holdings Limited	NFL-R3	Amend	<p>RETAIN NFL-R3 as proposed.</p> <p>AND</p> <p>AMEND the definition of 'Regionally Significant Infrastructure' to include rail infrastructure as requested.</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"> Supports NFL-R3 but, as regionally significant infrastructure is referred to in this provision, the submitter refers to its request for the definition of Regionally Significant Infrastructure to be amended to include rail infrastructure.
332.27	Northland Regional Council	NFL-R3	Amend	<p>AMEND NFL-R3.4. to provide for maintenance of lawfully established structures, roads and tracks and removal of hazardous trees as a permitted activity.</p>	<ul style="list-style-type: none"> As drafted, NFL-R3 appears to apply a non-complying activity status to all indigenous vegetation clearance unless it is associated with regionally significant infrastructure. The submitter considers this is onerous and recommends the Rule is amended to provide for the maintenance of lawfully established activities (e.g., the removal of hazardous trees, maintenance of roads, tracks or buildings). The submitter also requests the same maintenance provisions are applied to Earthworks chapter rule CE-R4 and Natural Features and Landscapes chapter rule NFL-R4.4. - refer to subsequent submission points.
26.72	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NFL-R3	Oppose	<p>ADD the following clause to NFL-R3.1 as follows:</p> <p><u>c. The indigenous vegetation clearance is associated with Regionally Significant Infrastructure including access.</u></p> <p>AND</p> <p>AMEND NFL-R3.4 by adding in Standard NFL-S5 to be complied with.</p> <p>AND</p> <p>Any alternative relief and/or consequential amendments.</p>	<ul style="list-style-type: none"> Clause 1 of this rule allows for indigenous vegetation clearance outside the coastal environment (subject to meeting Standard NFL-S5) for a list of activities that does not include clearance for Regionally Significant Infrastructure (only clearance around existing infrastructure). Clause 4 of this rule for indigenous vegetation clearance inside the coastal environment for Regionally Significant Infrastructure, but with no standards. Standard NFL-S5 should apply.

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Summary of Submissions for the topic of: Natural Features and Landscapes

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
304.92	Director General of Conservation	NFL-R3	Oppose	<p>AMEND NFL-R3 so a discretionary activity status is triggered if the area threshold is exceeded.</p> <p>AND</p> <p>ADD a requirement for an ecological assessment against the criteria in Appendix 5 of the Northland Regional Policy Statement where compliance with thresholds cannot be achieved.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The threshold is too high and does not provide and recognise for s6(c) of the Resource Management Act. The submitter considers that, if the threshold is exceeded, a discretionary activity status should apply and an ecological assessment should be required to confirm the value of the vegetation in accordance with the Northland Regional Policy Statement.
136.61	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-R3	Support	<p>DELETE NFL-R3.</p> <p>AND</p> <p>ADD NFL-R3 to the Ecosystems and Indigenous Biodiversity chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> 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. 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.
136.86	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-R3	Support	<p>AMEND NFL-R3 as follows:</p> <p>ONL outside the coastal environment</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>...</p> <p>b. Clearance for the operation, repair or maintenance of the following activities where they have been lawfully established:</p> <p>i. Fences;</p> <p>ii. Infrastructure, including effluent disposal systems;</p> <p>iii. Buildings and swimming pools;</p> <p>iv. Driveways, parking <u>or hardstand</u> areas and access;</p> <p>v. Walking tracks;</p> <p>vi. Cycling tracks;</p> <p>vii. Farming and forestry tracks; and</p> <p>viii. Farm drains</p> <p><u>ix new buildings or structures permitted by NFL-R2; or</u></p> <p><u>x biosecurity or natural hazard management purposes.</u></p> <p>AND</p> <p>ONL within the coastal environment</p> <p>Where:</p> <p>...</p> <p><u>X. the activity is associated with essential farming activities such as fencing, farm tracks and farm drains.</u></p> <p>OR</p> <p>With wording of similar effect;</p> <p>AND</p> <p>AMEND the formatting, order and phrasing of the conditions of rule NFL-R3 to improve consistency and alignment with rules NATC-R4 and NFL-R4.</p> <p>AND</p> <p>DELETE NFL-R3.</p> <p>AND</p> <p>ADD NFL-R3 into the Ecosystems and Indigenous Biodiversity chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports NFL-R3 Outstanding Natural Landscape in part. There is provision for maintenance of existing identified assets that are not subject to an area restriction. The submitter believes amendments are necessary to ensure the new activities that have been requested are provided for in policy NATC-P1, being new buildings and structures (also provided for by rule NFL-R2) and work necessary for biosecurity or hazard management purposes. The submitter does not support the default activity status for Outstanding Natural Landscapes within the coastal environment and the fact that only clearance associated with regionally significance infrastructure is provided for as a permitted activity. The coastal environment overlay covers over 57 percent of farms located in the Kaipara district. The requirement for farmers to have to go through a noncomplying resource consent application each time they want to clear indigenous vegetation on their land is restrictive and unnecessary. It would also be useful for plan users if a similar format and wording was used in this rule as has been used in NATC-R4 and NFL-R4. As previously highlighted in its submission, the submitter supports all provisions for indigenous vegetation clearance being located in the Ecosystems and Indigenous Biodiversity chapter. By doing this, consistency with the National Planning Standards would be achieved.
309.70	Clarus	NFL-R3	Support	<p>RETAIN NFL-R3.</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"> Recognises the need for existing lawful activities to continue and be operated and upgraded.

