



Kaipara te Oranganui • Two Oceans Two Harbours

Proposed Kaipara District Plan **Volume 4 - Summary of Submissions** **for Submissions 201 - 250**

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 Summary Tables

- Decisions are organized by submitter number. To view which Volume of the Summary of Submissions contains other submissions outside this Volume, click [here](#).
- 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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Submission Point No.	Submitter	Plan Section	Position	Summary of Decisions Requested	Reasons
201.1	P Hames & L Jones	Planning Maps	Amend	AMEND the proposed zoning of 2088 Paparoa Valley Road from Rural lifestyle zone to Commercial zone.	<ul style="list-style-type: none"> The site is an existing commercial property - Hubands Contractors. As such, the Rural lifestyle zone is not appropriate, and the site should be zoned Commercial. The submitter notes that, given the increase in Rural Lifestyle zoning across the district, there will be a need for Commercial and Light industrial zoning around Paparoa in order to support growth. The Paparoa Commercial zone is currently limited owing to wastewater problems for properties on State Highway 12 and Franklin Road. It is suggested that a wastewater solution may be required in order to service proposed growth within the area.
201.2	P Hames & L Jones	Planning Maps	Amend	<p>RETAIN the Rural lifestyle zone changes around Paparoa to enable subdivision.</p> <p>AND</p> <p>AMEND the minimum lot size for some of the Rural lifestyle zoned areas such as Pahi Road and Petley Road as 4000m² is too small given the limited infrastructure.</p>	<ul style="list-style-type: none"> Supports the proposed Rural lifestyle zone around Paparoa in order to enable subdivision of existing rural areas. Considers that subdivision down to 4,000m² in some cases is too small as there is limited infrastructure capable of supporting such development. As an example, development on Pahi Road could put more pressure on the harbour and Cutter Bridge (one way on a bend) and would not cope. Another example is Petley Road and State Highway 12 which is not well aligned currently. With a huge increase in properties up Petley Road, this would be of concern. Questions whether the road will be sealed to cope with the traffic increase.
201.3	P Hames & L Jones	Planning Maps	Amend	AMEND the extent of Commercial zone for Paparoa to include the start of Franklin Road at least to the school, and between Franklin Road and Pahi Road on SH12 which would include the Paparoa Hotel area and the start of Pahi Road to Depot Road. The other area is the start of Paparoa Oakleigh Road off SH12 where there is already some commercial premises.	<ul style="list-style-type: none"> The submitter notes that, given the increase in Rural lifestyle zoning across the district, there will be a need for Commercial and Light industrial zoning around Paparoa in order to support growth. The Paparoa Commercial zone is currently limited owing to wastewater problems for properties on State Highway 12 and Franklin Road. It is suggested that a wastewater solution may be required in order to service proposed growth within the area.
201.4	P Hames & L Jones	Planning Maps	Amend	AMEND the extent of Light industrial zoning around Paparoa to include Depot Road off Pahi Road where there is already a storage facility.	<ul style="list-style-type: none"> Given the increase in Rural lifestyle zoning across the district, the submitters consider there will be a need for Commercial and Light industrial zoning around Paparoa in order to support growth. The Paparoa Commercial zone is currently limited owing to wastewater problems for properties on State Highway 12 and Franklin Road. It is suggested that a wastewater solution may be required in order to service proposed growth within the area.
202.1	M Khalil & S Kidd	Planning Maps	Oppose	Amend the zoning of properties on Oneriri Road, including Takahoa Bay and Hinamoki Estates from Rural lifestyle zone to the Operative District Plan Rural zone and protections..	<ul style="list-style-type: none"> Contradicts Rural lifestyle zone policy. Threatens the local environment Cannot be supported by existing infrastructure Introduces land-use conflicts Undermines sound planning Disrespects cultural and archaeological values Conflicts with existing covenants Does not encourage climate resilience.
203.1	R & K Hughes	Planning Maps	Oppose	AMEND the zoning of properties on Oneriri Road, including Takahoa Bay Estate from proposed Rural lifestyle zone to the existing Rural zone.	<ul style="list-style-type: none"> The submitters dwelling is Takahoa Bay in a location which precludes subdivision, and it would not be fair for the proposed zoning to result in rates increase without Council providing compensation or relief for an inability to subdivide. There are covenants on the site which prevent subdivision. The land should not be subject to up-zoning when such constraints are in place.

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					<ul style="list-style-type: none"> Increased development would place a burden on existing infrastructure which was installed as part of a private development designed for 50 dwellings. Takahoa Bay Estate is isolated from services and amenities and has never been identified as an area for growth. Specifically, the Estate is some 8-10km from Kaiwaka and accessed via a narrow, winding road. There is a single-lane flood prone bridge and a dangerous intersection with State Highway 1. As such, the area is not suitable for increased traffic or development. There is no evidence of a demand for lifestyle blocks in this location and existing properties remain unsold. To up-zone without justified demand could set a damaging precedent across the district. There are different locations which the submitter considers would be better suited to Rural Lifestyle Zoning.
204.1	I Cambourn	General	Oppose	ADD the precautionary and prohibitive Genetic Engineering / Genetically Modified Organisms provisions consistent with those in the draft Kaipara Proposed District Plan, case law, other surrounding councils and the findings of the Northland/Auckland Inter Council Working Party o GMO's.	<ul style="list-style-type: none"> New Zealand is an agricultural country known for products that match the nation's clean, green image and this should be protected. Contamination from GE/GMO cannot be remedied and the extent of adverse effects are not fully known. Many countries will not import GE/GMO food and domestic consumption should be regulated as well. The Kaipara District sits between the Far North and Auckland. As such, the District is integral to the governance and joint management of a much larger area. The submitter requests that Council act on as a member of the Northland / Auckland Inter Council Working Party on GMO Risk Evaluation and Management Options. Ratepayers do not want outdoor GE/GMO field trails, experiments or releases within the Kaipara District. Council should not exclude itself from having precautionary and prohibitive GE/GMO provisions.
205.1	R Brookes	General Residential Zone	Support	RETAIN Objectives GRZ-O1 to GRZ-O5 as notified.	<ul style="list-style-type: none"> Supports General residential zone objectives O1-O5 as they seek to promote the development of well-functioning, safe and attractive residential areas. In particular, the submitter expresses the geological suitability of their property for residential subdivision as it is not susceptible to flooding or ponding and located within proximity to amenities and existing infrastructure. General residential zone objectives align with the submitter's intention to subdivide their 18,000m² property into residential lots, thus contributing to the Kaiwaka housing supply.
205.2	R Brookes	General Residential Zone	Support	RETAIN Policies GRZ-P1 to GRZ-P5 as notified.	<ul style="list-style-type: none"> Supports the promotion of a range of housing types and densities and considers the proposed Policies enable diverse housing options and efficient land use in Kaiwaka. The submitter notes that General residential zone Policies P1-P5 are consistent with their plans to subdivide into 600m² lots.
205.3	R Brookes	General Residential Zone	Support	RETAIN Rules GRZ-R1 to GRZ-R15. AND PROVIDE clarification on infrastructure servicing expectations and access requirements for properties to the south of the submitter's property at 76 Marshall Road Kaiwaka.	<ul style="list-style-type: none"> The submitter supports General residential zone Rules which facilitate residential development but seeks clarification regarding infrastructure requirements. In particular, regarding the extension of water and wastewater services. It is requested that such infrastructure is addressed at the subdivision consent stage in order to avoid delays and disproportionate costs at a later date. Notably, the submitter does not support a requirement to provide road access or connectivity for properties to the south of their land (76 Marshall Road, Kaiwaka), and considers access via Marshall Road is more appropriate (see submission point on SUB-R1-R10).
205.4	R Brookes	Subdivision	Support	RETAIN Rules SUB-R1 to SUB-R10. AND	<ul style="list-style-type: none"> Supports the Subdivision rules that allow for lot sizes of 600m², but seeks clarification on the availability and capacity of reticulated services within the Marshall Road, Kaiwaka area. The

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				PROVIDE clarity on how infrastructure servicing capacity will be assessed and ensure servicing obligations are addressed reasonably at the consenting stage.	submitter requests that infrastructure requirements including roading upgrades and service extensions are considered during the consent process rather than being imposed via zoning.
205.5	R Brookes	Strategic Direction	Support	RETAIN the Strategic Direction chapter as notified.	<ul style="list-style-type: none"> Supports the Strategic Direction in full as it promotes sustainable growth and efficient land use which aligns with the submitter's plans to develop their property. The submitter's consider that their subdivision will contribute to the housing supply in Kaiwaka and support Kaipara's growth objectives.
205.6	R Brookes	Planning Maps	Support	RETAIN the proposed General residential zoning for 76 Marshall Road, Kaiwaka.	<ul style="list-style-type: none"> The proposed General residential zoning accurately reflects the site's suitability for residential development and aligns with plans to subdivide.
206.1	D Leighton	General	Amend	<p>ADD District-wide objectives and policies to target reductions in greenhouse gas emissions in alignment with the Emissions Reduction Plan and Zero Carbon Act.</p> <p>AND</p> <p>ADD climate resilience considerations across all zones, including urban design, infrastructure and transport planning.</p> <p>AND</p> <p>ADD provisions that incentivise low-emission transport modes and compact urban development.</p>	<ul style="list-style-type: none"> This submission supports the general intent of the Proposed District Plan, whilst also recommending critical improvements to ensure robust environmental, cultural and social outcomes. The Proposed District Plan references national policies relating to climate change and provides hazard overlays. However, the submitter considers that the Proposed District Plan would benefit from an integrated climate strategy that includes: <ul style="list-style-type: none"> District-wide objectives and policies that explicitly target reductions in greenhouse gas emissions, aligned with the Emissions Reduction Plan and Zero Carbon Act. Climate resilience considerations across all zones, including urban design, infrastructure siting and transportation planning. Specific provisions that incentivise low-emission transport modes and compact urban development.
206.2	D Leighton	Planning Maps	Amend	AMEND ecological corridor mapping and protections by expanding its extent to enhance landscape connectivity.	<ul style="list-style-type: none"> Supports the inclusion of overlays for Significant Natural Areas and considers expanding this protection can mitigate further biodiversity decline.
206.3	D Leighton	Ecosystems and Indigenous Biodiversity	Amend	ADD measurable biodiversity outcomes (e.g., establish net biodiversity gain or no-net-loss policies).	<ul style="list-style-type: none"> Supports the inclusion of overlays for Significant Natural Areas and provisions for biodiversity and habitat protection but considers expanding this protection can mitigate further biodiversity decline.
206.4	D Leighton	General	Amend	ADD health outcomes regarding air quality, noise, safe and active transport into objectives and assessment criteria.	<ul style="list-style-type: none"> The Proposed District Plan promotes green spaces and amenity values; however, the submitter considers it could benefit from embedding health and wellbeing considerations throughout the plan.
206.5	D Leighton	General	Amend	ADD provisions for access to clean air in all zones other than the Heavy industrial zone (including Rural zoned land adjacent to a heavy industrial area).	<ul style="list-style-type: none"> The Proposed District Plan promotes green spaces and amenity values, however, the submitter considers it could benefit from embedding health and wellbeing considerations throughout the plan.
206.6	D Leighton	Natural Hazards	Amend	ADD provisions to address the needs of vulnerable populations, especially regarding natural hazards and housing.	<ul style="list-style-type: none"> The Proposed District Plan promotes green spaces and amenity values; however, the submitter considers it could benefit from embedding health and wellbeing considerations throughout the plan.
206.7	D Leighton	General Residential Zone	Amend	ADD designated pedestrian and cycle routes and require such routes within residential zones, as well as connecting residential, commercial, and industrial zones.	<ul style="list-style-type: none"> The Proposed District Plan promotes green spaces and amenity values, however, the submitter considers it could benefit from embedding health and wellbeing considerations throughout the plan. The pedestrian and cycle routes proposed should be designed to be safe, connected with nature and incentivise low-carbon transport. For example, a route from Marshall Road in Kaiwaka to the proposed Commercial zone along the river nearby the town centre should be designated to remove reliance on the narrow, unsafe and unpleasant footpath along State Highway 1.
206.8	D Leighton	Planning Maps	Amend	PROVIDE transparency regarding the proposed Heavy industrial zone south of	<ul style="list-style-type: none"> The proposed Heavy industrial zone south of Kaiwaka is a large area not mentioned within

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				Kaiwaka, particularly if a waste-to-energy plant is proposed.	<p>the commercial and industrial fact sheet. The submitter points out that, unlike the area subject to this submission point, other Heavy industrial zoned areas and land uses are</p> <ul style="list-style-type: none"> expressly mentioned. Moreover, the fact sheet does not mention air quality. Considering these omissions, the submitter hopes that there are no plans for a waste-to-energy plant south of Kaiwaka. Though not opposed in principle, a waste-to-energy plant would be disingenuous if there is any intentional opacity regarding the zoning of this land.
206.9	D Leighton	General	Amend	AMEND Proposed District Plan provisions to strengthen co-governance and decision-making mechanisms with iwi and hapū, in alignment with Te Tiriti o Waitangi.	<ul style="list-style-type: none"> Though the plan has Māori purpose zones and recognises iwi planning documents, it would benefit from implementation pathways being further developed in order to align the Proposed District Plan with Te Tiriti o Waitangi.
206.10	D Leighton	Sites and Areas of Significance to Maori	Amend	AMEND provisions to make cultural impact assessments mandatory for all high-impact discretionary or non-complying activities near culturally significant sites.	<ul style="list-style-type: none"> Though the plan has Māori purpose zones and recognises iwi planning documents, it would benefit from implementation pathways being further developed in order to align the Proposed District Plan with Te Tiriti o Waitangi.
206.11	D Leighton	General	Amend	AMEND provisions across all zones to ensure Māori cultural values and tino rangatiratanga over ancestral lands and resources can be upheld.	<ul style="list-style-type: none"> Though the plan has Māori purpose zones and recognises iwi planning documents, it would benefit from implementation pathways being further developed in order to align the Proposed District Plan with Te Tiriti o Waitangi. As a more general comment, the submitter requests that Kaipara District Council embraces Te ao Māori, rather than fearing it. As tangata tiriti, the submitter believes that Te ao Māori is a tide that lifts all boats, and that further integration of Te Tiriti o Waitangi and Te ao Māori benefits society as a whole.
206.12	D Leighton	General	Amend	ADD objectives which promote social equity, including access to affordable housing and community infrastructure.	<ul style="list-style-type: none"> No reason provided.
206.13	D Leighton	Infrastructure	Amend	<p>PROVIDE for early upgrades and funding for infrastructure and determine an appropriate treatment plant location.</p> <p>AND</p> <p>CONSIDER appropriate location for a wastewater treatment plant.</p> <p>AND</p> <p>PROVIDE for an adequate supply of water to meet future demand.</p>	<ul style="list-style-type: none"> The submitter is practiced in wastewater treatment plant operation and has seen the impact and costs associated with not getting the planning and strategy stages right. There is the opportunity to ensure Kaiwaka is on the right path and, though not fully across the details, the submitter has provided recommendations and is happy to discuss further. Wastewater Infrastructure: <ul style="list-style-type: none"> In Kaiwaka in particular, the Proposed District Plan appears to provide for some 3,000 additional households. The submitter requests that funding and upgrades are considered well in advance of when such infrastructure might be required (e.g., this has not been done in Warkworth). The location is also key and the submitter asks whether the current treatment plant location is suitable in the long term when considering climate change and sea level rise, and whether there is enough real estate available to accommodate the level of upgrades required to service the proposed growth. If the location is not suitable long term, the submitter requests that Council consider a more suitable location. The submitter questions whether the existing water sources and infrastructure are sufficient to service the proposed levels of development and, if not, where Council plans to source the volumes of water required by a growing population. Moreover, the submitter asks where the water treatment plant is located and notes this could dove-tail in with the wastewater treatment plant considerations (as outlined above). The submitter considers that water reuse will become more common as Kaiwaka grows and is an economical way of providing for the community.

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206.14	D Leighton	Ecosystems and Indigenous Biodiversity	Amend	AMEND restoration and pest management provisions to strengthen them, including enforceable conditions for replanting habitat enhancement.	<ul style="list-style-type: none"> Further measure to slow biodiversity decline.
206.15	D Leighton	General	Amend	ADD provision for monitoring of social outcomes, especially where rapid change or intensification is occurring.	<ul style="list-style-type: none"> No reasons provided.
206.16	D Leighton	General	Amend	ADD a requirement for large scale developments to provide social impact assessments.	<ul style="list-style-type: none"> No reasons provided.
207.1	R Percy	General	Support	RETAIN the objectives that support managed development in appropriate locations, while balancing environmental and social outcomes.	<ul style="list-style-type: none"> The submitter has a personal interest via family connections in Pahi and is supportive of the Proposed District Plan enabling development within the district, promoting community wellbeing and protecting productive land.
208.1	Kaiwaka Storage Solutions Ltd	Planning Maps	Amend	<p>AMEND the zoning of property at 30A Settlement Road to be General residential zone at the northern part of the site and Commercial zone at the southern part of the site (see submission for map of the zoning sought).</p> <p>AND</p> <p>AMEND other provisions and/or zoning to achieve the requested rezoning.</p>	<ul style="list-style-type: none"> It is centrally located and surrounded by commercial, residential and rural residential sites. There is little rural character within the site's immediate vicinity. Land use consents have recently been granted for three residential dwellings at the northern end of the site, and a subdivision consent is being processed to divide the site into five lots - the balance of which being one lot proposed to contain a storage facility of some 1,600m² gross floor area (this facility is subject to a separate consent application). The northern part of the site should be General residential zone for the following reasons: General Residential zoning has been applied to seven existing sites just west of the subject site. Three recently consented residential dwellings and the existing dwelling at the site logically warrant General Residential zoning. Undeveloped land within the northern part of the site is suitable for residential development accessed from Settlement Road. This would provide a residential edge to Kaiwaka. Commercial zoning is sought for the south part of the site for the following reasons: To enable the proposed storage facility. To complement existing light industrial and commercial activities on adjacent sites. Proposed land use will be consistent with Commercial zone provisions and limited by provisions such as TRANS-S1 vehicle generation. A storage facility will be low impact within the context of its surrounds. Is consistent with objectives and policies SD-UFD-O1, SD-UFD-O2, SD-UFD-O5, SD-UFD-P1, SD-UFD-P3 and P4.
208.2	Kaiwaka Storage Solutions Ltd	Definitions	Amend	<p>AMEND the definition of "Commercial Service" to include "storage facilities".</p> <p>AND</p> <p>AMEND any other provisions required to achieve the clarity sought by the submitter.</p>	<ul style="list-style-type: none"> The rezoning sought by this submitter is based on the understanding that a commercial storage facility is a 'Commercial Service' as defined. To remove any doubt, it is requested that "storage facilities" is included within the definition for 'Commercial Service'.
209.1	A Allen	Planning Maps	Oppose	AMEND the zoning of properties on Oneriri Road, including Takahoa Bay and Hinamoki Estates from proposed Rural lifestyle zone to the existing Rural zone.	<ul style="list-style-type: none"> There is inadequate existing infrastructure which is private and was not built to service higher density development. Oneriri Road only has one entry and exit point from the Peninsula which services approximately 800 residents. This is a civil defence risk in the case of an emergency or evacuation. Additional development will only increase risk and add further stress to a road already struggling to service existing traffic. Takahoa Lake is a wildlife reserve managed by Department of Conservation and contains species such as the Australasian bittern, longfin eel, and royal spoonbill. Increased

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					<p>development will result in noise, runoff and habitat disturbance.</p> <ul style="list-style-type: none"> • Contradictory to Rural lifestyle zone objectives seeking to protect natural features and avoid urban-scale development. • Takahoa Bay and Hinamoki hold cultural value for Te Uri o Hau and contain archaeological sites. Development will risk damaging taonga and will not uphold Treaty principles of partnership and protection. • There are land covenants in place at Takahoa Bay and Hinamoki which restrict subdivision. • Rural lifestyle zoning will increase property values and rates. This will penalise existing residents. There are sections within the area that remain unsold and increasing development potential without evidence of unmet demand for lifestyle blocks is considered unnecessary. • The Rural lifestyle zone undermines Proposed District Plan integrity by enabling development away from services and in an area not previously identified for growth.
210.1	Auckland Private Education Charitable Trust	Planning Maps	Support	RETAIN the Rural lifestyle zone to the eastern portion of the site located south-east of Kaiwaka township (Lot 18 DP 396875), located on State Highway 1 and Settlement Road (via Lupis Way). See submission for the location of the site.	<ul style="list-style-type: none"> • The location and nature of the land lends itself to rural lifestyle sites, and access is possible from non-highway directions. • The zoning is generally consistent with a recently approved residential subdivision for the site (RM220246).
210.2	Auckland Private Education Charitable Trust	Planning Maps	Amend	<p>AMEND the zoning of 1ha of the land against State Highway 1 to Commercial zone and the balance of the site as Rural lifestyle zone. The site is located south-east of Kaiwaka township (Lot 10 DP396875), on State Highway 1 and Settlement Road (via Lupis Way). See submission for the location of the site and map of zoning sought.</p> <p>OR</p> <p>AMEND the zoning of the entire site located south-east of Kaiwaka township (Lot 10 DP396875), on State Highway 1 and Settlement Road (via Lupis Way). See submission for the location of the site and map of zoning sought.</p> <p>OR</p> <p>AMEND zoning or rules as appropriate to achieve the purpose of providing for commercial activities as detailed within the submission.</p>	<ul style="list-style-type: none"> • Overall, the relief sought is consistent with the Land Use and Development Strategy within the Operative District Plan as the site is located within the Indicative Growth Area for Kaiwaka. • Rural lifestyle zone: <ul style="list-style-type: none"> ○ Access to the land can be achieved from the east (via Lupis Way) if access from the Highway is not appropriate in either design or timing. ○ Noise reverse sensitivity can be avoided as there is easily developable land outside of the KDC Proposed District Plan 25m Noise Control Limit. ○ Having land along the Highway zoned for Rural Lifestyle creates a transitional area between large rural sites and residential/commercial areas of Kaiwaka. • A Commercial zone as sought would provide for: <ul style="list-style-type: none"> ○ A contained and comprehensively designed commercial / residential development in the form of a southern service centre including a potential Highway service centre serving, in particular, south-bound traffic. ○ A small area of commercial services to cater for the new south-east areas of residential and lifestyle development envisaged by the Proposed District Plan and passing traffic; example services could include convenience items and services etc, including a service station. ○ Providing services in this location would mean south-east residents do not have to back-track into the town centre when they are travelling south (this would continue to be beneficial if and when State Highway 1 is re-aligned, as many local residents will still use this route to travel south). ○ A small footprint of local services would support south-east residents without compromising the growth/viability of the centre township. ○ Access options may include rear access from Settlement Road, south-facing Highway access only, or a full intersection allowing for both traffic directions subject to design and agreement with NZTA.

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210.3	Auckland Private Education Charitable Trust	Planning Maps	Amend	AMEND the zoning from General rural zone to Rural lifestyle zone for the southern portion of the site located south-east of Kaiwaka township (Lot 14 396875), on State Highway 1 and Settlement Road (via Lupis Way). See submission for the location of the site.	<ul style="list-style-type: none"> Access to the land can be achieved from the east if access from the Highway is not appropriate. Noise reverse sensitivity can be avoided as there is easily developable land outside of the KDC Proposed District Plan 25m Noise Control Limit. Having land along the Highway zoned for Rural Lifestyle creates a positive transition between large rural sites and residential/commercial areas in terms of character and traffic slowing. Consistent with the Indicative Growth Area for Kaiwaka in the Operative Kaipara District Plan, Appendix A.
211.1	B & I McClean	Planning Maps	Support	RETAIN the General residential zoning for the property Lot 4 DP 528868, and Part Allot 139-141 PSH of Kaiwaka comprising part of 34 Pukenui Road, Kaiwaka. See submission for a map showing the location of the site.	<ul style="list-style-type: none"> The proposed General Residential Zoning is generally reflective of the Kaipara Spatial plan which shows the land as being subject to new medium density housing. The land is located well with respect to the Kaiwaka town centre and adjoins existing residential and commercial development. A stream runs through the land which can provide recreational opportunities within Kaiwaka. The land is contained by State Highway 1, Hastie Lane, Pukenui Road, and Oneriri Road.
211.2	B & I McClean	Planning Maps	Amend	AMEND the zoning of the western portion of 34 Pukenui Road, Kaiwaka (Part Allot 140 141 142 144 145 and 146 PSH of Kaiwaka) from General rural zone to Rural lifestyle zone. See submission for a map showing the location of the site.	<ul style="list-style-type: none"> The land is contained, has a gentle topography, a northerly aspect and would better suit the Rural lifestyle zone as it fits the description provided in the Proposed District Plan.
211.3	B & I McClean	Subdivision	Amend	DELETE SUB-R4.1.a. OR AMEND SUB-R4.1.a to recognise sites that existed prior to April 2025 and that may have been subject to a boundary relocation and hence have a newer title.	<ul style="list-style-type: none"> The submitter has requested the above as many farms in the district are held in multiple titles, and owners undertake boundary relocations to ensure best farm management. Undertaking a boundary adjustment would prevent the use of SUB-R4 as a controlled activity where land has been subject to boundary adjustment and has a newer title.
211.4	B & I McClean	Subdivision	Amend	DELETE SUB-R6.1.g. OR AMEND SUB-R6.1.g to recognise sites that existed prior to April 2025 and that may have been subject to a boundary relocation and hence have a newer title.	<ul style="list-style-type: none"> The submitter has requested the above as many farms in the district are held in multiple titles, and owners undertake boundary relocations to ensure best farm management. Undertaking a boundary adjustment would prevent the use of SUB-R6 as a controlled activity where land has been subject to boundary adjustment and has a newer title.
211.5	B & I McClean	Subdivision	Amend	DELETE SUB-R7.1.f. OR AMEND SUB-R7.1.f to recognise sites that existed prior to April 2025 and that may have been subject to a boundary relocation and hence have a newer title.	<ul style="list-style-type: none"> The submitter has requested the above as many farms in the district are held in multiple titles, and owners undertake boundary relocations to ensure best farm management. Undertaking a boundary adjustment would prevent the use of SUB-R7 as a restricted discretionary activity where land has been subject to boundary adjustment and has a newer title.
211.6	B & I McClean	Subdivision	Amend	AMEND SUB-S16 so it is clear that the standard applies to restoration or enhancement planting subdivision as well as environmental benefit subdivision.	<ul style="list-style-type: none"> The submitter has requested the above relief as SUB-S16 reads as though it only applies to Environmental Benefit Subdivision, and not Restoration or Enhancement Planting Subdivisions as well. This needs to be clarified.
212.1	BA & JK Paton Ltd	Planning Maps	Amend	AMEND the zoning of the property at 430 Oneriri Road from General rural zone to as Rural lifestyle zone. See submission for a map of the site. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Other areas of Rural lifestyle zoned land are poorly positioned with unsuitable topography. The General rural zoning is inappropriate and does not reflect the existing context and land use capacity. The requested rezoning would be consistent with activities undertaken within the existing surrounding environment. The topography is gently to moderately undulating and is suitable for Rural lifestyle zoning with an opportunity to locate development away from sensitive environmental features.

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					<ul style="list-style-type: none"> The site is not classed as highly productive soil.
212.2	BA & JK Paton Ltd	Financial Contributions	Amend	<p>AMEND the Financial Contribution provisions to confirm that contribution will only be required where there is a specific requirement to address effects on local infrastructure created by a development, including reserves.</p> <p>AND</p> <p>CONFIRM that Council's Development Contribution Policy will be relied upon to address wider rural infrastructure requirements.</p> <p>AND</p> <p>PROVIDE greater transparency, local reinvestment commitments, and alignment with development contributions to avoid inequity and uncertainty for those seeking to deliver well-planned rural lifestyle outcomes.</p> <p>AND</p> <p>PROVIDE targeted and site-specific contributions relating to 430 Oneriri Road, Kaiwaka.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The proposed financial contribution provisions lack clarity and create uncertainty for landowners and development in Rural Lifestyle Areas such as Oneriri Peninsula. The Long-term Plan has not identified the shortage of reserve or social infrastructure within rural areas even though all development has been charged with a 5% value of the building site for each new lot created on the assumption that the new residents will utilise the reserve infrastructure throughout the district. Provisions do not require that funds collected be reinvested in the same location from which they come from. The catchment of reinvestment is vague and broad. This undermines the principle of local benefit and may disadvantage areas like Oneriri, where infrastructure needs are specific and context dependent. Financial contributions focus on the effects of individual developments rather than accounting for cumulative growth anticipated across the district and therefore may not be sufficient to support strategic infrastructure upgrades required.
212.3	BA & JK Paton Ltd	Vision for Kaipara	Amend	<p>AMEND SD-VK-O3.2 as follows:</p> <p>Highly productive land is protected for use in land-based primary production, both now and for future generations to give effect to the National Policy Statement for Highly Productive Land 2022 or <u>any subsequent amendment</u>.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> To ensure provisions referenced are current.
212.4	BA & JK Paton Ltd	Vision for Kaipara	Support	<p>RETAIN SD-VK-O4.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.5	BA & JK Paton Ltd	Vision for Kaipara	Support	<p>RETAIN SD-VK-O7.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.6	BA & JK Paton Ltd	Natural Hazards and Resilience	Support	<p>RETAIN SD-NH-O1.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.7	BA & JK Paton Ltd	Financial Contributions	Amend	<p>PROVIDE the following for financial contributions in the context of FC-P2:</p> <ul style="list-style-type: none"> Clarification that financial contributions are only required for specific local infrastructure effects (including reserves). Ensure that Council's Development Contribution Policy will be used to address broader rural infrastructure needs. Ensure greater transparency, local reinvestment, and alignment with development contributions. Targeted, site-specific contributions for 430 Oneriri Road, Kaiwaka <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. Specifically, the submitter has sought this relief for the following reasons: <ul style="list-style-type: none"> Financial contribution provisions lack clarity and create uncertainty for rural landowners/developers. Current provisions require a 5% land value contribution despite no identified shortage of open space in rural areas like Oneriri Peninsula. Assumption that new residents will use district-wide infrastructure is too broad. No clear requirement for funds to be reinvested in the locality where they are collected. Reinvestment catchment is vague, undermining local benefit and potentially disadvantaging rural areas.

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					<ul style="list-style-type: none"> Provisions overlook cumulative growth impacts, limiting support for strategic infrastructure needs (e.g., transport, water, resilience).
212.8	BA & JK Paton Ltd	Financial Contributions	Amend	<p>PROVIDE the following for financial contributions in the context of FC-P3:</p> <ul style="list-style-type: none"> Clarification that financial contributions are only required for specific local infrastructure effects (including reserves). Ensure that Council's Development Contribution Policy will be used to address broader rural infrastructure needs. Ensure greater transparency, local reinvestment, and alignment with development contributions. Targeted, site-specific contributions for 430 Oneriri Road, Kaiwaka. <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. Specifically, the submitter has sought this relief for the following reasons: <ul style="list-style-type: none"> Financial contribution provisions lack clarity and create uncertainty for rural landowners/developers. Current provisions require a 5% land value contribution despite no identified shortage of open space in rural areas like Oneriri Peninsula. Assumption that new residents will use district-wide infrastructure is too broad. No clear requirement for funds to be reinvested in the locality where they are collected. Reinvestment catchment is vague, undermining local benefit and potentially disadvantaging rural areas. Provisions overlook cumulative growth impacts, limiting support for strategic infrastructure needs (e.g., transport, water, resilience).
212.9	BA & JK Paton Ltd	Financial Contributions	Amend	<p>PROVIDE the following for financial contributions in the context of FC-P8:</p> <ul style="list-style-type: none"> Clarification that financial contributions are only required for specific local infrastructure effects (including reserves). Ensure that Council's Development Contribution Policy will be used to address broader rural infrastructure needs. Ensure greater transparency, local reinvestment, and alignment with development contributions. Targeted, site-specific contributions for 430 Oneriri Road, Kaiwaka. <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. Specifically, the submitter has sought this relief for the following reasons: <ul style="list-style-type: none"> Financial contribution provisions lack clarity and create uncertainty for rural landowners/developers. Current provisions require a 5% land value contribution despite no identified shortage of open space in rural areas like Oneriri Peninsula. Assumption that new residents will use district-wide infrastructure is too broad. No clear requirement for funds to be reinvested in the locality where they are collected. Reinvestment catchment is vague, undermining local benefit and potentially disadvantaging rural areas. Provisions overlook cumulative growth impacts, limiting support for strategic infrastructure needs (e.g., transport, water, resilience).
212.10	BA & JK Paton Ltd	Renewable Electricity Generation	Support	<p>RETAIN the whole Renewable Electricity Generation chapter.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
212.11	BA & JK Paton Ltd	Natural Hazards	Amend	<p>ADD a certification process (similar to Christchurch District plan Rule 5.3.2) which allows for accepted technical evidence to amend the hazard overlay administratively. Submission supports in part NH-P1.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> Site specific information is more accurate than regional mapping. The overlays adopt Northland Regional Council's hazard layers, but the plan lacks a mechanism for low- cost map correction where site specific data or modelling disproves the overlay.
212.12	BA & JK Paton Ltd	Public Access	Amend	<p>PROVIDE clarification on the criteria used to identify key linkages to the coastal marine area, rivers and lakes as Esplanade Priority Areas. Submission supports in part PA-O1.</p> <p>AND</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.

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				Any other relief that is consistent with and/or consequential to the submission.	
212.13	BA & JK Paton Ltd	Public Access	Support	RETAIN PA-O2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.14	BA & JK Paton Ltd	Public Access	Amend	ADD a definition or assessment criteria for "practicality", including topography, cultural constraints, ecological sensitivity, or existing access provisions in the context of the word used in PA-P1. AND AMEND to only apply PA-P1 post-subdivision, or with compensation mechanisms. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> 'Practical' is not defined which will potentially lead to inconsistent or overly discretionary application by Council. The plan proposes mandatory setbacks from waterbodies to preserve future esplanade strips prior to subdivision occurring. This limits land use and development without compensation or subdivision taking place. This may affect existing use rights and land value.
212.15	BA & JK Paton Ltd	Public Access	Amend	ADD a definition or assessment criteria for "practicality", including topography, cultural constraints, ecological sensitivity, or existing access provisions in the context of PA-P2. AND AMEND to only apply PA-P2 post-subdivision or with compensation mechanisms. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> While PA-O2 and PA-P2 acknowledge the risks of public access on sensitive environments, the actual mechanisms to mitigate or restrict access in these areas are vague or missing.
212.16	BA & JK Paton Ltd	Subdivision	Support	RETAIN SUB-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.17	BA & JK Paton Ltd	Subdivision	Amend	ADD policy direction that emphasises a preference for ecological benefit subdivision in the General rural zone. and ADD criteria to SUB-O3.3 to clarify the degree of flexibility. and ADD transferrable title rights for the ecological benefit in the General rural zone for subdivision in Rural lifestyle zone. and Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No adequate encouragement or mechanism to use ecological benefit in the General rural zone is provided, creating risk of net loss of significant ecological and/or landscape features and/or it's detrimental fragmentation.
212.18	BA & JK Paton Ltd	Subdivision	Support	RETAIN SUB-O4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.19	BA & JK Paton Ltd	Subdivision	Support	RETAIN SUB-O5. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.20	BA & JK Paton Ltd	Subdivision	Amend	AMEND SUB-P1.4 to read as follows: <u>Encourage provision of</u> Provide efficient multi-modal transport connections in urban areas; and AND No specific decision requested; however the submission considers that SUB-P1.5 "efficient" use of infrastructure may be unclear depending on how the rules are drafted. Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.

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212.21	BA & JK Paton Ltd	Subdivision	Amend	<p>AMEND SUB-P2.4as follows:</p> <p>Requiring allotments to connect to the Council's reticulated systems where practicable, except in the General rural zone and the Rural lifestyle zone;</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> SUB-P2.4 should also include an exception for the Rural lifestyle zone. It is inappropriate to require rural subdivision to connect to the Council's reticulated systems.
212.22	BA & JK Paton Ltd	Subdivision	Amend	<p>No specific decision was requested; however, the submission supports in part SUB-P3 and commented that it is not just to require provision of public open space where the Council is not interested in accepting such land to vest in Council.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.23	BA & JK Paton Ltd	Subdivision	Amend	<p>ADD a definition or assessment criteria for "impractical," including topography, cultural constraints, ecological sensitivity, or existing access provisions in the context of SUB-P5.</p> <p>AND</p> <p>AMEND SUB-P5 to only apply post-subdivision or with compensation mechanisms.</p> <p>AND</p> <p>No specific decision requested; however, the submission commented that SUB-P5.1.b. does not provide incentives for allotments of 4ha or more to provide public access to these areas.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> SUB-P5.1.b.1 "Impractical" is not defined, potentially leading to inconsistent or overly discretionary application by the Council. The plan proposes mandatory setbacks from waterbodies to preserve future esplanade strips prior to subdivision. Land use and development is limited, without compensation or subdivision taking place. Could affect existing use rights and land value.
212.24	BA & JK Paton Ltd	Subdivision	Support	<p>RETAIN SUB-P7.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.25	BA & JK Paton Ltd	Subdivision	Support	<p>RETAIN SUB-R1.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.26	BA & JK Paton Ltd	Subdivision	Amend	<p>AMEND SUB-R3 by simplifying the format for clarity and ease of use.</p> <p>and</p> <p>RETAIN SUB-R3.1(b)</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter requests the above relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps, including scope to make further submissions on a variation to introduce updated Kaipara District Council Engineering Standards. The submitter specifically supports SUB-3.1(b) as it provides the option to provide a site-specific assessment LUC Classification.
212.27	BA & JK Paton Ltd	Subdivision	Amend	<p>AMEND SUB-R4 to simplify the formatting for clarity and ease of use.</p> <p>AND</p> <p>No specific decision requested, however the submission considers that SUB-R4.1 Controlled activity status paired with SUB-R4.1.d 4,000 m² in the General rural zone risks incompatible activities, rural character diminishing, challenges for managing reverse sensitivity at rural–urban interfaces. Risk of inappropriate fragmentation of rural land creating a Rural lifestyle character, unless land in areas where fragmentation and Rural lifestyle character already exists.</p> <p>AND</p> <p>RETAIN SUB-R4.1.e that provides the option to provide a site-specific assessment LUC Classification.</p> <p>AND</p>	<ul style="list-style-type: none"> The submitter requests the above relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps, including scope to make further submissions on a variation to introduce updated Kaipara District Council Engineering Standards. SUB-R4 format is extensive and not user-friendly.