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Summary of Submissions for the topic of: Natural Features and Landscapes

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
315.119	Horizon Surveying & Land Development	NFL-R3	Support	RETAIN NFL-R3.	<ul style="list-style-type: none"> No reasons provided.
73.12	PF Olsen Ltd	NFL-R4	Amend	AMEND the reference to forestry tracks in NFL-R4.1.b. as follows: 1. Activity status: Permitted Where: a. The earthworks complies with NFL-S4 Earthworks; or 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	<ul style="list-style-type: none"> The term forestry tracks is imprecise and risks inconsistent interpretation and implementation. 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.
158.6	Manulife Forest Management NZ Ltd	NFL-R4	Amend	AMEND NFL-R4.1.b as follows: 1. Activity status: Permitted Where: a. The earthworks complies with NFL-S4 Earthworks; or b. The earthworks is for the maintenance of lawfully established roads, fences, c. utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and <u>commercial</u> forestry tracks.	<ul style="list-style-type: none"> The submitter supports this rule in principle, however, has suggested the amendment above to ensure consistency throughout the proposed district plan.
257.10	Piroa Conservation Trust	NFL-R4	Amend	AMEND NFL-R4.1 as follows: 1. Activity Status: permitted <u>Discretionary</u> AND AMEND NFL-R4.2 as follows: 2. Activity status when compliance not achieved: Restricted <u>Discretionary</u> <u>Non-Complying</u> AND AMEND NFL-R4.3 as follows: 4. Matters over which discretion is restricted: a. The matters in NFL-P6; and b. The positive effects of the activity.	<ul style="list-style-type: none"> Non-Complying status requires adverse effects to be minor and not contrary to the Plan's objectives and policies. Clause 3.b is unnecessary as NFL-P6 refers to both adverse and positive effects.
263.24	Daytona Trust	NFL-R4	Amend	AMEND NFL-R4 so that the permitted activity status applies to earthworks in the Outstanding Natural Landscape and Outstanding Natural Feature, irrespective of whether they are inside or outside of the coastal environment, as follows: NFL-R4 Earthworks ONL and ONF outside the coastal environment. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> A restricted activity status (as is the effect of the Proposed Plan rule as sought to be amended by this submission) is appropriate for earthworks on approved building platforms and the access driveways to them inside and outside the Outstanding Natural Landscape and Outstanding Natural Feature, noting that the appropriateness of construction on approved building platforms has already been determined at subdivision stage. The maximum volume and cut face allowances in NFL-S4, the limited range of permitted activities and the restricted discretionary activity status for earthworks above these limits provide sufficient protection for the characteristics, qualities and values of the Outstanding Natural Landscape and Outstanding Natural Feature and appropriately give effect to the Regional Policy Statement and the New Zealand Coastal Policy Statement in respect to the coastal environment.
272.11	J & C Hawley	NFL-R4	Amend	AMEND the activity status of NFL-R4.1. as follows: 1. Activity Status: Permitted <u>Discretionary</u> AND AMEND the activity status of NFL-R4.2. as follows: 2. Activity status when compliance not achieved: Restricted <u>Discretionary</u> <u>Non-Complying</u> AND AMEND NFL-R4.3 as follows: 3. Matters over which discretion is restricted: a. The matters in NFL-P6; and b. The positive effects of the activity.	<ul style="list-style-type: none"> This status requires adverse effects to be minor and not contrary to the Proposed District Plan's objectives and policies. The reference to positive effects is unnecessary as NFL-P6.2. refers to both adverse and positive effects.
278.10	Marunui Conservation Ltd	NFL-R4	Amend	AMEND the activity status of NFL-R4.1. as follows: 1. Activity Status: permitted <u>Discretionary</u> AND AMEND the activity status of NFL-R4.2. as follows:	<ul style="list-style-type: none"> Non-Complying status requires adverse effects to be minor and not contrary to the Proposed District Plan's objectives and policies. Clause 3.b. is unnecessary as NFL-P6 refers to both adverse and positive effects.

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Summary of Submissions for the topic of: Natural Features and Landscapes

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				<p>2. Activity status when compliance not achieved: Restricted Discretionary Non-Complying AND AMEND NFL-R4.3 as follows:</p> <p>4. Matters over which discretion is restricted: a. The matters in NFL-P6; and b. The positive effects of the activity.</p>	
283.161	Northpower Limited and Northpower Fibre Limited	NFL-R4	Amend	<p>AMEND NFL-R4.1. as follows:</p> <p>...</p> <p>b. The earthworks is for the <u>operation, maintenance, repair or upgrading</u> of lawfully established roads, fences, utility connections, infrastructure, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; or</p> <p>c. The earthworks is associated with regionally significant infrastructure.</p> <p>AND</p> <p>AMEND NFL-R4.4. as follows:</p> <p>4. Activity status: Discretionary Permitted</p> <p>Where:</p> <p>a. The earthworks is associated with regionally significant infrastructure; or</p> <p><u>b. the earthworks is for the operation, maintenance, repair or upgrading of existing infrastructure.</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> "Utility Connections" is not defined in the Proposed District Plan. To provide clarity and to remain consistent with infrastructure enabling provisions within other chapters of the Proposed District Plan. To be in alignment with the provisions in the Natural Features and Landscapes chapter which enables indigenous vegetation clearance associated with regionally significant infrastructure within Outstanding Natural Landscapes in the coastal environment as a permitted activity. To provide clarification that this permitted activity status also applies to regionally significant infrastructure outside of the Coastal Environment. To ensure this permitted activity rule applies to earthworks associated with the operation, maintenance, upgrading and repair of existing infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes in the coastal environment to align with the rules within the Ecosystems and Indigenous Biodiversity chapter.