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				Any other relief that is consistent with and/or consequential to the submission.	
212.28	BA & JK Paton Ltd	Subdivision	Amend	<p>ADD zone related criteria to SUB-R5 to specify the appropriate minimum lot size for different zones.</p> <p>AND</p> <p>AMEND the formatting of SUB-R5 to simplify for clarity and ease of use.</p> <p>AND</p> <p>No specific decision requested; however, the submission considers that SUB-R5.1.d 4,000m² in the General rural zone may be inappropriate fragmentation of rural land and creating a Rural lifestyle character. This does not contribute to avoiding incompatible activities and fragmentation of productive land or managing reverse sensitivity at rural–urban interfaces.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has requested the above relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps. SUB-R5 format is extensive and not user-friendly.
212.29	BA & JK Paton Ltd	Subdivision	Amend	<p>AMEND SUB-R6 to provide a higher yield as an incentive by means of transferable title rights to be used in Rural lifestyle zone.</p> <p>AND</p> <p>AMEND the format of SUB-R6 to simplify for clarity and ease of use.</p> <p>AND</p> <p>AMEND SUB-R6 to clarify if these are an additional 5 title rights (10 additional in total).</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. SUB-R6 may be ineffective because SUB-R4 and SUB-R5 also offers 4,000m² minimum lot sizes meaning incentives are unattractive or unviable for landowners. SUB-R6 format is extensive and not user-friendly. It is uncertain if the rule allows an additional 5 titles from SUB-R4, so 10 additional Lots in total.
212.30	BA & JK Paton Ltd	Subdivision	Amend	<p>AMEND SUB-R7 to provide a higher yield as an incentive by means of transferable title rights to be used in Rural lifestyle zone. SUB-R7 will be ineffective because SUB-R4 and SUB-R5 also offers 4,000m² minimum lot sizes meaning the incentives are unattractive or unviable for landowners.</p> <p>AND</p> <p>AMEND the formatting of SUB-R7 to simplify for clarity and ease of use.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. SUB-R7 format is extensive and not user-friendly.
212.31	BA & JK Paton Ltd	Subdivision	Amend	<p>No specific decision requested; however, the submission supports in part SUB-S8.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.32	BA & JK Paton Ltd	Subdivision	Amend	<p>RETAIN SUB-S14.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.33	BA & JK Paton Ltd	Subdivision	Amend	<p>AMEND the activity status of SUB-S15.2 from discretionary to restricted discretionary, including matters over which discretion is restricted e.g. not exacerbating hazard on site or adjoining properties, not endangering persons or structures.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> Specifically, the relief is sought as a Discretionary activity status is not necessary and creates uncertainty about assessment criteria.
212.34	BA & JK Paton Ltd	Subdivision	Support	<p>RETAIN SUB-S16.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.

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212.35	BA & JK Paton Ltd	General Rural Zone	Amend	ADD a definition or an assessment criterion for ancillary activities and functional or operational needs in the context of GRUZ-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. The above relief is requested to inform this policy.
212.36	BA & JK Paton Ltd	General Rural Zone	Support	RETAIN GRUZ-O2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.37	BA & JK Paton Ltd	General Rural Zone	Support	RETAIN GRUZ-O3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.38	BA & JK Paton Ltd	General Rural Zone	Support	RETAIN GRUZ-O4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.39	BA & JK Paton Ltd	General Rural Zone	Support	RETAIN GRUZ-P1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.40	BA & JK Paton Ltd	General Rural Zone	Amend	AMEND GRUZ-P3 by splitting it into two policies as follows: Manage the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone, <u>where it adjoins highly productive land</u> to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities, including through methods such as no-complaints covenants, landscaping, screening or siting of buildings. Manage Avoid the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone, <u>where it is located on highly productive land</u> to avoid where practicable, or otherwise mitigate , reverse sensitivity effects on primary production activities including through methods such as no-complaints covenants, landscaping, screening or siting of buildings. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The existing policy is a weak policy statement which has been diluted by the use of terms such as 'where practicable', and 'or otherwise mitigate'. The existing approach does not align with the National Policy Statement for Highly Productive Land, or the Northland Regional Policy Statement which states 'avoid'.
212.41	BA & JK Paton Ltd	General Rural Zone	Support	RETAIN GRUZ-P4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.42	BA & JK Paton Ltd	General Rural Zone	Support	RETAIN GRUZ-P5. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.43	BA & JK Paton Ltd	General Rural Zone	Support	RETAIN GRUZ-P6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.44	BA & JK Paton Ltd	General Rural Zone	Amend	AMEND the activity status of GRUZ-R1.3 (inferred) from discretionary to restricted discretionary and include matters for discretion, OR	<ul style="list-style-type: none"> Specifically, the relief has been requested as the GRUZ-R1.3 Discretionary Activity status creates uncertainty as to the matters that will be assessed.

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				<p>AMEND the activity status of GRUZ-R1.3 (inferred) from discretionary to a non-complying activity status.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	
212.45	BA & JK Paton Ltd	General Rural Zone	Support	<p>RETAIN GRUZ-R2.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.46	BA & JK Paton Ltd	General Rural Zone	Amend	<p>AMEND the activity status of GRUZ-R3.2 (inferred) from discretionary to restricted discretionary and include matters of discretion.</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R3.2 (inferred) from discretionary to non-complying.</p> <p>AND</p> <p>ADD a specific policy and associated rule pathway for rural worker housing that is not tied solely to site size, but to demonstrate need and integration with primary production.</p> <p>No specific decision requested; however, the submission considers that GRUZ-R3 contradicts SUB-S1.8</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The GRUZ-R3.2 discretionary activity status creates uncertainty as to the matters that will be assessed. Contradicts SUB-S1.8 Allotments must have a minimum net site area of 12ha yet General Rural Zone and Rural lifestyle zone – Section 32 Evaluation Report1 states: . Non-compliance with these conditions would require a discretionary activity resource consent. This rule ensures additional housing that can be provided for specific uses such as the accommodation of farm workers and/or extended family at a low density (which is consistent with the minimum lot sizes for the zone) to help maintain the rural character and amenity values of the zone GRUZ-R3 allows increasing dwelling numbers based on site area (1-3 units) but lacks an explicit policy basis for rural worker accommodation. This omission may lead to uncertainty around purpose-built rural worker dwellings or seasonal accommodation needs.
212.47	BA & JK Paton Ltd	General Rural Zone	Amend	<p>AMEND the activity status of GRUZ-R4.2 from a discretionary to a restricted discretionary, and include matters of discretion,</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R4.2 from discretionary to non-Complying.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> Specifically, the relief has been requested as the GRUZ-R4.2 Discretionary Activity status creates uncertainty as to the matters that will be assessed.
212.48	BA & JK Paton Ltd	General Rural Zone	Amend	<p>ADD the following clauses to GRUZ-R5.1:</p> <p>...</p> <p>e. <u>At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;</u></p> <p>f. <u>No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;</u></p> <p>g. <u>Vehicle movements to and from the home occupation activity must not exceed 20 per day;</u></p> <p>h. <u>Heavy vehicle trips must not exceed two per week;</u></p> <p>i. <u>No more than one commercial vehicle associated with the home occupation may be on site at any one time;</u></p> <p>j. <u>Goods sold from the home business must be grown or produced on the site or on a site owned by the same landholder.</u></p> <p>AND</p> <p>AMEND the activity status of GRUZ-R5.2 from a discretionary to a restricted discretionary and include matters of discretion.</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R5.2 from discretionary to non-complying.</p> <p>AND</p>	<ul style="list-style-type: none"> The GRUZ-R5.1 does not manage the scale in terms of number of persons on the site, or number of vehicle movements, or retail activities. The GRUZ-R5.2 discretionary activity status creates uncertainty as to the matters that will be assessed.

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Submission Point No.	Submitter	Plan Section	Position	Summary of Decisions Requested	Reasons
				Any other relief that is consistent with and/or consequential to the submission.	
212.49	BA & JK Paton Ltd	General Rural Zone	Amend	AMEND the activity status of GRUZ-R6.2 from discretionary to restricted discretionary, and include matters of discretion OR AMEND the activity status of GRUZ-R6.2 from discretionary to non-complying. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought the above relief as the Discretionary Activity status creates uncertainty as to the matters that will be assessed.
212.50	BA & JK Paton Ltd	General Rural Zone	Support	RETAIN GRUZ-R7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.51	BA & JK Paton Ltd	General Rural Zone	Amend	AMEND the activity status of GRUZ-R8.2 (note: submission refers to GRUZ-R7.2) from a discretionary activity to a restricted discretionary and include matters of discretion, OR AMEND the activity status of GRUZ-R7.2 from discretionary to a non-complying activity status. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the relief has been sought as GRUZ-R8.2 (note: submission refers to GRUZ-R7.2) discretionary activity status creates uncertainty as to the matters that will be assessed.
212.52	BA & JK Paton Ltd	General Rural Zone	Amend	AMEND the activity status of GRUZ-R9.2 (inferred) from a discretionary to restricted discretionary and include matters of discretion 2(note: submission also refers to GRUZ-R8.2) OR AMEND the activity status of GRUZ-R9.2 (inferred) from a discretionary to non-complying. (note: submission also refers to GRUZ-R8.2) AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the relief has been sought as GRUZ-R9.2 (inferred) discretionary activity status creates uncertainty as to the matters that will be assessed.
212.53	BA & JK Paton Ltd	General Rural Zone	Amend	CLARIFY the need for two separate activities and difference in purpose between GRUZ-R11 Papakainga housing, and GRUZ-R13 communal housing. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the relief has been sought as: The submitter is unclear on the difference between GRUZ-R11 and GRUZ-R13. GRUZ-P6.1 provides for it to enable people to live communally where: <ol style="list-style-type: none"> There is a clear relationship between Māori and their ancestral land where papakainga housing is proposed...
212.54	BA & JK Paton Ltd	General Rural Zone	Amend	AMEND GRUZ-S1 by providing different heights for dwellings and other farming buildings/structures e.g. 9m for dwellings and accessory buildings, and 15m for other structures. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Certain rural buildings or structures could be higher than 10m. Dwellings are included in the provisions but does not need to be 10m in height in the General Rural Zone.
212.55	BA & JK Paton Ltd	General Rural Zone	Support	RETAIN GRUZ-S2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.56	BA & JK Paton Ltd	General Rural Zone	Support	RETAIN GRUZ-S3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.57	BA & JK Paton Ltd	General Rural Zone	Support	RETAIN GRUZ-S4. AND	<ul style="list-style-type: none"> No reasons provided.

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				Any other relief that is consistent with and/or consequential to the submission.	
212.58	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.59	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-O2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.60	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-O3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.61	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-P1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.62	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-P2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.63	BA & JK Paton Ltd	Rural Lifestyle Zone	Amend	DELETE RLZ-P3.1 AND ADD a new policy as follows: <u>Limit rural industry, commercial, or industrial activities to small-scale "low-impact rural enterprises"</u> AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the relief has been sought as rural industry activities are discretionary (RLZ-R8) but discouraged under RLZ-P3. This could stifle legitimate small rural enterprises (e.g., artisan food, honey, workshops) that support local economies and are compatible with lifestyle values.
212.64	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-P4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.65	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-R1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.66	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-R2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.
212.67	BA & JK Paton Ltd	Rural Lifestyle Zone	Amend	AMEND The activity status of RLZ-R3.2 (inferred) from a discretionary to restricted discretionary and include matters of discretion (note: submission also refers to RLZ-R2.2), OR AMEND the activity status of RLZ-R3.2 (inferred) from a discretionary to non-complying (note: submission also refers to RLZ-R2.2). AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the relief has been sought as RLZ-R3.2 (inferred) discretionary activity status creates uncertainty as to the matters that will be assessed.
212.68	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-R4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No reasons provided.

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212.69	BA & JK Paton Ltd	Rural Lifestyle Zone	Amend	<p>ADD the following clauses to RLZ-R5.1:</p> <p>....</p> <p>e. <u>At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence.</u></p> <p>f. <u>No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling.</u></p> <p>g. <u>Vehicle movements to and from the home occupation activity must not exceed 20 per day.</u></p> <p>h. <u>Heavy vehicle trips must not exceed two per week.</u></p> <p>i. <u>No more than one commercial vehicle associated with the home occupation may be on site at any one time.</u></p> <p>j. <u>Goods sold from the home business must be grown or produced on the site or on a site owned by the same landholder.</u></p> <p>AND</p> <p>AMEND the activity status of RLZ-R5.2 from discretionary to restricted discretionary and include matters of discretion,</p> <p>OR</p> <p>AMEND the activity status of RLZ-R5.2 from discretionary to non-complying.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> RLZ-R5.1 does not manage the scale in terms of number of persons on the site, or number of vehicle movements, or retail activities. RLZ-R5.2 discretionary activity status creates uncertainty as to the matters that will be assessed.
212.70	BA & JK Paton Ltd	Rural Lifestyle Zone	Amend	<p>AMEND the activity status of RLZ-R6.2 to restricted discretionary and include matters of discretion,</p> <p>OR</p> <p>AMEND the activity status of RLZ-R6.2 from discretionary to non-complying.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> Specifically, the relief has been sought as RLZ-R6.2 discretionary activity status creates uncertainty as to the matters that will be assessed.
212.71	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	<p>RETAIN RLZ-R7.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.72	BA & JK Paton Ltd	Rural Lifestyle Zone	Amend	<p>AMEND the activity status of RLZ-R8.1 from discretionary to restricted discretionary and include RLZ-R8.1(a)-(d) as matters for discretion.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> Specifically, the relief has been sought as the RLZ-R8.1 discretionary activity status creates uncertainty as to the matters that will be assessed. Restricted discretionary activity more fitting with proposed changes to RLZ-P3.
212.73	BA & JK Paton Ltd	Rural Lifestyle Zone	Amend	<p>AMEND RLZ-S1 to provide for different heights for dwellings and other farming buildings or structures e.g. 9m for dwellings, and their accessory buildings and 12m for other structures.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> Certain rural buildings or structures could be higher than 10m. Dwellings are included in the provision but do not need to be 10m in height in the Rural lifestyle zone.
212.74	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	<p>RETAIN RLZ-S2.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.75	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	<p>RETAIN RLZ-S3.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
212.76	BA & JK Paton Ltd	Rural Lifestyle Zone	Support	<p>RETAIN RLZ-S4 (inferred as submission states RUZ-S4).</p>	<ul style="list-style-type: none"> No reasons provided.

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				AND Any other relief that is consistent with and/or consequential to the submission.	
213.1	Blue Sky Land Company Ltd	Subdivision	Amend	AMEND all subdivision rules (including General Rural Zone) to refer to 'site' rather than 'allotments'. OR Alternative relief with similar effect.	<ul style="list-style-type: none"> The subdivision rules refer to both minimum 'allotment' area, and 'net site area' - both terms which have different meanings in accordance with the definitions section of the Proposed District Plan. The difference in terminology used within the rules causes confusion.
213.2	Blue Sky Land Company Ltd	Definitions	Oppose	DELETE the definition of 'Boundary Adjustment' OR Alternative relief with similar effect.	<ul style="list-style-type: none"> Boundary adjustments are difficult to achieve without altering the number of allotments, particularly in rural areas. SUB-R1 - Boundary Adjustment rule can only be applied where a subdivision complies with the Definition.
213.3	Blue Sky Land Company Ltd	Subdivision	Amend	AMEND the name of SUB-R1 to "Adjustment of Existing Sites" AND AMEND SUB-R1 to replace all references to "allotment" with "sites". OR Alternative relief with similar effect.	<ul style="list-style-type: none"> The subdivision rules refer to both minimum 'allotment' area, and 'net site area' - both terms which have different meanings in accordance with the definitions section of the Proposed District Plan. The difference in terminology used within the rules causes confusion.
213.4	Blue Sky Land Company Ltd	Subdivision	Amend	AMEND the date referenced in SUB-R4.1.a to the operative date of the Proposed District Plan, not the current notification date. OR Alternative relief with similar effect.	<ul style="list-style-type: none"> The Proposed District Plan rules do not have legal effect at the notification date so the restriction on the use of the small lot subdivision rule SUB-R4 should not apply until the rules have legal effect.
213.5	Blue Sky Land Company Ltd	Subdivision	Amend	AMEND SUB-R6.1.f and g to read as follows: ... f. All proposed new environmental allotments benefit sites are to have a minimum net site area (excluding access legs) of 4,000m ² . g. The record of title to be subdivided must be dated prior to 28 April 2025 <u>[insert operative date]</u> . OR Alternative relief with similar effect.	<ul style="list-style-type: none"> The subdivision standards refer to both minimum 'allotment' area, and 'net site area' - both terms which have different meanings in accordance with the definitions section of the Proposed District Plan. The difference in terminology used within the rules causes confusion. The Proposed District Plan rules do not have legal effect at the notification date so the restriction on the use of SUB-R6 should not apply until the rules have legal effect.
213.6	Blue Sky Land Company Ltd	Subdivision	Amend	AMEND all subdivision standards (SUB-S1 to SUB-S16) to replace all references to "allotment" with "site". OR Alternative relief with similar effect.	<ul style="list-style-type: none"> The subdivision rules refer to both minimum 'allotment' area, and 'site' - both terms which have different meanings in accordance with the definitions section of the Proposed District Plan. The difference in terminology used within the rules causes confusion.
213.7	Blue Sky Land Company Ltd	Subdivision	Oppose	DELETE SUB-P7.3. OR Alternative relief with similar effect.	<ul style="list-style-type: none"> The policy uses the term 'avoid' which caselaw has established to require complete avoidance with no flexibility. With regard to Rural lifestyle zone, it is conceivable that some new sites may be slightly outside of the 4,000m² where justified, but SUB-P7(3) could prevent this.
213.8	Blue Sky Land Company Ltd	Subdivision	Amend	AMEND SUB-P8.2 as follows: 1. Avoids, remedies or mitigates reverse sensitivity effects on primary production activities to the greatest extent practicable. OR Alternative relief with similar effect.	<ul style="list-style-type: none"> Absolute avoidance of reverse sensitivity effects is difficult in some instances given the enabling provisions in the General rural zone.
214.1	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	AMEND the label of Subzone 8 in the Legend in Appendix 3 Estuary Estate Subzone plan as: "Subzone 8 - Natural Environment"	<ul style="list-style-type: none"> Clarification for readability of the zone provisions and associated plans.
214.2	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	AMEND Appendix 2 Structure Plan to relocate the cycle and walking trail through subzone 3B area in the south-west of the	<ul style="list-style-type: none"> To provide for an alternative route between the wetland area and the boundary.