289.24	Tappenden Holdings Limited	NFL-R4	Amend	<p>AMEND NFL-R4 so that the permitted activity status applies to earthworks in the Outstanding Natural Landscapes and Outstanding Natural Features, irrespective of whether they are inside or outside of the coastal environment, as follows: ONL and ONF outside the coastal environment. AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> A restricted activity status (as is the effect of the Proposed District Plan rule as sought to be amended by this submission) is appropriate for earthworks on approved building platforms and the access driveways to them inside and outside the Outstanding Natural Landscapes and Outstanding Natural Features, noting that the appropriateness of construction on approved building platforms has already been determined at subdivision stage.
292.84	Transpower New Zealand Limited	NFL-R4	Amend	<p>PROVIDE clarification of the rule framework and activity cascade within NFL-R4 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation, maintenance and upgrading of regionally significant infrastructure as a permitted activity and ensure that the most restrictive activity status for those activities within Outstanding Natural Landscapes and Outstanding Natural Features in the coastal environment is discretionary.</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"> As drafted the rules impose (under clause 5) a non-complying activity status for regionally significant infrastructure. This activity status is unclear as there are no standards which trigger a non-complying activity status, and it is not clear why regionally significant infrastructure warrants this activity status. There is no reconciliation with the National Grid specific policy INF-P10, or the National Policy Statement on Electricity Transmission. Specific to NFL-R3, indigenous vegetation clearance is a permitted activity under 1.b.ii. where it is associated for infrastructure. There are no standards and therefore the permitted activity status is supported. However, clause 4. then provides for regionally significant infrastructure as a permitted activity with no standards, but clause 5. then provides a non-complying activity status where the non-existent standards in clause 4, are not met. This causes confusion for the plan user.
300.26	Bream Tail Residents Association Incorporated	NFL-R4	Amend	<p>AMEND NFL-R4 so that the permitted activity status applies to earthworks in the Outstanding Natural Landscapes and Outstanding Natural Features, irrespective of whether they are inside or outside of the coastal environment, as follows: ONL and ONF outside the coastal environment. AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> A restricted activity status (as is the effect of the Proposed District Plan rule as sought to be amended by this submission) is appropriate for earthworks on approved building platforms and the access driveways to them inside and outside the Outstanding Natural Landscapes and Outstanding Natural Features, noting that the appropriateness of construction on approved building platforms has already been determined at subdivision stage.
309.71	Clarus	NFL-R4	Amend	<p>AMEND NFL-R4.1.b, as follows:</p> <p>The earthworks are for the maintenance of lawfully established roads, fences, utility connections, <u>existing infrastructure</u>...</p> <p>OR</p> <p>ADD a new clause NFL-R4.1.c, as follows:</p>	<ul style="list-style-type: none"> It should be clarified that part 1 (permitted) of this rule includes pipelines, including transmission pipelines, which may be included in utility connections but the term is not defined in the Plan (refer to submission on NFL-S4).

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Summary of Submissions for the topic of: Natural Features and Landscapes

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				<p><u>1c. The earthworks are associated with existing infrastructure.</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	
323.61	KiwiRail Holdings Limited	NFL-R4	Amend	<p>AMEND NFL-R4.1.b. as follows:</p> <p>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.</p> <p>AND</p> <p>AMEND the definition of 'Regionally Significant Infrastructure' to include rail infrastructure as requested.</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"> The submitter seeks that earthworks for rail maintenance within Outstanding Natural Landscapes and Outstanding Natural Features outside of the Coastal Environment are treated the same as earthworks for roads, as operational requirements are similar. The discretionary activity status for earthworks within an Outstanding Natural Landscape/Outstanding Natural Feature and the Coastal Environment is accepted. As regionally significant infrastructure is referred to in this provision, the submitter refers again to its request for the definition to be amended to include rail infrastructure.
332.28	Northland Regional Council	NFL-R4	Amend	<p>AMEND NFL-R4.4. to provide for maintenance of lawfully established structures, roads and tracks and removal of hazardous trees as a permitted activity.</p>	<ul style="list-style-type: none"> As drafted, NFL-R4 appears to apply a non-complying activity status to all earthworks unless they are associated with regionally significant infrastructure. The submitter considers this is onerous and recommends the Rule is amended to provide for the maintenance of lawfully established activities (e.g., the removal of hazardous trees, maintenance of roads, tracks or buildings). The submitter also requests the same maintenance provisions are applied to Coastal Environment rules CE-R3 and CE-R4, and Natural Features and Landscapes rule NFL-R3 - refer to preceding submission points.
26.71	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NFL-R4	Oppose	<p>AMEND NFL-R4.4 by adding in a permitted earthworks allowance for Regionally Significant Infrastructure in the Coastal Environment of 20m³.</p> <p>AND</p> <p>Any alternative relief and/or consequential amendments.</p>	<ul style="list-style-type: none"> A small, permitted activity allowance is considered to be appropriate that would not materially adversely affect the values and qualities of Outstanding Natural Landscapes and Outstanding Natural Features.