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				Structure Plan area (adjoining Old Waipu Road).	<ul style="list-style-type: none"> The current location of the cycle and walking trail on the structure plan does not provide for a retirement village in subzone 3B. The trail would bisect private land and result in access and safety issues within a retirement village
214.3	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Support	RETAIN EESPZ-O5 as notified.	<ul style="list-style-type: none"> Provision for a range of residential living opportunities in the Residential sub-zone is supported by the submitter.
214.4	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	<p>ADD a new policy under the Residential sub-zone subheading as follows:</p> <p><u>EESPZ-PX</u></p> <p><u>Provide for retirement villages outside the Coastal Buffer Overlay to enable housing and care facilities to suit the needs of an ageing population.</u></p>	<ul style="list-style-type: none"> The Residential sub-zone includes a policy specifically for integrated residential development, but the policies do not specifically provide for retirement villages. To recognise the importance of retirement villages to provide for housing and aged care facilities for an ageing population.
214.5	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	ADD text to either EESPZ-R2 or EESPZ-R7 to exempt retirement villages (facilities) from the residential unit density.	<ul style="list-style-type: none"> To remain consistent with the Residential Density Rule (16.5.12) within the Operative District Plan. There are separate rules for 'residential units', and 'retirement villages' and dwelling density is not a specific matter of discretion for retirement village applications. A definitive statement that density limits do not apply to retirement villages is required to clarify the intent of the plan.
214.6	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Support	RETAIN the restricted discretionary activity status for a retirement facility outside the Coastal Buffer Overlay in EESPZ-R7.	<ul style="list-style-type: none"> The activity status is appropriate for a retirement facility. The effects of a retirement facility are well known, and can be assessed and managed through a restricted discretionary application.
214.7	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Support	RETAIN the restricted discretionary activity Status for EESPZ-TRAN-R1.2	<ul style="list-style-type: none"> The rule provides for situations where roading is not located in accordance with the structure plan, and the matters of discretion relate to access from a site to formed roads. The rule and matters of discretion allow for retirement villages where internal roading layout will provide for access within the site, and connection to the public road network.
214.8	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	<p>AMEND EESPZ-S1.b to increase the height standard community facilities building in retirement village developments in Sub-Zone 3A - 3D to 12m.</p> <p>OR</p> <p>AMEND EESPZ-S1 to provide for the increased height in Sub-Zone 3A and 3B only.</p>	<ul style="list-style-type: none"> Community facility buildings in retirement villages are commonly 12m in height. Provisions for greater height for such facilities in retirement villages provides certainty for developers.
214.9	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	<p>DELETE EESPZ-S2.2.a - c.</p> <p>OR</p> <p>AMEND EESPZ-S2.2 to provide clarification that EESPZ-S2.2.a - c only applies to subzones 1 and 7.</p>	<ul style="list-style-type: none"> The yard setbacks and landscape strips in EESPZ-S2.2.a - c are excessive for residential sites and retirement village developments in sub-zone 3A - 3D.
214.10	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Support	RETAIN EESPZ-S3 as notified.	<ul style="list-style-type: none"> The performance standards in EESPZ-S3 are practical.
214.11	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	<p>AMEND EESPZ-S4 to increase the building coverage standard for retirement village developments in Sub-zone 3B-3D to 50%</p> <p>OR</p> <p>AMEND EESPZ-S4 to provide for the increased building coverage in sub-zone 3B only.</p>	<ul style="list-style-type: none"> Retirement villages are typically a higher density than a residential development and a higher standard of building coverage should be applied. Stormwater will need to be collected for water supply in the Estuary Estates area due to lack of municipal water supply. Retirement villages are developed taking a site wide approach and include extensive landscaping which addresses potential amenity effects.
214.12	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	AMEND EESPZ-S5 to increase the impervious coverage standard for retirement village developments in sub-zone 3B - 3D to 70%.	<ul style="list-style-type: none"> Retirement villages typically have greater impervious surfaces due to paths and internal roading for access purposes and a higher standard of impervious standard should be

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				OR AMEND EESPZ-S5 to provide for the increased coverage in sub-zone 3B only.	applies for the reasons as stated above for Building Consent. <ul style="list-style-type: none"> On-site stormwater management is anticipated for any future development in the Estuary Estates area.
214.13	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	DELETE EESPZ-S6 OR DELETE the term "Retirement Facilities" from EESPZ-S6.2.b.	<ul style="list-style-type: none"> To be consistent with central governments consultation material on Going for Housing Growth which indicates standards for outdoor living areas would be removed from the matters over which Council can require compliance with. Outdoor living areas can be provided through communal areas and facilities which would reduce the residential sized outdoor living spaces required.
214.14	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	AMEND EESPZ-S7.1.a to refer to 1.8m in height.	<ul style="list-style-type: none"> The requirement for a solid wall or screen not less than 8m in height to screen a storage or service area is extreme as 1.8m height would be a usual requirement. It is assumed this is a typographical error.
214.15	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	AMEND EESPZ-S10 to provide for unreticulated retirement villages and compliance with fire safety regulations and appropriate rainwater harvesting (including communal storage)	<ul style="list-style-type: none"> Reticulated water supply from Council's network is not available within the Estuary Estates area. EESPZ-S10.4 does not state the requirements for an unreticulated retirement facility. Provision for collective water storage for rainwater harvesting should also be included.
214.16	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	PROVIDE clarification on how EESPZ-S12 relates to the assessment of the effects of a retirement village.	<ul style="list-style-type: none"> It is unclear if EESPZ-S12 would be applied in relation to EESPZ-MAT1-15 cumulative effects for a retirement village development. Clarification around density standards for retirement villages is needed.
214.17	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Support	RETAIN EESPZ-MAT1.1-12, and 14 as notified.	<ul style="list-style-type: none"> The matters of discretion are relevant to assessment of a retirement village, except in relation to EESPZ-MAT1.15. The exclusion of EESPZ-MAT.13 is supported as a retirement village development is anticipated to have higher density.
214.18	Bupa Care Services Limited	Estuary Estates (Mangawhai Central)	Amend	DELETE EESPZ-MAT1.15	<ul style="list-style-type: none"> The matters of discretion are relevant to assessment of a retirement village, except in relation to EESPZ-MAT1.15. The reference to cumulative effects in EESPZ-MAT1-15 is vague and not helpful to assessing a restricted discretionary activity. As written, EESPZ-MAT1.15 opens an assessment to all potential effects, which is not the intent of restricted discretionary activity status.
215.1	C Hodges	General	Support	RETAIN the Proposed District Plan.	<ul style="list-style-type: none"> The submitter supports the proposed District Plan as it provides for much needed extra housing in small towns.
216.1	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Planning Maps	Oppose	AMEND the zoning of the site bordered by Raymond Bull Road and either side of Black Swamp Road, Mangawhai from General rural zone to a mixture of urban zones (Neighbourhood centre zone, Mixed use zone, Large lot residential zone, Low density residential zone, Medium density residential zone, and Rural lifestyle zone). See the submission for a map of the site and distribution of zoning sought . OR AMEND the zoning of the site bordered by Raymond Bull Road and either side of Black Swamp Road, Mangawhai from General rural zone to Future urban zone at least.	<ul style="list-style-type: none"> The submitter has sought this amendment for the following reasons: <ul style="list-style-type: none"> It is in accordance with the analysis and assessments that form the basis of proposed plan change 85 to the Operative District Plan. They believe that the proposed District Plan needs to utilise a greater range of zones as provided for in the National Planning Standards. The land is on the fringe of Mangawhai and an appropriate zoning is required to ensure this area is available for future urban growth. The signalled national direction "Going for Growth" and the fact that Kaipara is Urban Environment means that capacity for urban growth and development has to be provided in a strategic, long-term manner. The land is ideally located to achieve the outcomes sought by the National Policy

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					Statement for Urban Development and other relevant planning documents.
216.2	Cabra Mangawhai Ltd & Pro Land Matters Ltd	General	Amend	ADD the provisions of Private Plan Change 85 into the Proposed District Plan as a Development Area if Plan Change 85 is approved with amendments to the provisions of any Development Area approved via PPC85 to ensure it does not repeat provisions applied elsewhere in the Proposed District Plan and relies on the provisions for District-wide matters to the greatest extent practicable and appropriate.	<ul style="list-style-type: none"> No reason has been provided by the submitter.
216.3	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Oppose	AMEND the definitions to reflect the National Planning Standards and local requirements where appropriate. The submission specifically mentions the definitions of rural industry, industrial activities and residential activities.	<ul style="list-style-type: none"> The industrial activities relate to rural industry only and should have additional or broader definition. Lots of Resource Management Act definitions are included, but this may be because of signalled legislative changes to ensure the relevant definitions are included in the Proposed District Plan where the definitions are integral to interpretation of plan provisions.
216.4	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of residential activities, and the inclusion of residential unit, minor residential unit, integrated residential development and supported residential care activities.	<ul style="list-style-type: none"> No reasons provided.
216.5	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of Accessory Building, however the submission questions whether the definition should only include detached buildings.	<ul style="list-style-type: none"> The submitter notes that the definition reflects the National Planning Standards. Questions whether garages are also included as accessory buildings even when they are not detached (inferred) as the requirement to be detached, affects the calculations of gross floor areas.
216.6	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of 'Building'	<ul style="list-style-type: none"> The definition reflects the National Planning Standards. The submitter also notes that the provided definition is relatively standard but needs to relate to the definition of structure.
216.7	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN The definition of "Coastal Environment".	<ul style="list-style-type: none"> The definitions guide the Proposed District Plan user to the mapping, and the definition relates to the extent of the coastal environment as shown on the planning maps.
216.8	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of 'Coastal Erosion Hazard Area'.	<ul style="list-style-type: none"> The definitions guide the Proposed District Plan user to the mapping, and the definition relates to the extent of the coastal environment as shown on the planning maps.
216.9	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of 'Coastal Flood Hazard Area'.	<ul style="list-style-type: none"> The definitions guide the Proposed District Plan user to the mapping, and the definition relates to the extent of the coastal environment as shown on the planning maps.
216.10	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition for 'Coastal Hazard Area'.	<ul style="list-style-type: none"> The definitions guide the Proposed District Plan user to the mapping, and the definition relates to the extent of the coastal environment as shown on the planning maps.
216.11	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Amend	AMEND the definition of "Commercial Services" to apply more clearly to the nature of commercial services that could and should be expected to occur, including professional service offices and clarify that the definition provides examples and is not an exhaustive list.	<ul style="list-style-type: none"> The submitter advises that the definition needs to apply more clearly to the nature of commercial services that could, and should be expected to occur.
216.12	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of "Conference and Events Centre"	<ul style="list-style-type: none"> It is positive to include a clear definition that provides for an activity type beneficial to Kaipara District.
216.13	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Amend	AMEND the definition of "Development" to include reference to all aspects of land use and development activities including construction, and other structures (other than limiting to buildings, retaining walls).	<ul style="list-style-type: none"> The submitter advises that clear definitions to cover and include all aspects of land use and development activities are needed so that the plan provisions can adequately manage environmental effects.
216.14	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of 'Drinking Water'.	<ul style="list-style-type: none"> The submitter advises that the definition reflects the National Planning Standards.

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216.15	Cabra Mangawai Ltd & Pro Land Matters Ltd	Definitions	Oppose	DELETE the definition for "Educational Facilities"	<ul style="list-style-type: none"> The submitter has identified that the definition for 'Educational Facilities' and 'Educational Facility' is the same and supports the singular definition of 'Educational Facility' to be retained.
216.16	Cabra Mangawai Ltd & Pro Land Matters Ltd	Definitions	Amend	AMEND the definition of "Emergency Services" to include coast guard, civil defence and rescue helicopter services.	<ul style="list-style-type: none"> All emergency services should be included in the definition.
216.17	Cabra Mangawai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of "Green Infrastructure".	<ul style="list-style-type: none"> The definition reflects the National Planning Standards.
216.18	Cabra Mangawai Ltd & Pro Land Matters Ltd	Definitions	Amend	AMEND clause a. of the definition for "Ground Level" as follows: a. The actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment <u>i.e. Was completed</u> when the <u>most recent</u> record of title is created.	<ul style="list-style-type: none"> The definition reflects the National Planning Standards; however the wording of sub paragraph a. could be worded better.
216.19	Cabra Mangawai Ltd & Pro Land Matters Ltd	Definitions	Amend	AMEND the definition of "Healthcare activity" to include gymnasium and other exercise facilities. The submission suggested the defined term could be "health and wellbeing activities".	<ul style="list-style-type: none"> The submitter queries if gym and exercise facilities should be included under a definition that provides for Health <i>and</i> Wellbeing activities, as there needs to be a definition in the Proposed District Plan that includes gymnasiums and other exercise facilities.
216.20	Cabra Mangawai Ltd & Pro Land Matters Ltd	Definitions	Oppose	AMEND the definition of "Height" to either state the 'natural feature' that is intended or provide greater clarity over the word 'feature' included within the definition.	<ul style="list-style-type: none"> It is unclear what 'feature' provides for, whether a Finial would be included (for example). The submitter advises that greater clarity over what 'feature' means within the definition as there is no definition of 'Feature' within the Proposed District Plan, or National Planning Standards.
216.21	Cabra Mangawai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of "Highly Productive Land".	<ul style="list-style-type: none"> It allows for future changes to the National Policy Statement for highly Productive land definition and/or future mapping processes at a regional level.
216.22	Cabra Mangawai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of "Home Business".	<ul style="list-style-type: none"> The definition reflects the National Planning Standards.
216.23	Cabra Mangawai Ltd & Pro Land Matters Ltd	General	Support	AMEND the rules and standards in the plan which allow for Home Business activities to ensure the activity level is appropriate for in each respective zone to manage effects.	<ul style="list-style-type: none"> The submitter has stated that the standards which relate to 'Home Business' should: <ul style="list-style-type: none"> - Ensure the scope of the definition is appropriate, and - Ensure the activity level is appropriate in respective zones to manage effects.
216.24	Cabra Mangawai Ltd & Pro Land Matters Ltd	Definitions	Oppose	DELETE one of the definitions for "Impermeable surface" or "Impervious surfaces" AND AMEND the Proposed District Plan to reference one of the above terms throughout.	<ul style="list-style-type: none"> The definition for 'impermeable surface' and 'impervious surface' is the same. One definition should be retained and applied throughout the District Plan consistently.
216.25	Cabra Mangawai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition for "Integrated Residential Development" AND AMEND the definition for "Integrated Residential Development" as follows: means residential development on sites more than 1000m ² where elements of the development such as building design, open space, landscaping, vehicle access, roads and subdivision are comprehensively designed to form an integrated whole. The height in relation to boundary and yards development controls do not apply to internal site boundaries within the integrated residential development. The maximum density land use controls do not apply to integrated residential development.	<ul style="list-style-type: none"> To provide clarification over what an 'integrated whole' means. To include a retirement village in accordance with the Auckland Unitary Plan. To remove the size component of the definition.

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				<u>This definition includes retirement villages.</u> AND	
216.26	Cabra Mangawhai Ltd & Pro Land Matters Ltd	General	Amend	DELETE the reference to 1000m ² minimum site size from the definition of "Integrated Residential Development" as this should be a standard rather than part of the definition. AND ADD a new standard for any zone which has a rule for Integrated Residential Development, to include a minimum site size of 1,000m ² .	<ul style="list-style-type: none"> The submitter has requested the minimum site size to be included as part of a standard, and not in the definitions as different parent site sizes for Integrated Residential Development may differ between zones, particularly if the Proposed District Plan employs a broader set of zones as submitted.
216.27	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of "Earthworks" and "Land Disturbance" if both definitions are required; OR DELETE either the definition of "Earthworks" or "Land Disturbance" if both are not required. AND AMEND the Proposed District Plan to ensure the definition(s) is/(are) used consistently.	<ul style="list-style-type: none"> The submitter is not certain that both definitions are required in the Proposed District Plan, and it should be ensured that the definition/s is/are consistent throughout the Proposed District Plan.
216.29	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	AMEND the definition of "Minor Residential Unit" to state 'located on the same Record of Title as the principal residential unit'.	<ul style="list-style-type: none"> No reasons provided.
216.30	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of "Minor Structures or Work (in relation to Natural Hazards)".	<ul style="list-style-type: none"> No reasons provided.
216.31	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of "Net Site Area".	<ul style="list-style-type: none"> The definition reflects the National Planning Standards.
216.32	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition for "Recreation activity".	<ul style="list-style-type: none"> No reasons provided.
216.33	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of "Residential Activity", although the submission questions whether the definition should include ancillary activities.	<ul style="list-style-type: none"> The submitter has supported the definition as it is in accordance with the National Planning Standards, however, has requested the above changes as they are uncertain if the definition should be limited to living accommodation or should serve a broader purpose.
216.34	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of "Residential Unit".	<ul style="list-style-type: none"> The definition reflects the National Planning Standard.
216.35	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	No specific decision requested, however the submission questions whether the definition of "Retirement Village" could be better aligned with or included in the definition of "Integrated Residential Development".	<ul style="list-style-type: none"> The definition reflects the National Planning Standard but could be better aligned or included with the definition for "Integrated Residential Development."
216.36	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Oppose	AMEND the definition of 'Reticulated' to include private operators.	<ul style="list-style-type: none"> The submitter advises that the definition should include private operators.
216.37	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Oppose	AMEND the definition of "Soft Landscaping" to remove reference to fences and paths, and ADD a definition for "Hard Landscaping" which refers to fences and paths.	<ul style="list-style-type: none"> The definition is confusing. There is no definition for "Hard Landscaping" and this needs to relate to the definition of landscaping. If there is a definition for "Soft Landscaping" there needs to be a definition for "Hard Landscaping".
216.38	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	AMEND the definition of "Structure" to ensure the definition relates to the definition of "Building", AND AMEND the Proposed District Plan to ensure both terms "Structure" and "Building"	<ul style="list-style-type: none"> The submitter has advised that the definition reflects the National Planning Standards but believes that the definition needs greater direction/detail, and needs to relate to the definition of 'Building', and that it needs to be ensured that these definitions work

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				work throughout the plan in relation to the relevant standards etc.	consistently together throughout the District Plan.
216.39	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	RETAIN the definition of 'Temporary Activities'	<ul style="list-style-type: none"> The submitter advises that it is important to include a definition in the Proposed District Plan for temporary activities.
216.40	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Support	AMEND the definition of 'Visitor Accommodation' to clarify that a daily tariff can be non-monetary.	<ul style="list-style-type: none"> The submitter has queried if there has to be a tariff, or if the tariff can be non-monetary (e.g., working for accommodation) as this has not been stipulated.
216.41	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Oppose	AMEND the definition of "Wetland, Lake and River Margins" to reflect the 20m legal requirements for esplanade reserves instead of 30m unless it is justified that a wider area is supportable in Kaipara District.	<ul style="list-style-type: none"> 30m is too wide, and The river setbacks need to relate to the Resource Management Act context.
216.42	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Definitions	Oppose	<p>DELETE either the definition of "Works Arborist" and "Technician Arborist" if both are not required.</p> <p>AND</p> <p>AMEND the Proposed District Plan to ensure the retained definition is used consistently.</p>	<ul style="list-style-type: none"> Both definitions are the same/similar, and it is unclear why both definitions are required. The submitter has requested that only the necessary definition is retained.
216.43	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Strategic Direction	Support	AMEND the overview of the Strategic Direction chapter to state that the strategic direction provides the identification of the resource management issues for Kaipara District and states the overriding objectives that the area and activity specific provisions flow down from, thereby setting out a clear hierarchy.	<ul style="list-style-type: none"> The submitter has requested that this is re-written to achieve a clear hierarchy to provide better guidance for decision making. The submitter has raised concern that a lack of hierarchy or clear consistent direction will lead to inefficient decision making associated with lack of clarity and direction.
216.44	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Vision for Kaipara	Support	AMEND the Vision for Kaipara section in Strategic Directions to ensure objectives are clear and supported by clear policies to guide how the objectives are to be achieved.	<ul style="list-style-type: none"> The objective wording is confused in places (e.g., SD-VK-O4 - Rural lifestyle development... (While recognising the need for urban areas to grow"). The objective wording lacks sufficient guidance (e.g., SD-VK-O2 (2) -Innovative and bold). The objectives need to be clear and be supported by clear and directive policies that relate to Kaipara District and local characteristics and issues.
216.45	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Historic Heritage	Amend	<p>AMEND SD-HH-O1 to include greater detail and direction.</p> <p>AND</p> <p>ADD policies to guide how SD-HH-O1 will be achieved.</p>	<ul style="list-style-type: none"> The submitter has stated that the objective needs greater detail and direction and should be supported by policies to guide how the objective will be achieved.
216.46	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Natural Environment	Amend	<p>ADD a map of Significant Natural Areas to the Proposed District Plan after undertaking an assessment.</p> <p>AND</p> <p>ADD a full suite of provisions related to the natural environment which work together and achieve the outcomes required by the National Policy Statement for Indigenous Biodiversity and the National Policy Statement for Freshwater Management.</p>	<ul style="list-style-type: none"> The plan does not give effect to the relevant National Policy Statements (specifically the National Policy Statement for Indigenous Biodiversity and National Policy Statement for Freshwater Management). The plan must map Significant Natural Areas now, otherwise the Proposed District Plan may not be appropriately drafted to achieve the outcomes of the National Policy Statement for Indigenous Biodiversity. All plan provisions need to be considered holistically, and the interrelationships between provisions assessed to ensure that the mapping and related provisions work together to achieve required outcomes.
216.47	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Natural Hazards and Resilience	Amend	<p>AMEND the SD-NH-O1 to read as an objective, not a policy</p> <p>AND</p> <p>ADD policies to guide how SD-NH-O1 will be achieved.</p>	<ul style="list-style-type: none"> The objective as it is currently worded reads like a policy. Policies need to be provided to support how the objective will be achieved.
216.48	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Tangata Whenua - Mana Whenua	Amend	<p>AMEND the wording of SD-TW-O1 to be more specific.</p> <p>AND</p> <p>ADD policies to determine how the relation of Tangata Whenua / Mana Whenua with ancestral lands, water, site, wahi tapu, and</p>	<ul style="list-style-type: none"> The objective needs to be more specific. Policies need to be provided to support how the objective will be achieved.