136.87	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-R4	Support	<p>AMEND NFL-R4 as follows:</p> <p>(a) ONL outside the coastal environment</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity complies with NFL-S4 – Earthworks; or</p> <p>b. The earthworks is for the maintenance of lawfully established <u>infrastructure roads</u>, fences, utility connections, driveways, parking <u>or hardstand</u> areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; <u>or</u></p> <p><u>(c) new buildings or structures permitted by NFL-R2; or</u></p> <p><u>(iii) biosecurity or natural hazard management purposes</u></p> <p>AND</p> <p>AMEND the formatting, order and phrasing of the conditions of rule NFL-R3, to improve consistency and alignment with rule NATC-R4;</p> <p>AND</p> <p>ADD NFL-R4 to the Earthworks chapter.</p> <p>AND</p> <p>ADD to NFL-R4 ONL within the coastal environment as follows:</p> <p>Where:</p> <p>...</p> <p><u>X. the activity is associated with essential farming activities such as fencing, farm tracks and farm drains.</u></p> <p>OR</p> <p>Wording with similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports the rule as it provides for earthworks as a permitted activity with restricted discretionary status where compliance is not achieved. The submitter believes amendments to the rule are necessary to ensure the new activities that have been requested are provided for in NATC-P1, being new buildings and structures (also provided for by NFL-R2) and work necessary for biosecurity or hazard management purposes. It is noted that the rule also makes provision for farm drains and farm tracks. While this inclusion is supported by the submitter, it again highlights the issue of how the Council has treated the matter of infrastructure in its Proposed District Plan which is creating confusion. The submitter appreciates recognition of farm drains in the rule, these meet the definition of "Infrastructure", so the submitter believes it is unnecessary to specifically identify them here. It would be helpful to plan users to use a similar formatting, order and wording to NATC-R4. It is also considered that the Proposed District Plan may be easier to use if all provisions for earthworks are in the Earthworks chapter in accordance with the National Planning Standards. The default activity status for Outstanding Natural Landscapes within the coastal environment is not supported as the coastal environment overlay covers over 57 percent of farms located in the Kaipara district. The requirement for farmers to have to go through a non-complying resource consent application each time they want to clear indigenous vegetation on their land is restrictive and unnecessary.

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Summary of Submissions for the topic of: Natural Features and Landscapes

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
315.120	Horizon Surveying & Land Development	NFL-R4	Support	RETAIN NFL-R4.	<ul style="list-style-type: none"> No reasons provided.
283.162	Northpower Limited and Northpower Fibre Limited	NFL-R5	Amend	<p>AMEND NFL-R5 as follows:</p> <p>“Operation, maintenance, repair and upgrading of existing infrastructure and network utilities; parks and community infrastructure</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity complies with the following standards:</p> <p>i. NFL-S1 Building and Structure Height;</p> <p>ii. NFL-S2 Gross Floor Area;</p> <p>iii. NFL-S3 Exterior Colour and Reflectivity; and</p> <p>iv. NFL-S6 Minor Upgrading.</p> <p>2. NFL-R1 to NFL-R2 do not apply to the activities provided for in this rule.”</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To apply to ‘infrastructure’ as this is a term defined within the Proposed District Plan unlike “network utilities”. To amend the title to reference ‘operation’ and ‘repair’. To provide an exemption for operation, maintenance, repair and upgrading of infrastructure from permitted standards.
352.6	M Tschirky	NFL-R5	Oppose	<p>AMEND NFL-S4 to match the level of earthworks permitted in the Operative District Plan for Outstanding Natural Landscapes and Outstanding Natural Features.</p> <p>AND</p> <p>AMEND the provisions to make quarrying and mining in an Outstanding Natural Landscape or Outstanding Natural Feature a non-complying activity.</p>	<ul style="list-style-type: none"> Seems excessive. Keep figures of current plan. Quarrying and mining in Outstanding Natural Landscapes and Outstanding Natural Features need noncomplying status.
309.72	Clarus	NFL-R5	Support	<p>RETAIN NFL-R5.</p> <p>AND</p> <p>AMEND NFL-R5 to exclude existing infrastructure maintenance/upgrade.</p> <p>AND</p> <p>AMEND NFL-S4 to make consequential changes if required.</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"> Recognises the need for existing lawful activities to continue and be operated and upgraded.
315.121	Horizon Surveying & Land Development	NFL-R5	Support	RETAIN NFL-R5.	<ul style="list-style-type: none"> No reasons provided.
323.62	KiwiRail Holdings Limited	NFL-R5	Support	<p>RETAIN NFL-R5 as proposed.</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"> The submitter supports NFL-R5 and requests it is retained as notified.
315.122	Horizon Surveying & Land Development	NFL-R6	Support	RETAIN NFL-R6.	<ul style="list-style-type: none"> No reasons provided.
146.32	New Zealand Agricultural Aviation Association	NFL-R7	Amend	<p>RETAIN NFL-R7.</p> <p>AND</p> <p>AMEND NFL-S5 as requested (contained in another submission point).</p>	<ul style="list-style-type: none"> Supports NFL-R7 but requests that amendments are made to NFL-S5. The submitter considers the eradication of pests for conservation and biosecurity is vital to restore and enhance Outstanding Natural Features and Outstanding Natural Landscapes.
136.62	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-R7	Support	<p>DELETE NFL-R7.</p> <p>AND</p> <p>ADD NFL-R7 to the Ecosystems and Indigenous Biodiversity chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> 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. 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.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
136.88	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-R7	Support	DELETE rules for indigenous vegetation clearance. AND ADD the indigenous vegetation clearance rules from the NFL chapter to the Ecosystems and Indigenous Biodiversity chapter. AND ADD rules for earthworks to the Earthworks chapter. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports in part NFL-R7. However, it is 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, and all provisions for earthworks be located in the Earthworks chapter. 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. Section 7 clause 19 states matters related to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter.
263.25	Daytona Trust	NFL-R7	Support	RETAIN NFL-R7. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The rule is supported, noting the submitter's other relief sought for indigenous vegetation clearance as a permitted activity in particular circumstances.
289.25	Tappenden Holdings Limited	NFL-R7	Support	RETAIN NFL-R7. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The rule is supported, noting the submitter's other relief sought for indigenous vegetation clearance as a permitted activity in particular circumstances.
300.27	Bream Tail Residents Association Incorporated	NFL-R7	Support	RETAIN NFL-R7. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The rule is supported, noting the submitter's other relief sought for indigenous vegetation clearance as a permitted activity in particular circumstances.
315.123	Horizon Surveying & Land Development	NFL-R7	Support	RETAIN NFL-R7.	<ul style="list-style-type: none"> No reasons provided.
175.6	D Hastie	NFL-R8	Support	RETAIN the non-complying activity status (or better) for NFL-R8.	<ul style="list-style-type: none"> Mining and quarrying in Overlay Significant areas do more harm than good. Flora and Fauna can never be 'reinstated' to their original form. The proposal from Baldrock owners to quarry this Outstanding Natural Feature is not for the benefit of Kaipara's infrastructure but to produce 'garden ornaments for the subdivision in Mangawhai'.
315.124	Horizon Surveying & Land Development	NFL-R8	Support	RETAIN NFL-R8.	<ul style="list-style-type: none"> No reasons provided.
263.26	Daytona Trust	NFL-S1	Amend	AMEND NFL-S1 to exempt the following from the maximum height: a. <u>Chimney structures not exceeding 1.2m in width and 1m in height on any elevation.</u> b. <u>Architectural features (e.g. finials, spires) that do not exceed 1m in height.</u> c. <u>Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u> d. <u>Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.</u>	<ul style="list-style-type: none"> Additional allowances should be made for roof top projections within specified parameters. 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.
289.26	Tappenden Holdings Limited	NFL-S1	Amend	AMEND NFL-S1 to exempt the following from maximum height: a. <u>Chimney structures not exceeding 1.2m in width and 1m in height on any elevation.</u> b. <u>Architectural features (e.g. finials, spires) that do not exceed 1m in height.</u> c. <u>Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u> d. <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. 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.
300.28	Bream Tail Residents Association Incorporated	NFL-S1	Amend	AMEND NFL-S1 to exempt the following from maximum height: a. <u>Chimney structures not exceeding 1.2m in width and 1m in height on any elevation.</u>	<ul style="list-style-type: none"> Additional allowances should be made for roof top projections within specified parameters. 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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				<p>b. <u>Architectural features (e.g. finials, spires) that do not exceed 1m in height.</u></p> <p>c. <u>Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u></p> <p>d. <u>Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	
26.69	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	NFL-S1	Oppose	<p>AMEND NFL-S1 such that there are exceptions to the general height standards as follows:</p> <p>i. Antennas attached to existing buildings not exceeding the highest point of the roof by more than 5m; and</p> <p>ii. Telecommunications poles and attached antennas in formed roads not exceeding 20m in height and a diameter including all antennas of 1.2m.</p> <p>AND</p> <p>Any alternative relief and/or consequential amendments.</p>	<ul style="list-style-type: none"> A new standard to provide an allowance for antennas on existing buildings and poles and attached antenna sin road reserves is sought in line with submission point 26.68 to provide some practical provision for telecommunications in Outstanding Natural Landscape/Outstanding Natural Feature areas outside the coastal environment. Existing roads traversing Outstanding Natural Landscape/Outstanding Natural Feature areas and where there are existing buildings, the values attributed to these areas in those locations have already been modified.
315.35	Horizon Surveying & Land Development	NFL-S1	Support	RETAIN NFL-S1.	<ul style="list-style-type: none"> No reasons provided.
149.61	Royal Forest and Bird Protection Society of New Zealand Incorporated	NFL-S2	Amend	<p>AMEND NFL-S2 to ensure all buildings and structures are covered by the rule framework and associated gross floor area standard.</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 opposes NFL-S2 in part. The submitter notes that buildings other than accessory buildings and residential units may be proposed within an Outstanding Natural Feature or Landscape area, and the standard (and associated rules) do not cover other types of buildings.
257.11	Piroa Conservation Trust	NFL-S2	Amend	<p>AMEND NFL-S2 as follows:</p> <p>1. The gross floor area of any new building or existing building plus addition must not exceed:</p> <p>a. 100m²50m² for any accessory building; and</p> <p>b. 150m²100m² for any residential unit.</p>	<ul style="list-style-type: none"> The Gross Floor Areas are both excessive, particularly for an accessory building. Scale and size has potential to generate adverse effects. Reduced sizes considered more appropriate in context of protecting Outstanding Natural Landscapes such as the Piroa Brynderwyn Range, and Outstanding Natural Features.
272.12	J & C Hawley	NFL-S2	Amend	<p>AMEND NFL-S2.1 as follows:</p> <p>1. The gross floor area of any new building or existing building plus addition must not exceed:</p> <p>a. 100m²50m² for any accessory building; and</p> <p>b. 150m²100m² for any residential unit.</p>	<ul style="list-style-type: none"> The gross floor areas are both excessive, particularly or an accessory building. Scale and size have potential to generate adverse effects. Reduced sizes are considered more appropriate in the context of protecting Outstanding Natural Landscapes.
278.11	Marunui Conservation Ltd	NFL-S2	Amend	<p>AMEND NFL-S2 as follows:</p> <p>1. The gross floor area of any new building or existing building plus addition must not exceed:</p> <p>a. 100m²50m² for any accessory building; and</p> <p>b. 150m²100m² for any residential unit.</p>	<ul style="list-style-type: none"> The gross floor areas are both excessive, particularly or an accessory building. Scale and size have potential to generate adverse effects. Reduced sizes are considered more appropriate in the context of protecting Outstanding Natural Landscapes.