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				other taonga is to be recognised and provided for to achieve SD-TW-O1.	
216.49	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Urban Form and Development	Amend	<p>AMEND the Urban Form and Development provisions in the Strategic Directions chapter to reflect that Kaipara District Council is a Tier 3 territorial authority because it contains an urban environment.</p> <p>AND</p> <p>AMEND the Urban Form and Development provisions in the Strategic Directions chapter to have more positive and directive language.</p> <p>AND</p> <p>AMEND the Urban Form and Development policies in the Strategic Directions chapter to direct outcomes in relation to urban design and describe what high quality urban design looks like.</p> <p>AND</p> <p>ADD a clear framework so proposals can be properly and fairly assessed, and the community knows the outcomes to be achieved.</p>	<ul style="list-style-type: none"> The current language is not positive or directive, The policies do not direct outcomes in relation to urban design. Currently they state 'high quality urban design' without stating what these outcomes will look like. The current framework does not allow for proposals to be properly and fairly assessed or for the community to know the outcomes to be achieved.
216.50	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Urban Form and Development	Amend	AMEND SD-UFD-O1 to address development capacity and growth timeframes - a future 30 plus year time horizon.	<ul style="list-style-type: none"> The submitter believes that development capacity and timeframes have not been addressed.
216.51	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Urban Form and Development	Amend	AMEND the extent of the Managed Growth Area and the policy framework needs to guide what the outcomes of the Managed Growth Area should be rather than just limiting growth. The submission refers to SD-UFD-P7.	<ul style="list-style-type: none"> No reasons provided.
216.52	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Financial Contributions	Amend	<p>AMEND the Financial Contributions provisions to be a separate chapter rather than included within Strategic Directions.</p> <p>AND</p> <p>AMEND the Financial Contributions provisions to provide consistency of terminology between subdividers and developers.</p> <p>AND</p> <p>ADD further guidance to the Financial Contribution provisions for the alignment of infrastructure and development with the Managed Growth Area</p>	<ul style="list-style-type: none"> Financial Contributions need to be part of a separate chapter, as it contains rules which means that it does not align with the strategic requirements of the National Planning Standards. There is no consistency of terminology between developers and subdividers.
216.53	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Financial Contributions	Support	RETAIN the policies in Financial Contributions about the fair and reasonable share of costs, including FC-O2.	<ul style="list-style-type: none"> The submitter supports the policies regarding fair and reasonable share of costs of upgrading.
216.54	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Infrastructure	Support	<p>RETAIN the provisions of the Infrastructure chapter.</p> <p>AND</p> <p>AMEND the provisions in the Infrastructure chapter to ensure all provisions within the plan align, are clear and consistent.</p>	<ul style="list-style-type: none"> The submitter supports the intent of the provisions within the infrastructure chapter and wants to ensure any consequential amendments are made.
216.55	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Transport	Support	<p>RETAIN the provisions of the Transport chapter that integrate transport with land use,</p> <p>AND</p> <p>AMEND the Transport provisions to ensure all provisions within the plan align, are clear and consistent.</p>	<ul style="list-style-type: none"> The submitter supports the intent of the provisions within the transport chapter and wants to ensure any consequential amendments are made.
216.56	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Natural Hazards	Support	<p>RETAIN the objectives and policies of the Natural Hazards chapter,</p> <p>AND</p> <p>AMEND the provisions of the Natural Hazards chapter to ensure all provisions within the plan align and are clear and consistent.</p>	<ul style="list-style-type: none"> The submitter supports the provisions within the natural hazards chapter, particularly those which relate to the recognition that risk can be managed through design.

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216.57	Cabra Mangawai Ltd & Pro Land Matters Ltd	Ecosystems and Indigenous Biodiversity	Amend	AMEND the objectives, policies and rules in the Natural Environment Values chapter to give effect to the National Policy Statement for Indigenous Biodiversity and National Policy Statement for Freshwater. AND Any consequential amendments required.	<ul style="list-style-type: none"> The submitter advises that the proposed district plan needs to effect to the National Policy Statement for Indigenous Biodiversity and National Policy Statement for Freshwater.
216.58	Cabra Mangawai Ltd & Pro Land Matters Ltd	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-P1 to identify what 'major impacts' are in coastal areas.	<ul style="list-style-type: none"> No reasons provided.
216.59	Cabra Mangawai Ltd & Pro Land Matters Ltd	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-O2 and associated provisions to clearly state what the reference point for 'maintaining overall biodiversity' is, and how this is to be measured e.g. no reduction in the area of Significant Natural Areas, no degradation of water quality in rivers, streams and coastal waters.	<ul style="list-style-type: none"> The submitter has requested the resolution above, because the reference point has not been stated, and it is not clear how this policy/provisions should be measured.
216.60	Cabra Mangawai Ltd & Pro Land Matters Ltd	Subdivision	Support	RETAIN the Subdivision provisions for greenfield development, and the integration of infrastructure with subdivision and development.	<ul style="list-style-type: none"> These provisions support achieving the policy directives of the National Policy Statement for Urban Development
216.61	Cabra Mangawai Ltd & Pro Land Matters Ltd	Subdivision	Support	RETAIN the Subdivision provisions relating to design standards for walkability, connectivity, and open space in urban zones.	<ul style="list-style-type: none"> The submitter has advised that these provisions support achieving the policy directives of National Policy Statement for Urban Development and will help create liveable well-services communities.
216.62	Cabra Mangawai Ltd & Pro Land Matters Ltd	Subdivision	Amend	AMEND the Subdivision provisions to state other positive outcomes such as environmental enhancement and biodiversity protection that may be achieved through urban and rural subdivision and land development.	<ul style="list-style-type: none"> The submitter has requested the above resolution to ensure that the provisions of the subdivision chapter give effect to all relevant National Policy Statements (National Policy Statement for Indigenous Biodiversity, National Policy Statement for Freshwater Management, and National Policy Statement for Urban Development).
216.63	Cabra Mangawai Ltd & Pro Land Matters Ltd	Subdivision	Amend	AMEND the Proposed District Plan provisions, including the subdivision rules which relate to the Managed Growth Area to provide more directive guidance.	<ul style="list-style-type: none"> The submitter has requested the above resolution to provide for managed growth, as currently growth restrictions are applied.
216.64	Cabra Mangawai Ltd & Pro Land Matters Ltd	Coastal Environment	Amend	AMEND the provisions of the Coastal Environment chapter to provide a more extensive and directive policy framework to guide decision making on subdivision and land use development in the coastal environment and ensure this aligns with the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.	<ul style="list-style-type: none"> The submitter has requested the above resolutions to ensure that the policy framework and guidance aligns with the New Zealand Coastal Policy Statement, and the Northland Regional Policy Statement.
216.65	Cabra Mangawai Ltd & Pro Land Matters Ltd	General Rural Zone	Amend	AMEND the provisions in the General rural zone chapter to ensure all provisions are consistent with the National Planning Standards, give effect to National Policy Statements, and other amendments made throughout the Proposed District Plan. The provisions need to enable an appropriate level of use of the rural land resource and provide sufficient guidance as to how the land resource is intended to be managed.	<ul style="list-style-type: none"> To ensure the provisions are supported in the General rural zone, and will create a clear and consistent plan direction, as well as enable an appropriate level of use of the rural land resource while providing sufficient guidance as to how the land resource is intended to be managed.
216.66	Cabra Mangawai Ltd & Pro Land Matters Ltd	General Residential Zone	Amend	RETAIN the provisions of the General residential zone, AND AMEND to ensure all the provisions in the General residential zone chapter align, are clear and consistent, giving effect to the National Policy Statements and are consistent with the National Planning Standards.	<ul style="list-style-type: none"> The submitter supports the intent of the provisions within the General residential zone and wants to ensure any consequential amendments are made and give effect to the National Policy Statements and are consistent with the National Planning Standards.
216.67	Cabra Mangawai Ltd & Pro Land Matters Ltd	Commercial Zone	Amend	AMEND the provisions in the Commercial zone chapter to ensure all provisions align, are clear and consistent, giving effect to the National Policy Statements and are consistent with the National Planning Standards.	<ul style="list-style-type: none"> The submitter supports the intent of the provisions within the Commercial zone and wants to ensure any consequential amendments are made and give effect to the National Policy Statements and are consistent with the National Planning Standards.
216.68	Cabra Mangawai Ltd &	Open Space Zone	Amend	RETAIN the provisions of the Open space zone,	<ul style="list-style-type: none"> The submitter supports the intent of the provisions within the Open space zone and

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	Pro Land Matters Ltd			and AMEND to ensure all provisions within the plan align, are clear and consistent.	wants to ensure any consequential amendments are made, and give effect to the National Policy Statements and are consistent with the National Planning Standards.
216.69	Cabra Mangawhai Ltd & Pro Land Matters Ltd	Sport and Active Recreation Zone	Amend	RETAIN the provisions of the Sports and Active Recreation Zone, and AMEND to ensure all provisions within the plan align, are clear and consistent.	<ul style="list-style-type: none"> The submitter supports the intent of the provisions within the Sports and Active Recreation Zone and wants to ensure any consequential amendments are made, and give effect to the National Policy Statements and are consistent with the National Planning Standards.
216.70	Cabra Mangawhai Ltd & Pro Land Matters Ltd	General	Amend	ADD a Future Urban Zone (Special purpose zone) and related mapping in the event that the land subject to current Plan Change 85 is not urban zoned to ensure appropriate provision is made for the urban growth of Mangawhai. AND ADD Future Urban Zone (Special purpose zone), provisions.	<ul style="list-style-type: none"> The submitter has requested the above resolution to ensure sufficient land areas are identified in appropriate locations to provide for the future growth of Mangawhai.
216.71	Cabra Mangawhai Ltd & Pro Land Matters Ltd	General	Amend	ADD Mangawhai East as a Development Area with related mapping as per Private Plan Change 85 to the Proposed District Plan (inferred as submitter refers to the Operative District Plan).	<ul style="list-style-type: none"> The submitter has sought this resolution to ensure development areas are incorporated into the plan as provided for in the National Planning Standards.
216.72	Cabra Mangawhai Ltd & Pro Land Matters Ltd	General	Oppose	No specific amendments requested, however the submission considers that Kaipara is a Tier 3 local authority because Kaipara has an Urban Environment. The provisions of the National Policy Statement for Urban Development therefore apply to Kaipara.	<ul style="list-style-type: none"> The Economic assessment prepared by Urban Economics in Attachment B confirms "Mangawhai is considered to meet the National Policy Statement for Urban Development's definition of an Urban Environment when the population growth resulting from the above plan changes / development areas, large lot & lifestyle properties and daily labour force inflow are taken into account." This conflicts with Council's memo from Formative, dated 1 March 2022 relating to the National Policy Statement for Urban Development Definition of Urban Environment. The technical basis of that opinion is outdated and does not reflect the more recent assessment prepared for the client by Urban Economics – Attachment B. Mangawhai has been identified as a high growth area for many years. Future factors such as the Warkworth to Te Hana motorway extension means this high growth rate is unlikely to change or diminish. Council has a duty to ensure that sufficient, well-located land is available to provide for urban growth in a well-planned and strategic way whilst balancing other factors such as the need to protect land for rural production activities. The land which the submission relates is ideally located to achieve the outcomes sought by the National Policy Statement for Urban Development and other relevant planning documents.
216.73	Cabra Mangawhai Ltd & Pro Land Matters Ltd	General	Oppose	No specific decision requested, but submission opposes the policy structure limiting growth in the Mangawhai/Hakaru Managed Growth Area, whilst enabling growth elsewhere in the rural areas that will potentially generate the effects that have resulted in the cadastral and development pattern in the mapped 'Managed Growth Area' The Plan should provide clear but positive direction for growth including mapping of areas for growth now and in the future.	<ul style="list-style-type: none"> The Managed Growth Area does not appear to have been ground-truthed; applies to a significant area, including applying to the existing urban areas of Mangawhai and Mangawhai Heads. Restricting growth in the Managed Growth Area and requiring any subdivision resource consent to be assessed as a Discretionary activity provides insufficient guidance and is imposing significant costs and limitations on landowners within the mapped area for at least the next 10 years (life of the District Plan). The Proposed District Plan needs to clearly state the short, medium and long-term vision for the growth of Mangawhai and set clear strategic objective sand policies to achieve the required and desired outcome that reflects the legal requirements to provide for growth whilst also reflecting the type and nature of growth the community wants. The 'Managed Growth' area does not achieve this outcome.

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216.74	Cabra Mangawai Ltd & Pro Land Matters Ltd	General	Oppose	No specific decision requested; however the submission considers the Proposed District Plan does not reflect the prior public consultation or engagement documents such as the Kaipara District Spatial Plan – Ngā Wawata 2050 and the Mangawai Spatial Plan – Adopted December 2020 or the Exposure Draft District Plan.	<ul style="list-style-type: none"> No reasons provided.
216.75	Cabra Mangawai Ltd & Pro Land Matters Ltd	General	Oppose	No specific decision requested; however the submission supports the intent of the Proposed District Plan as set out in the S32 Overview report but considers that it falls short and does not achieve what is stated in the section 32 report at paragraph 81 of the Overview report.	<ul style="list-style-type: none"> No reasons provided.
216.76	Cabra Mangawai Ltd & Pro Land Matters Ltd	General	Oppose	No specific decision requested; however the submission considers that the Proposed District Plan does not meet the legal requirements of s75 of the Resource Management Act because it does not give effect to the relevant National Policy Statements, or the Northland Regional Policy Statement particularly with respect to Co-ordinated urban development and Urban form.	<ul style="list-style-type: none"> No reasons provided.
216.77	Cabra Mangawai Ltd & Pro Land Matters Ltd	General	Oppose	No specific decision requested; however the submission considers that the Proposed District Plan is inconsistent with the National Planning Standards. Better planning outcomes will be achieved by applying a broader suite of the available zones, for example a broader suite of business and residential zones, and special purpose zones such as the Future urban zone. This would also achieve greater consistency with the provisions of plans in adjacent territorial areas.	<ul style="list-style-type: none"> No reasons provided.
216.78	Cabra Mangawai Ltd & Pro Land Matters Ltd	General	Oppose	No specific decision requested; however the submission considers that the Strategic Direction is weak and is not sufficiently reflective of Kaipara. The Strategic Direction does not clearly identify local issues or set objectives and policies that are specific to Kaipara and its unique communities and environment. AND AMEND the Strategic Direction to consistently set objectives and policies that detail how the objectives are to be achieved.	<ul style="list-style-type: none"> Financial contributions should not be (inferred) part of the Strategic Direction, they are a mechanism and better sit in a standalone chapter. The Plan structure needs to ensure it aligns with the National Planning Standards The Financial Contributions chapter contains rules and the National Planning Standards state that Strategic Direction should not contain rules.
217.1	Cato Bolam Consultants Limited	Planning Maps	Amend	AMEND the zone for the area identified on the Mangawai Spatial Plan (Figure 3-4-5 Preferred Growth Option) from General rural zone to Rural lifestyle zone. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The Mangawai/Hakaru Managed Growth Area is not an appropriate tool to manage the growth in the District, given that development pressure cannot be alleviated without directing growth to viable alternatives or committing resources in response to development pressure. Small lot subdivisions are discouraged in the Mangawai/Hakaru Managed Growth Area (resulting in non-complying subdivisions which would otherwise be controlled without the overlay), which contrasts with subdivision opportunities afforded by the Rural lifestyle zone elsewhere in the District.
217.2	Cato Bolam Consultants Limited	Financial Contributions	Amend	AMEND the Financial Contribution provisions to confirm that contribution will only be required where there is a specific requirement to address effects on local infrastructure created by a development, including reserves and rely on Council's Development Contribution Policy to address the wider rural infrastructure requirements. AND Any relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The proposed financial contribution provisions lack clarity and create uncertainty for landowners and developers, particularly in rural areas. The Operative and Proposed District Plans state that 'there must be a demonstrable current or foreseen future shortage of open space in a particular area' before land or cash is taken, but the Long-Term Plan has not identified this shortage of reserve or social infrastructure within rural areas. The provisions do not appear to require that funds collected be reinvested in the same locality from which they are derived. The catchment of reinvestment is also very vague and broad, making it difficult to

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					<p>determine its true value to the communities created in rural areas.</p> <ul style="list-style-type: none"> Financial contributions also focus narrowly on the effects of individual developments, rather than accounting for the cumulative growth anticipated across the district. To avoid inequity and uncertainty for those seeking to deliver well-planned rural lifestyle outcomes.
217.3	Cato Bolam Consultants Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O1 Wellbeing.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.4	Cato Bolam Consultants Limited	Vision for Kaipara	Amend	<p>AMEND SD-VK-O2.3 to provide clarification and how this may be implemented in practice.</p> <p>AND</p> <p>UNDERTAKE a supplementary peer-reviewed section 32AA evaluation (including economic risk assessment) of the Mangawhai/Hakaru Managed Growth Area prior to any decision being finalised in order to confirm alignment with SD-VK-O2.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The Strategic Direction Section section 32 Evaluation states "SD-VK-O2 seeks to facilitate growth and be responsive to business opportunities to help provide for the economic wellbeing of communities in the District." The proposed Mangawhai/Hakaru Managed Growth Area does not facilitate growth and, therefore, does not align with SD-VK-O2. It is not clear how SD-VK-O2.3. will be implemented in practice.
217.5	Cato Bolam Consultants Limited	Vision for Kaipara	Amend	<p>PROVIDE for infrastructure capacity constraints for the Mangawhai/Hakaru Managed Growth Area within the Long Term Plan, and funding via Development Contributions.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
217.6	Cato Bolam Consultants Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O3.1.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.7	Cato Bolam Consultants Limited	Vision for Kaipara	Amend	<p>AMEND SD-VK-O3.2. as follows:</p> <p>Highly productive land is protected for use in land-based primary production, both now and for future generations to give effect to the National Policy Statement for Highly Productive Land 2022 <u>or any subsequent amendment.</u></p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> To ensure that the provisions referenced are current.
217.8	Cato Bolam Consultants Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O4.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.9	Cato Bolam Consultants Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O5.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.10	Cato Bolam Consultants Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O6.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.11	Cato Bolam Consultants Limited	Planning Maps	Amend	<p>ADD a Rural lifestyle zone in and around Mangawhai, including rezoning the area identified in the Mangawhai Spatial Plan (Figure 3-4-5 Preferred Growth Option) from General rural zone to Rural lifestyle zone.</p> <p>AND</p>	<ul style="list-style-type: none"> No reasons provided but throughout the submission the submitter: Seeks a clear transition in and around Mangawhai to support a wider range of living options. Only having one residential zone does not align with SD-VK-O7.