263.27	Daytona Trust	NFL-S2	Oppose	<p>DELETE NFL-S2.</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"> The standard unnecessarily limits gross floor area and is considered too low to accommodate many residential dwellings, including the average size of a dwelling in New Zealand. The submitter considers standard is unnecessary in terms of managing effects, having regard to the balance of other rules and standards which apply to Natural Features and Landscapes.
289.27	Tappenden Holdings Limited	NFL-S2	Oppose	<p>DELETE NFL-S2.</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"> The standard unnecessarily limits gross floor area and is considered too low to accommodate many residential dwellings, including the average size of a dwelling in New Zealand. Submitter considers standard is unnecessary in terms of managing effects, having regard to the balance of other rules and standards which apply to Natural Features and Landscapes.

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300.29	Bream Tail Residents Association Incorporated	NFL-S2	Oppose	DELETE NFL-S2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The standard unnecessarily limits gross floor area and is considered too low to accommodate many residential dwellings, including the average size of a dwelling in New Zealand. The submitter considers standard is unnecessary in terms of managing effects, having regard to the balance of other rules and standards which apply to Natural Features and Landscapes.
315.125	Horizon Surveying & Land Development	NFL-S2	Support	RETAIN NFL-S2.	<ul style="list-style-type: none"> No reasons provided.
263.28	Daytona Trust	NFL-S3	Amend	AMEND NFL-S3 to allow for natural materials, as follows: 1. The building and structure exteriors must: a. Not utilise mirror glazing; and b. Be <u>constructed of natural materials or if the exterior surface is</u> coloured or painted with <u>then be</u> a colour with a reflectance value no greater than 35% (provided that 2% of each exterior elevation is exempt) and with a roof colour with a reflectance value no greater than 30%. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The standard should allow for the use of natural materials as a permitted activity, with such materials being visually suitable in Outstanding Natural Landscapes and Outstanding Natural Features areas, including in the coastal environment.
289.28	Tappenden Holdings Limited	NFL-S3	Amend	AMEND NFL-S3 to allow for natural materials, as follows: 1. The building and structure exteriors must: a. Not utilise mirror glazing; and b. Be <u>constructed of natural materials or if the exterior surface is</u> coloured or painted with <u>then be</u> a colour with a reflectance value no greater than 35% (provided that 2% of each exterior elevation is exempt) and with a roof colour with a reflectance value no greater than 30%. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The standard should allow for the use of natural materials as a permitted activity, with such materials being visually suitable in Outstanding Natural Landscapes and Outstanding Natural Features areas, including in the coastal environment.
300.30	Bream Tail Residents Association Incorporated	NFL-S3	Amend	AMEND NFL-S3 to allow for natural materials, as follows: 1. The building and structure exteriors must: a. Not utilise mirror glazing; and b. Be <u>constructed of natural materials or if the exterior surface is</u> coloured or painted with <u>then be</u> a colour with a reflectance value no greater than 35% (provided that 2% of each exterior elevation is exempt) and with a roof colour with a reflectance value no greater than 30%. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The standard should allow for the use of natural materials as a permitted activity, with such materials being visually suitable in Outstanding Natural Landscapes and Outstanding Natural Features areas, including in the coastal environment.
315.36	Horizon Surveying & Land Development	NFL-S3	Amend	AMEND NFL-S3 to limit colours and tones to a neutral palette (e.g., browns, greys, deep blues, deep greens). AND AMEND NFL-S3 to include specifications for lighting restrictions such as utilising downlights or light covers.	<ul style="list-style-type: none"> A reflectance value of 30-35% will provide a variety of colour options which are not suitable and could be visually prominent in the landscape. Lighting restrictions could also be included in NFL-S3.
257.12	Piroa Conservation Trust	NFL-S4	Amend	AMEND NFL-S4 as follows: 1. The earthworks must not exceed 150m ³ in any 12-month period per site; and 2. The maximum cut height or fill depth must not exceed 2m.	<ul style="list-style-type: none"> Repeated earthworks at this scale would have a cumulative adverse effect on Outstanding Natural Landscapes and/or Outstanding Natural Features.
272.13	J & C Hawley	NFL-S4	Amend	AMEND NFL-S4 as follows: 1. The earthworks must not exceed 150m ³ in any 12-month period per site; and 2. The maximum cut height or fill depth must not exceed 2m.	<ul style="list-style-type: none"> Repeated earthworks at this scale would have a cumulative adverse effect on Outstanding Natural Landscapes, and/or Outstanding Natural Features.
278.12	Marunui Conservation Ltd	NFL-S4	Amend	AMEND NFL-S4 as follows: 1. The earthworks must not exceed 150m ³ in any 12-month period per site; and 2. The maximum cut height or fill depth must not exceed 2m.	<ul style="list-style-type: none"> Repeated earthworks at this scale would have a cumulative adverse effect on Outstanding Natural Landscapes, and/or Outstanding Natural Features.
149.62	Royal Forest and Bird Protection Society of New	NFL-S4	Oppose	ADD to NFL-S4 a 500m ³ lifetime of plan limit on earthworks per site for permitted or controlled activities.	<ul style="list-style-type: none"> The submitter opposes NFL-S4 as they are concerned that there are no total limits to ensure

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
	Zealand Incorporated			AND AMEND the depth in NFL-S4.2. to either 0.5m or a more conservative height to protect characteristics, values and qualities of identified Outstanding Natural Landscapes. AND Any consequential amendments and alternative relief to address the concerns raised.	cumulative adverse effects of earthworks are avoided (i.e., adverse effects cumulating over long time periods such as the District Plan lifetime). The submitter also opposes NFL-S4 enabling 2m cut and full, as this can result in adverse effects.
304.93	Director General of Conservation	NFL-S4	Oppose	AMEND NFL-S4 to provide earthworks thresholds for areas within Outstanding Natural Landscapes and Outstanding Natural Features. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> As proposed, no maximum permitted threshold is provided for areas within Outstanding Natural Landscapes and Outstanding Natural Features. The submitter considers that limits within Outstanding Natural Landscape and Outstanding Natural Feature areas will enable the avoidance of adverse effects as required by Policy 15 of the New Zealand Coastal Policy Statement.
352.5	M Tschirky	NFL-S4	Oppose	AMEND the Proposed District Plan to retain the current quantities of the Operative District Plan for Earthworks, quarrying and felling trees.	<ul style="list-style-type: none"> Seems excessive. Keep figures of current plan. Quarrying and mining in Outstanding Natural Landscapes and Outstanding Natural Features need noncomplying status.
315.126	Horizon Surveying & Land Development	NFL-S4	Support	RETAIN NFL-S4.	<ul style="list-style-type: none"> No reasons provided.
257.13	Piroa Conservation Trust	NFL-S5	Amend	AMEND NFL-S5 as follows: 1. The indigenous vegetation clearance must: a. <u>Maintain established areas and patterns of indigenous vegetation cover.</u> b. <u>Not exceed 150m² in any 12-month period per site.</u> c. <u>Not take place in a continuous area of predominantly indigenous vegetation over 1ha in area.</u> d. <u>Take account of the ecological significance of indigenous vegetation and the presence of rare or endangered flora and fauna</u> e. <u>Not take place in an area identified by the Department of Conservation as having high kiwi density.</u> AND ADD a map showing areas of high kiwi density that should be available from the Department of Conservation as an Appendix in the Proposed District Plan.	<ul style="list-style-type: none"> Clearance or disturbance should not be permitted more than once on a site. Over time repeated annual clearance would result in removal of considerable areas of significant indigenous vegetation, generating cumulative adverse effects. The inclusion of one standard is inadequate.
272.14	J & C Hawley	NFL-S5	Amend	AMEND NFL-S5 as follows: 1. The indigenous vegetation clearance must: a. <u>Maintain established areas and patterns of indigenous vegetation cover.</u> b. <u>Not exceed 150m² in any 12-month period per site.</u> c. <u>Not take place in a continuous area of predominantly indigenous vegetation over 1ha in area.</u> d. <u>Take account of the ecological significance of indigenous vegetation and the presence of rare or endangered flora and fauna</u> e. <u>Not take place in an area identified by the Department of Conservation as having high kiwi density.</u> AND ADD a map showing areas of high kiwi density that should be available from the Department of Conservation as an Appendix in the Proposed District Plan.	<ul style="list-style-type: none"> Clearance or disturbance should not be permitted more than once on a site. Over time repeated annual clearance would result in removal of considerable areas of significant indigenous vegetation, generating cumulative adverse effects. Standards are required that reflect the significance of indigenous vegetation, the habitat it provides for flora and fauna, and afford it sufficient and appropriate protection. The inclusion of just one standard is inadequate.
278.13	Marunui Conservation Ltd	NFL-S5	Amend	AMEND NFL-S5 as follows: 1. The indigenous vegetation clearance must: <u>a. Maintain established areas and patterns of indigenous vegetation cover.</u> <u>b. Not exceed 150m² in any 12-month period per site.</u> <u>c. Not take place in a continuous area of predominantly indigenous vegetation over 1ha in area.</u> <u>d. Take account of the ecological significance of indigenous vegetation and the presence of rare or endangered flora and fauna</u> <u>e. Not take place in an area identified by the Department of Conservation as having high kiwi density.</u> AND	<ul style="list-style-type: none"> Clearance or disturbance should not be permitted more than once on a site. Over time repeated annual clearance would result in removal of considerable areas of significant indigenous vegetation, generating cumulative adverse effects. Standards are required that reflect the significance of indigenous vegetation, the habitat it provides for flora and fauna and afford it sufficient and appropriate protection. The inclusion of just one standard is inadequate.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				ADD a map showing areas of high kiwi density that should be available from the Department of Conservation as an Appendix in the Proposed District Plan.	
304.94	Director General of Conservation	NFL-S5	Amend	AMEND NFL-S5 to permit clearance of up to 50m ² of indigenous vegetation to a maximum depth of 1m. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> NFL-S5 permits too high of a threshold for clearance without knowing the value of the vegetation. The submitter requests that, to provide and recognise for s6(c) of the Resource Management Act, the permitted threshold is reduced, and a requirement for an ecological assessment is triggered by clearance exceeding permitted thresholds.
149.63	Royal Forest and Bird Protection Society of New Zealand Incorporated	NFL-S5	Oppose	ADD to NFL-S5 a 500m ² lifetime of plan limit for indigenous vegetation clearance per site. AND AMEND NFL-S5 to ensure the proposed limit is outside areas meeting Regional Policy Statement significance criteria (inferred). AND AMEND the area limit of clearance to 50m ² to protect characteristics, values and qualities of Outstanding Natural Landscapes. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> The submitter opposes NFL-S5 and requests that an overall limit is placed on vegetation clearance, spanning the lifetime of the District Plan. The submitter considers this is required to avoid the cumulative adverse effects of vegetation clearance. Moreover, the submitter is concerned that permitted 150m² of vegetation clearance per site will result in adverse effects and requests this limit is decreased to protect the characteristics, values and qualities of Outstanding Natural Features and Landscapes.