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				Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The absence of a Rural lifestyle zone surrounding Mangawhai also does not support SD-VK-07. The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.12	Cato Bolam Consultants Limited	Vision for Kaipara	Amend	No specific decision requested; however the submission supports in part SD-VK-07. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter is of the view that one residential zone, and the absence of a Rural lifestyle zone area surrounding Mangawhai does not align with this objective. The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.13	Cato Bolam Consultants Limited	Vision for Kaipara	Support	RETAIN SD-VK-08. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.14	Cato Bolam Consultants Limited	Natural Environment	Amend	No specific decision requested; however the submission supports in part SD-NE-01. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter supports the intent of this objective, but seeks amendments as the objective is not supported by the Proposed District Plan rules, in particular rule SUB-R4 which enables allotments with a minimum net site area (excluding access legs) of 4,000m² and seems to not support SD-NE-01 which therefore does not safeguard the life-supporting capacity of ecosystems across the Kaipara District and appropriately avoids, remedies or mitigates adverse effects on indigenous biodiversity. The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.15	Cato Bolam Consultants Limited	Natural Environment	Support	RETAIN SD-NE-02. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.16	Cato Bolam Consultants Limited	Natural Environment	Support	RETAIN SD-NE-03. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.17	Cato Bolam Consultants Limited	Natural Hazards and Resilience	Support	RETAIN SD-NH-01. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.18	Cato Bolam Consultants Limited	Urban Form and Development	Support	RETAIN SD-UFD-01. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.19	Cato Bolam Consultants Limited	Urban Form and Development	Support	RETAIN SD-UFD-02. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.20	Cato Bolam Consultants Limited	Urban Form and Development	Amend	AMEND SD-UFD-03 as follows: Sufficient infrastructure capacity, including social infrastructure, is available to support the development of the land when zoning land for urban activities, or funding is committed to develop the infrastructure before development occurs <u>unless adequate alternative solutions are provided.</u> AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has requested the amendment to ensure provisions referenced in the objective are current.

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217.21	Cato Bolam Consultants Limited	Urban Form and Development	Support	RETAIN SD-UFD-O4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.22	Cato Bolam Consultants Limited	Urban Form and Development	Amend	AMEND SD-UFD-O5 after revisiting the approach and with a new supporting section 32A evaluation. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. The proposed urban form as expressed in the location and proportion of proposed urban unzoning around smaller settlements e.g., Kaiwaka, Maungatūroto, Paparoa does not support a consolidated and integrated urban form. Zoning in itself will not guarantee an uptake of the development capacity as the presence of social and physical infrastructure and market forces play a determining factor. Accordingly, the proposed urban form is not expected to provide sufficient development capacity to meet demand for housing and business land within or adjacent to urban areas. Similarly, as a result of the lack of economies of scale and agglomeration benefits the expected benefit to be derived from providing development capacity across the wider District is unlikely to result in more cost- effective infrastructure delivery and upgrades to existing infrastructure network.
217.23	Cato Bolam Consultants Limited	Urban Form and Development	Support	RETAIN SD-UFD-P1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.24	Cato Bolam Consultants Limited	Urban Form and Development	Support	RETAIN SD-UFD-P2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.25	Cato Bolam Consultants Limited	Urban Form and Development	Amend	AMEND SD-UFD-P3 to include multiple residential zone categories based on settlement character and anticipated outcomes, rather than a single General residential zone.	<ul style="list-style-type: none"> One residential zone is not considered appropriate across the District. A variety of residential zones will ensure the implementation of SD-UFD-O4 SD-UFD-P2.
217.26	Cato Bolam Consultants Limited	Urban Form and Development	Support	RETAIN SD-UFD-P4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.27	Cato Bolam Consultants Limited	Urban Form and Development	Support	RETAIN SD-UFD-P5. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.28	Cato Bolam Consultants Limited	Urban Form and Development	Support	RETAIN SD-UFD-P6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.29	Cato Bolam Consultants Limited	Urban Form and Development	Oppose	DELETE or reconsider the Mangawhai/Hakaru Managed Growth Area where it contradicts the intentions of the Operative District Plan and the Mangawhai Spatial Plan (Figure 3-4-5 "Preferred Growth Option"). AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> To meet the current predicted and future demand in the right place, the Mangawhai/Hakaru area must be recognised in the Proposed District Plan as a growth node. Not doing so is misaligned with the objectives under Part 2 – District-wide matters / Strategic Direction's Vision for Kaipara, Natural Environment, Natural Hazards and Resilience as well as parts of Urban Form and Development. The boundary follows cadastral parcels rather natural catchments. Limiting development in the Mangawhai/Hakaru Managed Growth Area. It is not the most appropriate way to manage current and future infrastructure and servicing requirements.

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217.30	Cato Bolam Consultants Limited	Urban Form and Development	Amend	PROVIDE an updated section 32 analysis which expands on and assesses alternative growth-management mechanisms under Resource Management Act section 32(1) & (2). This request is in the context of SD-UFD-P7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> To meet the current predicted and future demand in the right place, the Mangawhai/Hakaru area must be recognised in the Proposed District Plan as a growth node. Not doing so is misaligned with the objectives under Part 2 – District-wide matters / Strategic Direction’s Vision for Kaipara, Natural Environment, Natural Hazards and Resilience as well as parts of Urban Form and Development. The boundary follows cadastral parcels rather natural catchments. Limiting development in the Mangawhai/Hakaru Managed Growth Area is not the most appropriate way to manage current and future infrastructure and servicing requirements. Expand the section 32 analysis to assess alternative mechanisms as required under Resource Management Act section 32(1) and (2).
217.31	Cato Bolam Consultants Limited	Planning Maps	Amend	ADD a Rural lifestyle zone at the urban fringe consistent with the Harbour Overlay in the Operative District Plan. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> To meet the current predicted and future demand in the right place, the Mangawhai/Hakaru area must be recognised in the Proposed District Plan as a growth node. Not doing so is misaligned with the objectives under Part 2 – District-wide matters / Strategic Direction’s Vision for Kaipara, Natural Environment, Natural Hazards and Resilience as well as parts of Urban Form and Development. The boundary follows cadastral parcels rather natural catchments. Limiting development in the Mangawhai/Hakaru Managed Growth Area is not the most appropriate way to manage current and future infrastructure and servicing requirements.
217.32	Cato Bolam Consultants Limited	Financial Contributions	Oppose	AMEND FC-P2 to make use of development contributions only. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has opposed this policy in part, and requested the above relief for the following reasons: <ul style="list-style-type: none"> It is not clear that developers shall not be double charged for overlapping off-site network works already covered under development contributions, by specifying a credit mechanism or threshold in the financial contributions framework to limit risking objections under s108AA of the Resource Management Act. Financial contributions charged are not ringfenced to be spent in the area where it has been generated from. Financial contributions create uncertainty for developers. Financial contributions target individual effects rather than the cumulative growth forecast across a district, so they may not fully fund large capacity upgrades.
217.33	Cato Bolam Consultants Limited	Financial Contributions	Oppose	AMEND FC-P3 to make use of development contributions only. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has opposed this policy in part, and requested the above relief for the following reasons: <ul style="list-style-type: none"> It is not clear that developers shall not be double charged for overlapping off-site network works already covered under development contributions, by specifying a credit mechanism or threshold in the financial contributions framework to limit risking objections under s108AA of the Resource Management Act. Financial contributions charged are not ringfenced to be spent in the area where it has been generated from. Financial contributions create uncertainty for developers.
217.34	Cato Bolam Consultants Limited	Financial Contributions	Oppose	AMEND FC-P8 to make use of development contributions only.	<ul style="list-style-type: none"> The submitter has opposed this policy in part, and requested the above relief for the following reasons: <ul style="list-style-type: none"> It is not clear that developers shall not be double charged for overlapping off-site network works already covered under

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					<ul style="list-style-type: none"> development contributions, by specifying a credit mechanism or threshold in the financial contributions framework to limit risking objections under s108AA of the Resource Management Act. Financial contributions charged are not ringfenced to be spent in the area where it has been generated from. Financial contributions create uncertainty for developers.
217.35	Cato Bolam Consultants Limited	Renewable Electricity Generation	Support	<p>RETAIN the Renewable Electricity Generation chapter.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.36	Cato Bolam Consultants Limited	Infrastructure	Support	<p>RETAIN the Infrastructure chapter.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.37	Cato Bolam Consultants Limited	Transport	Support	<p>RETAIN the Transport chapter.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.38	Cato Bolam Consultants Limited	Natural Hazards	Amend	<p>ADD a certification process which allows accepted technical evidence to amend the hazard overlay administratively (similar to Christchurch District Plan rule 5.3.2). This request is in the context of NH-P1.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. Site specific information is more accurate than regional mapping. The overlays adopted from Northland Regional Council hazard layers are as is, but the plan lacks a mechanism for simple, low-cost map correction when site-specific LIDAR or hydraulic modelling disproves the overlay.
217.39	Cato Bolam Consultants Limited	Natural Hazards	Support	<p>PROVIDE clarification of the interplay between "sensitive activity" and "vulnerable activity" in NH-P3.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. The support of this policy from the submitter is subject to how "sensitive activities", and "high hazard risk" are defined, and how "avoid" aligns with higher order direction.
217.40	Cato Bolam Consultants Limited	Natural Hazards	Support	<p>No particular decision has been sought; however, the submitter supports this objective in part.</p>	<ul style="list-style-type: none"> No specific decision requested; however the submission supports NH-P4 in part and considers that "manage" is the most appropriate verb. AND Any other relief that is consistent with and/or consequential to the submission.
217.41	Cato Bolam Consultants Limited	Natural Hazards	Oppose	<p>AMEND NH-P6 to allow for freeboard aligned with the Building Code unless site-specific assessment that shows a need for the most stringent level.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. "Manage" is the most appropriate verb. Finished-floor levels 500mm above a 1 in 100 year flood or coastal event for sensitive activities, and 300mm for other uses conflicts with the Building Code minimum which is generally 300mm freeboard to the same 1% AEP flood.
217.42	Cato Bolam Consultants Limited	Natural Hazards	Oppose	<p>AMEND NH-P7 to allow for freeboard aligned with Building Code unless site-specific assessment that shows a need for more stringent levels.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. "Manage" is the most appropriate verb. Finished-floor levels 500 mm above a 1-in-100-year flood or coastal event for sensitive activities and 300 mm for other uses conflicts with the Building Code minimum which is generally 300 mm freeboard to the same 1% AEP flood.

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217.43	Cato Bolam Consultants Limited	Ecosystems and Indigenous Biodiversity	Oppose	AMEND ECO-R1.1.e. to reduce the clearance setback to 10m. AND AMEND ECO-R1.1.f. to reduce clearance allowed as a permitted activity to 500m ³ . AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> With regard to ECO-R1.1.e., a 20m setback from a dwelling is an excessive amount of clearance. With regard to ECO-R1.1.f., 1000m² of clearance for the construction of a dwelling is considered excessive.
217.44	Cato Bolam Consultants Limited	Ecosystems and Indigenous Biodiversity	Oppose	AMEND ECO-R2 to reduce the size of the permitted clearance area of indigenous vegetation per year. AND AMEND ECO-R2 to increase the timeframe over which clearance is measured. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Providing for 500m² - 1,000m² clearance of indigenous vegetation is too much. A calendar year timeframe is too excessive.
217.45	Cato Bolam Consultants Limited	Public Access	Support	PROVIDE clarification of the criteria used in PA-O1 to identify key linkages to the coastal marine area, rivers and lakes as Esplanade Priority Areas. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.46	Cato Bolam Consultants Limited	Public Access	Support	RETAIN PA-O2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.47	Cato Bolam Consultants Limited	Public Access	Support	ADD a definition or assessment criteria for 'practicality', including topography, cultural constraints, ecological sensitivity, or existing access provisions. This request is in context of PA-O1. AND AMEND PA-P1 to ensure the policy only applies post-subdivision, or with compensation mechanisms. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> 'Practical' is not defined, potentially leading to inconsistent or overly discretionary application by Council. The Proposed District Plan proposes mandatory setbacks from waterbodies to preserve future esplanade strips, even before subdivision occurs. This limits land use and development without compensation or subdivision taking place and could affect existing use rights and land value.
217.48	Cato Bolam Consultants Limited	Public Access	Support	ADD a definition or assessment criteria for 'practicality', including topography, cultural constraints, ecological sensitivity, or existing access provisions. AND AMEND PA-P2 so the policy only applies post-subdivision or with compensation mechanisms. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> While PA-O2 and PA-P2 acknowledge the risks of public access on sensitive environments, the actual mechanisms to mitigate or restrict access in these areas are vague or missing.
217.49	Cato Bolam Consultants Limited	Subdivision	Support	ADD a stronger evidence-based infrastructure limitation policy framework, including thresholds tied to infrastructure capacity (water, wastewater, roading). This request is in the context of SUB-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. The Mangawhai/Hakaru area is subject to constrained infrastructure. The Proposed District Plan proposes a "more limited subdivision opportunity" there but does not include spatial modelling or capacity thresholds. Without quantified thresholds or triggers, there's ambiguity about when subdivision becomes "too much." The Proposed District Plan frequently defers to KDC Engineering Standards, which may be amended outside the District Plan process. This creates uncertainty and potential disconnect between planning and infrastructure outcomes.

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					<ul style="list-style-type: none"> Resource consents get granted but new infrastructure concerns are raised at engineering approval stage.
217.50	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-O2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.51	Cato Bolam Consultants Limited	Subdivision	Support	ADD policy direction that emphasises a preference for ecological benefit in the General rural zone. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has requested the above resolution as there is currently no adequate encouragement or mechanism to use ecological benefit in General rural zone, and there is a risk of net loss of significant ecological and/or landscape features and/or its detrimental fragmentation. In addition, the submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.52	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-O4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.53	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-O5. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.54	Cato Bolam Consultants Limited	Subdivision	Support	AMEND SUB-P1.4. as follows: <u>Encourage provision of</u> Provide efficient multi-modal transport connections in urban areas; AND AMEND SUB-P1.5 to make "efficient" use of infrastructure clearer. Taking into consideration the drafting of the rules. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. SUB-P1.4 requirements may be unclear or too limiting depending on how the rules are drafted. SUB-P1.5 the term 'efficient' use of infrastructure may be unclear depending on how the rules are drafted.
217.55	Cato Bolam Consultants Limited	Subdivision	Support	AMEND SUB-P2.4 as follows: Requiring allotments to connect to the Council's reticulated systems where practicable, except in the General rural zone <u>and the Rural lifestyle zone.</u>	<ul style="list-style-type: none"> The submitter has requested this amendment as SUB-P2.4 should also include an exception for the Rural lifestyle zone, as it is inappropriate to require rural subdivision to connect to Council's reticulated systems. The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.56	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-P3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> It is not just to require provision of public open space where the Council is not interested in accepting such land to vest to Council. The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.57	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-P4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.58	Cato Bolam Consultants Limited	Subdivision	Oppose	ADD a definition or assessment criteria for 'impractical', including topography, cultural constraints, ecological, or existing access provisions. This request is in the context of SUB-P5.1.b.1. AND AMEND SUB-P5 to ensure this policy only applies post-subdivision, or with compensation mechanisms. AND	<ul style="list-style-type: none"> SUB-P5.1.b. No incentive is currently provided for allotments of 4ha or more to provide public access to these areas. SUB-P5.1.b.1 "Impractical" is not defined, potentially leading to inconsistent or overly discretionary application by the Council. The plan proposes mandatory setbacks from waterbodies to preserve future esplanade strips, even before subdivision occurs. This limits land use and development without compensation or subdivision taking place and could affect existing use rights and land value.

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				No specific decision requested; however the submission considers that SUB-P5.1.b. does not provide an incentive for allotments of 4ha or more to provide public access to these areas. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.59	Cato Bolam Consultants Limited	Planning Maps	Amend	AMEND planning maps to reconsider the General residential zoning of certain areas outside of the Mangawhai/Hakaru Managed Growth Area for inclusion in the Rural lifestyle zone instead. This request is in the context of SUB-P6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has requested this amendment as areas outside the Mangawhai/Hakaru Managed Growth Area are not all appropriate for General residential zoning. The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.60	Cato Bolam Consultants Limited	Subdivision	Support	EVALUATE the Rural lifestyle rules to confirm that they meet SUB-P7.1 and SUB-P7.3, AND ADD yield incentives to use transferrable title rights obtained from the General rural zone. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has requested the above resolutions because achieving SDUB-P7.1 depends on the subsequent subdivision rules and the context in the areas proposed for a Rural lifestyle zone. The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.61	Cato Bolam Consultants Limited	Subdivision	Oppose	AMEND the zone area identified in the Mangawhai Spatial Plan (Figure 3-4-5 'Preferred Growth Option') from the General rural zone to Rural lifestyle zone. AND AMEND zone boundaries and include provisions to incentive transferable title rights to the Rural lifestyle zone, or where ecological benefit of a specified benchmark is achieved. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. To achieve SUB-P8.1-4, and 6-7, general rural zone areas should encourage subdivision in smaller lifestyle Lots by means of transferrable rights to the rural lifestyle zone, or where there is no LUC 1 or LUC 2 soils, or where ecological benefit is achieved. It is unclear what constitutes 'well-integrated' with the existing transport network, as outlined in SUB-P7.
217.62	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-P11. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.63	Cato Bolam Consultants Limited	Subdivision	Oppose	AMEND the extent of the Mangawhai/Hakaru Managed Growth Area to be decreased to match the operative Harbour Overlay and Mangawhai Spatial Plan (figure 3-4-5 'Preferred Growth Option'). AND PROVIDE other measures/mechanisms to ensure consolidated infrastructure, including transportation and social infrastructure is provided to suitable manage future growth. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. The areas inside the Mangawhai/Hakaru Managed Growth Area are not appropriately considered. The policy does not take into account other measures/mechanisms that can ensure consolidated infrastructure, including transportation and social infrastructure, is provided to sustainable manage future growth.
217.64	Cato Bolam Consultants Limited	Subdivision	Support	AMEND SUB-P13.2. to clarify a mechanism to ensure sufficient infrastructure/servicing to accommodate the development. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter is of the opinion that SUB-P13.2 is a statement, and not a policy which directs, encourages or enables any action.
217.65	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-R1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.

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217.66	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-R2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps.
217.67	Cato Bolam Consultants Limited	Subdivision	Support	AMEND SUB-R3 by simplifying the formatting for clarity and ease of use. AND RETAIN SUB-R3.1.b. which provides the option to provide a site-specific assessment for LUC Classification. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps, including scope to make further submissions on a variation to introduce update Kaipara District Council Engineering Standards.
217.69	Cato Bolam Consultants Limited	Subdivision	Oppose	ADD a policy framework that provides for interim subdivision where infrastructure capacity is proven, alternatives are offered or financial contributions can resolve effects and allow for identification of staging or triggers for releasing subdivision capacity. This request is made in the context of SUB-R3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> SUB-R3.11 places a "freeze" on subdivision capacity pending structure planning or infrastructure upgrades but doesn't commit to a timeline.
217.70	Cato Bolam Consultants Limited	Subdivision	Amend	ADD a policy framework that provides for an interim subdivision in the Mangawhai/Hakaru Managed Growth Area where infrastructure capacity is proven, alternatives are offered or development/financial contributions can resolve effects. AND ADD staging or triggers for releasing subdivision capacity in the Mangawhai/Hakaru Managed Growth Area. AMEND the formatting of SUB-R4 for clarity and ease of use. AND RETAIN SUB-R4.1e that provides the option to provide a site-specific assessment for LUC classification. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps, including scope to make further submissions on a variation to introduce update Kaipara District Council Engineering Standards. SUB-R4.1 risks incompatible activities, reverse sensitivity, and a reduction in rural character. SUB-R4.1c 'freezes' subdivision capacity pending infrastructure upgrades but does not provide a timeline for how long this will occur. The format of this rule is extensive and not user friendly. There is a risk of inappropriate fragmentation and reduction of rural lifestyle character where this has not already occurred.
217.71	Cato Bolam Consultants Limited	Subdivision	Amend	ADD zone related criteria to SUB-P5 to specify appropriate minimum lot sizes for different zones. AND AMEND the formatting of SUB-P5 to provide clarity and ease of use. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. The submitter is of the opinion that by allowing 4000m² in the General rural zone through SUB-R5.1.d may result in inappropriate fragmentation of rural land, adversely affect rural lifestyle character, and result in reverse sensitivity at rural-urban interfaces. The format of this rule is extensive and not user friendly.
217.72	Cato Bolam Consultants Limited	Subdivision	Amend	PROVIDE SUB-R6 to provide a higher yield as incentive by means of transferable title rights to be used in the Rural lifestyle zone. AND AMEND SUB-R6 to simplify the formatting for clarity and ease of use. AND AMEND SUB-R6 to clarify if 'these are an additional 5 titles'. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. SUB-R6 may be ineffective as SUB-R4 and R5 also offers 4,000m² minimum lot sizes which would result in incentives being unattractive or unviable for landowners. It is unclear if this rule allows for an additional 5 titles from SUB-R4, allowing 10 in total. The formatting of this rule is extensive and not user friendly.