352.12	M Tschirky	NFL-S5	Oppose	AMEND NFL-S5 to match the level of felling trees permitted in the Operative District Plan for Outstanding Natural Landscapes and Outstanding Natural Features.	<ul style="list-style-type: none"> Seems excessive. Keep figures of current plan.
136.63	Federated Farmers of New Zealand (Inc) - Northland Province	NFL-S5	Support	<ul style="list-style-type: none"> 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. 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. 	<ul style="list-style-type: none">
146.33	New Zealand Agricultural Aviation Association	NFL-S5	Support	AMEND NFL-S5.1. as follows: The indigenous vegetation clearance must not exceed 150m ² in any 12- month period per site <u>except when the clearance of indigenous vegetation is for the purposes of eradicating pest weeds.</u>	<ul style="list-style-type: none"> The eradication of pest weeds requires total removal of the invasion. As such, restricting the area of clearance compromises NFL Objectives seeking to restore and enhance Outstanding Natural Features and Outstanding Natural Landscapes. The submitter notes that oftentimes pest weeds can be intermingled with indigenous vegetation.
315.127	Horizon Surveying & Land Development	NFL-S5	Support	RETAIN NFL-S5.	<ul style="list-style-type: none"> No reasons provided.
149.64	Royal Forest and Bird Protection Society of New Zealand Incorporated	NFL-S6	Oppose	AMEND the percentage limit in NFL-S6 to either 10% or a more conservative limit consistent with protecting Outstanding Natural Features and Landscapes. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> The submitter is concerned about NFL-S6 enabling a 20% increase in building and structure floor areas. This is because, for larger existing buildings and structures, 20% would be a large increase. A more conservative limit is sought to protect Outstanding Natural Features and Landscapes.
315.128	Horizon Surveying & Land Development	NFL-S6	Support	RETAIN NFL-S6.	<ul style="list-style-type: none"> No reasons provided.
99.2	Venessa Anich	Overview	Amend	RETAIN the statement in the Overview of the Natural Features and Landscapes chapter that Outstanding Natural Landscapes are undeveloped and should be protected from inappropriate subdivision and development, as a Part II Resource Management Act matter and should be protected as per NZCPS requirements.	<ul style="list-style-type: none"> No reasons provided.

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				AND ADD a statement to the Overview in the Natural Features and Landscapes chapter that the intention of the District Plan for Outstanding Natural Landscapes to remain undeveloped.	
149.55	Royal Forest and Bird Protection Society of New Zealand Incorporated	Overview	Amend	AMEND the second paragraph of the Overview to the Natural Features and Landscapes chapter so it clearly states that natural features and landscapes are sensitive to inappropriate subdivision, use, and development. Also, so that appropriate proposals avoid adverse effects on identified values. AND AMEND the Overview to the Natural Features and Landscapes chapter to remove or reframe language that implies development may be acceptable in areas deemed 'less sensitive' to avoid creating a permissive interpretation that could undermine the protection of natural character and landscape values. AND AMEND the Overview to expressly acknowledge areas frequently contain indigenous vegetation and habitat for indigenous fauna, and these biodiversity values make up an area's 'outstanding' value. AND Any consequential amendments and alternative relief to address the concerns raised.	<ul style="list-style-type: none"> The submitter is generally supportive of the Overview but considers the second paragraph should be reframed to better reflect how sensitivity of natural features and landscapes relates to vulnerability to inappropriate subdivision, use, and development. Appropriate proposals are those capable of maintaining or enhancing identified values. The submitter requests that language implying that development may be acceptable in areas deemed 'less sensitive' is either removed or amended in order to avoid creating a permissive interpretation capable of undermining the protection of natural character and landscape value and may enable the degradation of values over time. The Overview must include greater recognition of how these areas provide indigenous biodiversity, with indigenous vegetation and indigenous fauna present, and that this contributes to value.
257.3	Piroa Conservation Trust	Overview	Amend	RETAIN the reference to the "NRPS Appendix 1: Mapping Methods" in the Natural Features and Landscapes chapter. AND ADD reference to the Northland Regional Policy Statement Landscape Assessment Worksheets (2014) in the Natural Features and Landscapes chapter.	<ul style="list-style-type: none"> The Northland Regional Policy Statement Landscape Assessment Worksheets (2014) are more detailed and recent than Kaipara's Landscape Technical Report (2010). They contain comprehensive details on each identified Outstanding Natural Landscape and Outstanding Natural Feature.
272.3	J & C Hawley	Overview	Amend	RETAIN the reference to the "Northland Regional Policy Statement Appendix 1: Mapping Methods". AND ADD reference to the Northland Regional Policy Statement Landscape Assessment Worksheets (2014) in the Overview of the Natural Features and Landscapes chapter.	<ul style="list-style-type: none"> The Northland Regional Policy Statement Landscape Assessment Worksheets (2014) are more detailed and recent than Kaipara's Landscape Technical Report (2010).
278.3	Marunui Conservation Ltd	Overview	Amend	RETAIN the reference to the Northland Regional Policy Statement - Appendix 1: Mapping Methods in the Overview of the Natural Features and Landscapes chapter. AND ADD reference to the Northland Regional Policy Statement Landscape Assessment Worksheets (2014).	<ul style="list-style-type: none"> The Northland Regional Policy Statement Landscape Assessment Worksheets (2014) are more detailed and recent than Kaipara's Landscape Technical Report (2010).