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217.73	Cato Bolam Consultants Limited	Subdivision	Amend	<p>AMEND SUB-R7 to provide a higher yield as an incentive by means of transferable rights to be used in the Rural lifestyle zone.</p> <p>AND</p> <p>AMEND SUB-R7 to simplify formatting for clarity and ease of use.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. SUB-R7 will be ineffective as SUB-R4 and SUB-R5 also offer a 4,000m² minimum lot size, meaning the incentives available are unattractive or unviable for landowners. The format of rule SUB-R7 is extensive and not user-friendly.
217.74	Cato Bolam Consultants Limited	Subdivision	Amend	<p>PROVIDE certainty for SUB-R9 by means of clear policy direction.</p> <p>AND</p> <p>AMEND SUB-R9 to clarify whether a site created by subdividing a minor residential unit can also have a main residential unit.</p> <p>AND</p> <p>No specific decision requested; but the submission considers that SUB-R9.1. Discretionary activity status creates uncertainty regarding performance standards and/or assessment criteria.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. SUB-R9.1 creates uncertainty regarding performance standards and/or assessment criteria. There is uncertainty whether a site created by subdividing a minor residential unit can also have a main residential unit. There is no supporting objective or policy to clarify direction.
217.75	Cato Bolam Consultants Limited	Subdivision	Amend	<p>No specific decision requested; however the submission considers that there is no supporting objective or policy to clarify direction in SUB-R9.3.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. In addition, the submitter has requested the above as they believe there is no supporting objective or policy to clarify direction for SUB-R9.3.
217.76	Cato Bolam Consultants Limited	Subdivision	Amend	<p>AMEND SUB-S1 to provide higher densities in larger urban areas (Mangawhai and Dargaville) than in smaller settlements.</p> <p>AND</p> <p>ADD flexibility in SUB-S1 for subdivision and infill within Mangawhai which provides for interim subdivision where infrastructure capacity is proven, alternatives are offered, or development/financial contributions can resolve effects.</p> <p>AND</p> <p>AMEND SUB-S1 to identify staging or triggers for releasing subdivision capacity.</p> <p>AND</p> <p>RETAIN existing rights for lots lawfully existing or with prior consents.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps. The General residential zone is the only residential zone, and SUB-S1.a. and b. have no regard for area specific character or context. The General rural zone 12ha minimum net site area is confusing given 4,000m² under SUB-R4 Small Lot rule. There is no explicit grandfathering of existing subdivision entitlements under the Operative District Plan.
217.77	Cato Bolam Consultants Limited	Subdivision	Support	<p>RETAIN SUB-S2.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps.
217.78	Cato Bolam Consultants Limited	Subdivision	Amend	<p>RETAIN SUB-S3.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps.
217.79	Cato Bolam Consultants Limited	Subdivision	Support	<p>RETAIN SUB-S4.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps.
217.80	Cato Bolam Consultants Limited	Subdivision	Support	<p>RETAIN SUB-P3.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps, including scope to make further submissions

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					on a variation to introduce update Kaipara District Council Engineering Standards.
217.81	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-S6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps, including scope to make further submissions on a variation to introduce update Kaipara District Council Engineering Standards.
217.82	Cato Bolam Consultants Limited	Subdivision	Amend	RETAIN SUB-S7 to enable roads to be private where they cannot meet Kaipara District Council Engineering Standards 2011. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> No particular reason for the requested provision above has been identified however, the submitter has sought this relief without limiting the scope of the submission on the details in the subdivision standards, other Proposed District Plan chapters or maps, including scope to make further submissions on a variation to introduce update Kaipara District Council Engineering Standards.
217.83	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-S8. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps.
217.84	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-S14. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps.
217.85	Cato Bolam Consultants Limited	Subdivision	Amend	AMEND the activity status of SUB-S15.2 to a Restricted Discretionary activity, including the matters over which discretion is restricted, e.g. not exacerbating hazard on site or adjoining properties, not endangering persons or structures. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps. In addition, the above relief has been requested as the submitter considers that a Discretionary Activity status is not necessary and creates uncertainty about the assessment criteria.
217.86	Cato Bolam Consultants Limited	Subdivision	Support	RETAIN SUB-S16. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the Subdivision standards, other Proposed District Plan chapters or maps.
217.87	Cato Bolam Consultants Limited	Planning Maps	Amend	ADD a different residential zone for Dargaville, Maungatūroto, Mangawhai and Kaiwaka. OR AMEND the provisions to enable 400m ² lot sizes in Dargaville, Maungatūroto, Mangawhai and Kaiwaka, but 600m ² in villages. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they consider that one residential zone across the whole district cannot accommodate sub-regional and residential character and amenity by differentiating in densities/typologies between towns and villages.
217.88	Cato Bolam Consultants Limited	Planning Maps	Amend	ADD the Cove Road North Precinct (PREC2) provisions, Awakino Precinct (PREC1), and the Mangawhai Hills Special Purpose Zone provisions into the same residential zone as the rest of Dargaville, Maungatūroto, Mangawhai and Kaiwaka. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they consider that one residential zone across the whole district cannot accommodate sub-regional and residential character and amenity by differentiating in densities/typologies between towns and villages.
217.89	Cato Bolam Consultants Limited	General Residential Zone	Amend	No particular decision has been requested; however, the submitter supports GRZ-O2 in part. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps, however only supports the provision in part as they consider that the proposed Mangawhai/Hakaru Managed Growth Area does not facilitate growth where there is

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					demand, and does not meet the community's needs.
217.90	Cato Bolam Consultants Limited	General Residential Zone	Support	No particular decision has been requested; however the submitter supports GRZ-O3 in part. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.91	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-O4 to provide a differentiation of concentration and bulk of buildings between towns and villages in the district. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter is of the opinion that a uniform residential zone across the district does not promote an appropriate concentrations and bulk of buildings for each town or village.
217.92	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-O5 to provide differentiation of a good level of design quality and amenity as appropriate between towns and villages in the district. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter is of the opinion that a uniform residential zone across the district does not promote a good level of design quality and amenity which is appropriate for each town or village.
217.93	Cato Bolam Consultants Limited	General Residential Zone	Amend	ADD the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC1-Awakino Precinct-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.94	Cato Bolam Consultants Limited	General Residential Zone	Amend	ADD the Cove Road North Precinct (PREC2) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC2-Cove Road North Precinct-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.95	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-P1 to provide for a different activity status for different typologies for towns compared to villages. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they consider that one residential zone across the whole district cannot accommodate sub-regional and residential character and amenity by differentiating in densities/typologies between towns and villages.
217.96	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-P2 to provide for a different activity status for different typologies for towns compared to villages. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they consider that one residential zone across the whole district cannot accommodate sub-regional and residential character and amenity by differentiating in densities/typologies between towns and villages.
217.97	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-P3 to provide for a different activity status for different typologies for towns compared to villages. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.

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					<ul style="list-style-type: none"> Specifically, the submitter has sought the above relief as they consider that one residential zone across the whole district cannot accommodate sub-regional and residential character and amenity by differentiating in densities/typologies between towns and villages.
217.98	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-P4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.99	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-P5. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.100	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-P6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.101	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-P7. AND Any other relief that is consistent with and/or consequential to the submission	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.102	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-P8. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.103	Cato Bolam Consultants Limited	General Residential Zone	Amend	ADD the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Dargaville, Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC1-Awakino Precinct-P1 to P6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.104	Cato Bolam Consultants Limited	General Residential Zone	Amend	ADD the Cove Road North Precinct (PREC2) provisions into the same residential zone as the rest of Dargaville, Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC2-Cove Road North Precinct-P1 to P6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.105	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps
217.106	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.107	Cato Bolam Consultants Limited	General Residential Zone	Amend	ADD the following clause to GRZ-R3: 1. Activity status: Permitted Where: e. <u>In Mangawhai, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 400m² of net site area, subject to adequate sewerage capacity.</u> AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps. In Mangawhai, it is more appropriate to enable similar densities to that of Dargaville due to the location. Mangawhai does not have a semi-rural look and feel compared to Dargaville. Council will receive a large volume of restricted discretionary resource consent applications for Mangawhai under this rule.

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217.108	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.109	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R5. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.110	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.111	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.112	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-8.1 as follows: 1. Activity Status: Permitted Where ... f. <u>car trips to and from the home occupation activity must not exceed 20 per day.</u> 2. Activity Status when compliance not achieved with GRZ-R8.1.a: Discretionary. 3. Activity Status when compliance not achieved with GRZ-R8.1.a to b, c, d or e: Restricted Discretionary. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in other Proposed District Plan chapters or maps. Vehicle movements need to be included to maintain residential character and amenity. GRZ-8.2 creates uncertainty on matters to be considered.
217.113	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R9. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.114	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R10. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.115	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-R11 by moving it to the General residential zone Standards, with any consequential changes. AND AMEND GRZ-R11.1.a. as follows: 1. Activity status: Permitted Where: a. The maximum percentage of the net site area covered by impervious surfaces shall be 60 <u>50</u> %. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps. Impervious surface provisions are more suited under the Standards section. 60% is high for a district that does not consider itself an 'urban environment' under the National Policy Statement on Urban Development, and may not create an appropriate residential character/amenity.
217.116	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R12. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.117	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R13. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.

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217.118	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R14. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.119	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R15. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.120	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R16. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.121	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R17. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.122	Cato Bolam Consultants Limited	General Residential Zone	Amend	RETAIN GRZ-18.3.a. However the submitter considers that this point may be missing information. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps. GRZ-R18.3.a may be missing information. No information was provided by the submitter as to what information they consider might be missing from this rule.
217.123	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R19. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.124	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R20. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.125	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-R21. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.126	Cato Bolam Consultants Limited	General Residential Zone	Amend	ADD the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC1-Awakino Precinct-R1 to R4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.127	Cato Bolam Consultants Limited	General Residential Zone	Amend	ADD the Cove Road North Precinct (PREC2) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC2-Cove Road North Precinct-R1 to R4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.128	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-S1 as follows: 1. The maximum building coverage is 50 <u>40</u> % ... AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> 50% building coverage is high for a district that does not consider itself an 'urban environment' under the National Policy Statement on Urban Development. It may not create an appropriate residential character/amenity.
217.129	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-S2. AND	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General

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				Any other relief that is consistent with and/or consequential to the submission.	residential zone, other Proposed District Plan chapters or maps.
217.130	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-S3.1 as follows: 1. Buildings, accessory buildings, and structures shall be contained within a building envelope defined by a 45-degree recession plane measured from 3m 2.5m above ground level at the side or rear boundaries of the site adjoining another General residential zone, Open space zone, or Sport and active recreation zone site, except: ... AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps. Specifically, the submitter has requested the above relief as they consider that a recession plane being measured from 3m above ground level is high for a district that does not consider itself an 'urban environment' under the National Policy Statement on Urban Development and may not create an appropriate residential character/amenity.
217.131	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-S4 to exclude second floor development above accessory buildings by referencing GRZ-R6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps. Specifically, the submitter has sought this relief as a sleepout or minor dwelling may dominate outlook or have privacy and/or shadowing effects on/from neighbouring sites.
217.132	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-S5.1. as follows: 1. Buildings and accessory buildings shall be setback a minimum of 2m 3m from the road boundary or shared accessway to another site; ... AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the relief above as they consider that a 2m minimum setback is small for a district that does not consider itself as an 'urban environment' under the National Policy Statement on Urban Development, and may result in inappropriate residential character/amenity.
217.133	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-S6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.134	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-S7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.135	Cato Bolam Consultants Limited	General Residential Zone	Amend	AMEND GRZ-S8 following consideration of the minimum Gross Floor Areas for Residential Units. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps. Specifically, the submitter has requested the minimum 35m² gross floor area for a studio, and a 45m² for units containing one or more bedrooms to be reconsidered for the following reasons: The Gross Floor Areas are small for a district which does not consider itself an 'urban environment' under the National Policy Statement on Urban Development. creating inappropriate residential character/amenity. The standard can create a situation where a minor residential unit is larger than the principal unit, and therefore not ancillary to it.
217.136	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-S9. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.137	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-S10. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.

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217.138	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-S11. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.139	Cato Bolam Consultants Limited	General Residential Zone	Amend	ADD the Awakino Precinct (PREC1) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC1-Awakino Precinct-S1 to S6. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.140	Cato Bolam Consultants Limited	General Residential Zone	Amend	ADD the Cove Road North Precinct (PREC2) provisions into the same residential zone as the rest of Maungatūroto, Mangawhai and Kaiwaka. This includes GRZ-PREC2-Cove Road North Precinct-S1 to S7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.141	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-MAT1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps.
217.142	Cato Bolam Consultants Limited	General Residential Zone	Support	RETAIN GRZ-MAT2 AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General residential zone, other Proposed District Plan chapters or maps
217.143	Cato Bolam Consultants Limited	General Rural Zone	Amend	ADD definitions or assessment criteria for ancillary activities and functional or operational need to inform GRUZ-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.144	Cato Bolam Consultants Limited	General Rural Zone	Support	RETAIN GRUZ-O2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.145	Cato Bolam Consultants Limited	General Rural Zone	Support	RETAIN GRUZ-O3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.146	Cato Bolam Consultants Limited	General Rural Zone	Support	RETAIN GRUZ-O4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.147	Cato Bolam Consultants Limited	General Rural Zone	Support	RETAIN GRUZ-P1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.148	Cato Bolam Consultants Limited	General Rural Zone	Support	No specific decision has been requested; however the submission supports in part GRUZ-P2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.149	Cato Bolam Consultants Limited	General Rural Zone	Amend	AMEND GRUZ-P3 by splitting it into two policies that read as follows: Manage the establishment, design, and location of new sensitive activities and other non-productive activities in the General rural zone, <u>where it adjoins highly productive land</u> to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on	<ul style="list-style-type: none"> "Managing the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone", is a weak policy statement that is further diluted by "to avoid where practicable, or otherwise mitigate, reverse sensitivity." Effects on primary production activities."

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				<p>primary production activities including through methods such as no-complaints covenants, landscaping, screening or siting of buildings.</p> <p>Manage <u>Avoid</u> the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone, <u>where it is located on highly productive land</u> to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities, including through methods such as no-complaints covenants, landscaping, screening, or siting of buildings.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> This approach does not align with National Policy Statement for Highly Productive Land or the Northland Regional Policy Statement to avoid the potential for reverse sensitivity.
217.150	Cato Bolam Consultants Limited	General Rural Zone	Support	<p>RETAIN GRUZ-P4.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.151	Cato Bolam Consultants Limited	General Rural Zone	Support	<p>RETAIN GRUZ-P5.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.152	Cato Bolam Consultants Limited	General Rural Zone	Support	<p>RETAIN GRUZ-P6.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.153	Cato Bolam Consultants Limited	General Rural Zone	Amend	<p>AMEND the activity status of GRUZ-R1.3. to Restricted Discretionary and include Matters of Discretion.</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R1.3. to Non-Complying.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief, as they consider that the GRUZ-R1.3. Discretionary status creates uncertainty over the matters that will be assessed.
217.154	Cato Bolam Consultants Limited	General Rural Zone	Support	<p>RETAIN GRUZ-R2.e.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.155	Cato Bolam Consultants Limited	General Rural Zone	Amend	<p>AMEND the activity status of GRUZ-R3 to restricted discretionary, and include matters for discretion or change to non-complying.</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R3 to Non-Complying.</p> <p>AND</p> <p>AMEND GRUZ-R3 to align with SUB-S1.8.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has requested the above amendments for the following reasons: GRUZ-R3.2 discretionary activity status creates uncertainty as to the matters that will be assessed. GRUZ-R3 seems to contradict SUB-S1.8 Allotments must have a minimum net site area of 12ha even though General rural and Rural lifestyle zone section 32 Evaluation Report states that: "This rule ensures additional housing that can be provided for specific uses such as the accommodation of farm workers and/or extended family at a low density (which is consistent with the minimum lot sizes for the zone) to help maintain the rural character and amenity values of the zone. Non-compliance with these conditions would require a discretionary activity resource consent.
217.156	Cato Bolam Consultants Limited	General Rural Zone	Amend	<p>ADD a specific policy (e.g. GRUZ-P7) and associated rule pathway for rural worker housing that is not tied to the site size, but is provided for when there is demonstrated need and integration with primary production.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.

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				AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the submitter has requested the above addition as GRUZ-R3 allows increasing dwelling numbers based on site area (1-3 units) but lacks a policy basis for rural worker accommodation which may lead to uncertainty around purpose built rural worker dwellings or seasonal accommodation needs.
217.157	Cato Bolam Consultants Limited	General Rural Zone	Amend	<p>AMEND the activity status of GRUZ-R4.2. to Restricted Discretionary and include Matters of Discretion.</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R4.2 to Non-Complying.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought this relief as they are of the opinion that a discretionary activity status creates uncertainty as to the matters that will be assessed.
217.158	Cato Bolam Consultants Limited	General Rural Zone	Amend	<p>ADD the following clauses to GRUZ-R5.1.:</p> <p>e. <u>At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;</u></p> <p>f. <u>No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;</u></p> <p>g. <u>Vehicle movements to and from the home occupation activity must not exceed 20 per day;</u></p> <p>h. <u>Heavy vehicle trips must not exceed two per week;</u></p> <p>i. <u>No more than one commercial vehicle associated with the home occupation may be on site at any one time; and</u></p> <p>j. <u>Goods sold from the home business must be grown or produced on the site or on a site owned by the same landholder.</u></p> <p>and</p> <p>AMEND the activity status of GRUZ-R5.2 to Restricted Discretionary and include Matters of Discretion.</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R5.2 to Non-Complying.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has requested the relief outlined above for the following reasons: GRUZ-R5.1 does not manage the scale in terms of number of persons on the site, or number of vehicle movements, or retail activities. GRUZ-R5.2 discretionary activity status provides uncertainty over the matters that will be assessed.
217.159	Cato Bolam Consultants Limited	General Rural Zone	Amend	<p>AMEND the activity status of GRUZ-R6.2 to Restricted Discretionary and include Matters of Discretion.</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R6.2 to Non-Complying.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that GRUZ-R6.2 discretionary activity status creates uncertainty over the matters that will be assessed.
217.160	Cato Bolam Consultants Limited	General Rural Zone	Support	<p>RETAIN GRZ-R7.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.161	Cato Bolam Consultants Limited	General Rural Zone	Amend	<p>AMEND the activity status of GRUZ-R8.2 to Restricted Discretionary and include Matters of Discretion.</p> <p>OR</p> <p>AMEND the activity status of GRUZ-R8.2 to Non-Complying.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that GRUZ-R8.2 Discretionary activity status creates uncertainty over the matters that will be assessed.

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217.162	Cato Bolam Consultants Limited	General Rural Zone	Amend	AMEND the activity status of GRUZ-R9.2 to Restricted Discretionary and include Matters of Discretion. OR AMEND the activity status of GRUZ-R9.2 to Non-Complying.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that GRUZ-R9.2 Discretionary activity status creates uncertainty over the matters that will be assessed.
217.163	Cato Bolam Consultants Limited	General Rural Zone	Support	RETAIN GRUZ-R10. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.164	Cato Bolam Consultants Limited	General Rural Zone	Amend	AMEND GRUZ-R13 to clarify the need for two separate activities and the difference in purpose between GRUZ-R11 Papakainga Housing, and GRUZ-R13 Communal Housing. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above clarification as it is unclear what the difference between GRUZ-R11 Papakainga Housing, and GRUZ-R13 Communal Housing.
217.165	Cato Bolam Consultants Limited	General Rural Zone	Amend	AMEND GRUZ-S1 to provide different heights for dwellings and other farm buildings or structures (e.g. 9m for dwellings and their accessory buildings, and 15m for other structures). AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has requested the above relief for the following reasons: <ul style="list-style-type: none"> Certain rural buildings or structures could be higher than 10m. Dwellings are included in the provision but does not need to be 10m in height in the General rural zone.
217.166	Cato Bolam Consultants Limited	General Rural Zone	Support	RETAIN GRUZ-S2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.167	Cato Bolam Consultants Limited	General Rural Zone	Support	RETAIN GRUZ-S3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.168	Cato Bolam Consultants Limited	General Rural Zone	Support	RETAIN GRUZ-S4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for General rural zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.169	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-O1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.170	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-O2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.171	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-O3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.172	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-P1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.

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217.173	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-P2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.174	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Amend	DELETE RLZ-P3.1. AND ADD the following policy: <u>Limit rural industry, commercial or industrial activities to small scale "lot-impact rural enterprises".</u> AND any relief that is consistent with and/or consequential to the submission	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has requested this relief as rural industry and commercial activities are discretionary (RLZ-R8) but discouraged under policies (RLZ-P3). This could stifle legitimate small rural enterprises (e.g., artisan food, honey, workshops) that support local economies and are compatible with lifestyle values.
217.175	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-P4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.176	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-P1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.177	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-R1. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.178	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Amend	AMEND the activity status of RLZ-R3.2. to Restricted Discretionary and include Matters of Discretion. (note reference error in submission) OR AMEND the activity status of RLZ-R3.2. to Non-Complying. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> Specifically, the submitter has sought the above relief as they are of the opinion that RLZ-R3.2 discretionary activity status creates uncertainty over the matters that will be assessed.
217.179	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-R4. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.180	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Amend	ADD the following clauses to RLZ-R5.1.: e. <u>At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;</u> f. <u>No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;</u> g. <u>Vehicle movements to and from the home occupation activity must not exceed 20 per day;</u> h. <u>Heavy vehicle trips must not exceed two per week;</u> i. <u>No more than one commercial vehicle associated with the home occupation may be on site at any one time;</u> j. <u>Goods sold from the home business must be grown or produced on the site or on a site owned by the same landholder.</u> AND AMEND the activity status of RLZ-R5.2. to Restricted Discretionary and include Matters of Discretion. OR AMEND the activity status of RLZ-R5.2 to Non-Complying.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that: RLZ-R5.1 does not manage the scale in terms of the number of persons on site, the number of vehicle movements or retail activities. RLZ-R5.2 discretionary activity status creates uncertainty over the matters that will be assessed.

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				AND Any other relief that is consistent with and/or consequential to the submission.	
217.181	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Amend	AMEND the activity status of RLZ-R6.2. to Restricted Discretionary and include Matters of Discretion. OR AMEND the activity status of RLZ-R6.2. to Non-Complying.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that RLZ-R6.2. discretionary activity status creates uncertainty over the matters that will be assessed.
217.182	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-R7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.183	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Amend	AMEND the activity status of RLZ-R8.1 to Restricted Discretionary and include RLZ-R8.1.a.-d. as Matters of Discretion. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that: RLZ-R8.1 discretionary activity status creates uncertainty over the matters that will be assessed. Restricted discretionary activity is more fitting with the proposed changes to RLZ-P3.
217.184	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Amend	AMEND RLZ-S1 to provide different heights for dwellings and other farming buildings or structures (e.g. 9m for dwellings and their accessory buildings and 12m for other structures). AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps. Specifically, the submitter has sought the above relief as they are of the opinion that: Certain rural buildings or structures could be higher than 10m, and Dwellings are included in the provision but do not need to be 10m in height in the Rural lifestyle zone.
217.185	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-S2. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.186	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-S3. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.187	Cato Bolam Consultants Limited	Rural Lifestyle Zone	Support	RETAIN RLZ-S5. (note reference error in submission) AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The submitter has sought this relief without limiting the scope of the submission on the details in the cascading provisions for Rural lifestyle zone, Subdivision standards, other Proposed District Plan chapters or maps.
217.188	Cato Bolam Consultants Limited	Planning Maps	Amend	DELETE the Mangawhai/Hakaru Managed Growth Area from the area identified on the Mangawhai Spatial Plan (Figure 3-4-5 Preferred Growth option). AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The Mangawhai/Hakaru Managed Growth Area is not an appropriate tool to manage the growth in the District, given that development pressure cannot be alleviated without directing growth to viable alternatives or committing resources in response to development pressure. Small lot subdivisions are discouraged in the Mangawhai/Hakaru Managed Growth Area (resulting in non-complying subdivisions which would otherwise be controlled without the overlay), which contrasts with subdivision opportunities afforded by the Rural lifestyle zone elsewhere in the District.

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217.189	Cato Bolam Consultants Limited	Financial Contributions	Amend	<p>ADD a specific clause to the Financial Contributions provisions for the Council to waive or discount financial contributions where infrastructure or reserves acquisition is unnecessary or inappropriate for the specific development.</p> <p>AND</p> <p>Any relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The proposed financial contribution provisions lack clarity and create uncertainty for landowners and developers, particularly in rural areas. The Operative and Proposed District Plans state that 'there must be a demonstrable current or foreseen future shortage of open space in a particular area' before land or cash is taken, but the Long-Term Plan has not identified this shortage of reserve or social infrastructure within rural areas. The provisions do not appear to require that funds collected be reinvested in the same locality from which they are derived. The catchment of reinvestment is also very vague and broad, making it difficult to determine its true value to the communities created in rural areas. Financial contributions also focus narrowly on the effects of individual developments, rather than accounting for the cumulative growth anticipated across the district. To avoid inequity and uncertainty for those seeking to deliver well-planned rural lifestyle outcomes.
217.190	Cato Bolam Consultants Limited	Financial Contributions	Amend	<p>AMEND the Financial Contributions provisions to confirm contributions must avoid "double charging"; focus on funding through the Development Contribution Policy process.</p> <p>AND</p> <p>Any relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The proposed financial contribution provisions lack clarity and create uncertainty for landowners and developers, particularly in rural areas. The Operative and Proposed District Plans state that 'there must be a demonstrable current or foreseen future shortage of open space in a particular area' before land or cash is taken, but the Long-Term Plan has not identified this shortage of reserve or social infrastructure within rural areas. The provisions do not appear to require that funds collected be reinvested in the same locality from which they are derived. The catchment of reinvestment is also very vague and broad, making it difficult to determine its true value to the communities created in rural areas. Financial contributions also focus narrowly on the effects of individual developments, rather than accounting for the cumulative growth anticipated across the district. To avoid inequity and uncertainty for those seeking to deliver well-planned rural lifestyle outcomes.
217.191	Cato Bolam Consultants Limited	Financial Contributions	Amend	<p>AMEND the Financial Contributions provisions to provide more clarity on where development contributions will apply in rural areas and what gaps financial contributions are meant to cover.</p> <p>AND</p> <p>Any relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The proposed financial contribution provisions lack clarity and create uncertainty for landowners and developers, particularly in rural areas. The Operative and Proposed District Plans state that 'there must be a demonstrable current or foreseen future shortage of open space in a particular area' before land or cash is taken, but the Long-Term Plan has not identified this shortage of reserve or social infrastructure within rural areas. The provisions do not appear to require that funds collected be reinvested in the same locality from which they are derived. The catchment of reinvestment is also very vague and broad, making it difficult to determine its true value to the communities created in rural areas. Financial contributions also focus narrowly on the effects of individual developments, rather than accounting for the cumulative growth anticipated across the district. To avoid inequity and uncertainty for those seeking to deliver well-planned rural lifestyle outcomes.

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217.192	Cato Bolam Consultants Limited	Financial Contributions	Amend	PROVIDE greater transparency, local reinvestment commitments and alignment with development contributions to avoid inequity and uncertainty for those seeking to deliver well-planned rural lifestyle outcomes. AND Any relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> The proposed financial contribution provisions lack clarity and create uncertainty for landowners and developers, particularly in rural areas. The Operative and Proposed District Plans state that 'there must be a demonstrable current or foreseen future shortage of open space in a particular area' before land or cash is taken, but the Long-Term Plan has not identified this shortage of reserve or social infrastructure within rural areas. The provisions do not appear to require that funds collected be reinvested in the same locality from which they are derived. The catchment of reinvestment is also very vague and broad, making it difficult to determine its true value to the communities created in rural areas. Financial contributions also focus narrowly on the effects of individual developments, rather than accounting for the cumulative growth anticipated across the district. To avoid inequity and uncertainty for those seeking to deliver well-planned rural lifestyle outcomes.
217.193	Cato Bolam Consultants Limited	Natural Environment	Amend	AMEND the Proposed District Plan to favour and encourage ecological benefit for rural subdivision instead of non-ecological benefit subdivisions.	<ul style="list-style-type: none"> The proposed General rural zone subdivision rule enabling allotments with a minimum net site area (excluding access legs) of 4,000m² seems to not support SD-NE-O1 and therefore does not safeguard the life-supporting capacity of ecosystems across the Kaipara District and appropriately avoids, remedies or mitigates adverse effects on indigenous biodiversity.
217.194	Cato Bolam Consultants Limited	Natural Environment	Amend	ADD transferable title subdivision in creating donor sites in General rural zone and enable subdivision in Rural lifestyle zone.	<ul style="list-style-type: none"> The proposed General rural zone subdivision rule enabling allotments with a minimum net site area (excluding access legs) of 4,000m² seems to not support SD-NE-O1 and therefore does not safeguard the life-supporting capacity of ecosystems across the Kaipara District and appropriately avoids, remedies or mitigates adverse effects on indigenous biodiversity.
217.195	Cato Bolam Consultants Limited	Urban Form and Development	Oppose	No specific decision requested; however the submission opposes SD-UFD-P7. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> To meet the current predicted and future demand in the right place, the Mangawhai/Hakaru area must be recognised in the Proposed District Plan as a growth node. Not doing so is misaligned with the objectives under Part 2 – District-wide matters / Strategic Direction's Vision for Kaipara, Natural Environment, Natural Hazards and Resilience as well as parts of Urban Form and Development. The boundary follows cadastral parcels rather natural catchments. Limiting development in the Mangawhai/Hakaru Managed Growth Area is not the most appropriate way to manage current and future infrastructure and servicing requirements.
217.196	Cato Bolam Consultants Limited	Urban Form and Development		ADD Mangawhai/Hakaru as a growth node in the Proposed District Plan with criteria for infrastructure, triggered staging and collaborative funding models. AND Any other relief that is consistent with and/or consequential to the submission.	<ul style="list-style-type: none"> To meet the current predicted and future demand in the right place, the Mangawhai/Hakaru area must be recognised in the Proposed District Plan as a growth node. Not doing so is misaligned with the objectives under Part 2 – District-wide matters / Strategic Direction's Vision for Kaipara, Natural Environment, Natural Hazards and Resilience as well as parts of Urban Form and Development. The boundary follows cadastral parcels rather natural catchments. Limiting development in the Mangawhai/Hakaru Managed Growth Area is not the most appropriate way to manage current and future infrastructure and servicing requirements.
217.197	Cato Bolam Consultants Limited	Subdivision	Support	AMEND the Proposed District Plan to ensure critical servicing and design elements are directly referenced or	<ul style="list-style-type: none"> The Mangawhai/Hakaru area is subject to constrained infrastructure. The Proposed District Plan proposes a "more limited

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				<p>embedded within the Proposed District Plan, or made subject to consultation if updated. This request is in the context of SUB-O1.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<p>subdivision opportunity” there but does not include spatial modelling or capacity thresholds.</p> <ul style="list-style-type: none"> Without quantified thresholds or triggers, there’s ambiguity about when subdivision becomes “too much.” The Proposed District Plan frequently defers to KDC Engineering Standards, which may be amended outside the District Plan process. This creates uncertainty and potential disconnect between planning and infrastructure outcomes. Resource consents get granted but new infrastructure concerns are raised at engineering approval stage.
217.198	Cato Bolam Consultants Limited	Subdivision	Support	<p>AMEND SUB-O3.3 to include criteria which clarifies the degree of flexibility.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has requested the above resolution as there is currently no adequate encouragement or mechanism to use ecological benefit in General rural zone, and there is a risk of net loss of significant ecological and/or landscape features and/or its detrimental fragmentation.
217.199	Cato Bolam Consultants Limited	Subdivision	Support	<p>ADD transferable title rights for ecological benefit in the General rural zone for subdivision in Rural lifestyle zone.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to the submission.</p>	<ul style="list-style-type: none"> The submitter has requested the above resolution as there is currently no adequate encouragement or mechanism to use ecological benefit in General rural zone, and there is a risk of net loss of significant ecological and/or landscape features and/or its detrimental fragmentation.
218.1	D Child	Planning Maps	Amend	<p>PROVIDE reasonable rates for the property at 48 Moir Street, Mangawhai despite the proposed change in zone to Commercial zone.</p>	<ul style="list-style-type: none"> The submitter is partially supportive of the proposal to change the zoning from residential to commercial provided reasonable rates for the property are maintained, as the property is developed for residential purpose and there is no intention for it to be developed or used for commercial purposes. The property is listed as a Category 2 Heritage site.
219.1	D & S Reynolds	SCHED1 – Historic Heritage Resources	Amend	<p>AMEND the description and details in the historic heritage item record form for HH-MAT-06 at 59 Church Road, Matakoho including:</p> <ul style="list-style-type: none"> Heritage item name; Date of construction; Builder; Physical description; Additions and alterations; Setting; Historic and local significance; Cultural and spiritual significance; Architectural and Aesthetic significance; Technological and craftsmanship significance; Contextual significance; Summary of heritage significance; Heritage ranking, and Extent of scheduling map. 	<ul style="list-style-type: none"> The submitter has requested changes to the supporting information included within the relevant record form as outlined above to ensure correct descriptions and heritage rankings.
219.2	D & S Reynolds	SCHED1 – Historic Heritage Resources	Amend	<p>AMEND the historic heritage category of HH-MAT-06 at 59 Church Road, Matakoho in SCHED1 - Historic Heritage Resources to be Category A rather than Category B.</p>	<ul style="list-style-type: none"> State as category A to acknowledge: The state of preservation of Birtley. Its significance as an outstanding survivor of the original settlement and an exemplar of settler housing. Its strong association with the Albertland Special Settlement Association. The significance of the Pheasant family’s contribution to the Matakoho Village community and to the wider Otamatea community.

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					<ul style="list-style-type: none"> Frank Pheasant's contribution to the establishment of the local and regional butter industry at Ararua.
219.3	D & S Reynolds	SCHED1 – Historic Heritage Resources	Amend	AMEND the extent of settling map for HH-MAT-06 at 59 Church Road, Matakoho. Refer to submission for the spatial extent sought.	<ul style="list-style-type: none"> The actual area contains all the immediate curtilage of the cottage.
219.4	D & S Reynolds	SCHED1 – Historic Heritage Resources	Amend	AMEND the description and details in the historic heritage item record HH-MAT-05 at 11 Church Road, Matakoho including: <ul style="list-style-type: none"> Heritage item name; Builder; Physical description; History; Historic and local significance; Cultural and spiritual significance; Architectural and aesthetic significance; Technological and craftsmanship significance; Contextual significance; and Summary of heritage significance. 	<ul style="list-style-type: none"> The submitter has requested changes to the supporting information included within the relevant record form as outlined to ensure correct descriptions.
220.1	J Van Der Linden	Planning Maps	Oppose	AMEND the zoning for Oneriri Road, Takahoa Bay and Hinamoki Estates from Rural lifestyle zone to the existing Rural zone.	<ul style="list-style-type: none"> Oneriri Road is not close to urban centres and does not have good access to services and transport. Takahoa Lake is a Wildlife Reserve containing species sensitive to the effects of development. There are also unstable soils, land slumping and runoff into the Kaipara Harbour. The private infrastructure in Takahoa Bay and Hinamoki cannot handle further intensification. Rural lifestyle development is incompatible with existing rural activities. There is no evidence of unmet demand for lifestyle blocks and the change could set a precedent. Takahoa Bay and Hinamoki have significant cultural and archaeological values. Rezoning would increase rates and penalise current residents. Rezoning would conflict with climate resilience principles and strategy as the area is flood-prone and has poor emergency egress.
221.1	Kaipara Estate Limited	Planning Maps	Amend	RETAIN the General residential zone and Rural lifestyle zone on Lots 1-8 DP 567191 and Lot 9 DP 344966, at Gorge Road and Matai Drive, Maungatūroto except as outlined below (see submission for map of land) AND AMEND the zoning of Lot 8 DP 567191 from General residential zone to Commercial zone AND AMEND the zoning of Lot 9 DP 344966 and part of Lot 5 DP 567191 from Rural lifestyle zone to General residential zone. AND Other zoning or rule changes to achieve the submitter's relief sought.	<ul style="list-style-type: none"> A Commercial zone for Lot 8 better relates to current commercial land uses and is a logical extension to the adjoining Commercial zone. A General residential zone for Lot 9 and part of Lot 5 is a logical extension of residential subdivision. The land has appropriate contour and access and is close to a commercial area and primary school. The zoning sought is consistent with various objectives and policies including SD-UFD-O1 - O5, and SD-UFD-P1 – P4. The proposed zoning amendments sought are also in accordance with the objectives and policies in Part 3 General residential zone and of the Proposed District Plan in terms of enabling residential development consistent with these.
222.1	Kaipara District Council	General Rural Zone	Amend	AMEND the General rural zone rules if required to reflect the Operative District Plan provisions and the signed consent order of Fonterra Co-Operative Group (ENV-2011-AKL-000236) dated 20 December 2012, in relation to the Maungatūroto Wastewater Pipeline.	<ul style="list-style-type: none"> Provisions need to reflect the Operative District Plan as well as the signed consent order of Fonterra Co-Operative Group Ltd (ENV-2011-AKL-000236).

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222.2	Kaipara District Council	Estuary Estates (Mangawhai Central)	Amend	<p>DELETE the Estuary Estates Special Purpose Zone from the planning maps and replace with a suitable spatial layer from the suite set out in the National Planning Standards</p> <p>AND</p> <p>AMEND the provisions for the Estuary Estates Special Purpose Zone to reflect the most appropriate National Planning Standards spatial layer</p> <p>AND</p> <p>AMEND the provisions which apply to Estuary Estates Special Purpose Zone to align them with provisions for equivalent zones or spatial layers.</p>	<ul style="list-style-type: none"> Provisions for Estuary Estates have been drafted as a Special purpose zone in the Proposed District Plan, but it does not meet the requirements to be a Special purpose zone as set out in the National Planning Standards. The approach needs to be revised and the provisions amended accordingly.
222.4	Kaipara District Council	Trifecta Special Purpose Zone	Amend	<p>DELETE the Trifecta Special Purpose Zone from the planning maps and replace with a suitable spatial layer from the suite set out in the National Planning Standards</p> <p>AND</p> <p>AMEND the provisions which apply to Trifecta Special Purpose Zone to reflect the most appropriate National Planning Standards spatial layer</p> <p>AND</p> <p>AMEND the provisions which apply to Trifecta Special Purpose Zone to align them with provisions for equivalent zones or spatial layers.</p>	<ul style="list-style-type: none"> Provisions for Trifecta have been drafted as a Special purpose zone in the Proposed District Plan, but it does not meet the requirements to be a Special purpose zone as set out in the National Planning Standards. The approach needs to be revised and the provisions amended accordingly.
222.6	Kaipara District Council	Mangawhai Hills Special Purpose Zone	Amend	<p>DELETE the Mangawhai Hills Special Purpose Zone from the planning maps and replace with a suitable spatial layer from the suite set out in the National Planning Standards</p> <p>AND</p> <p>AMEND the provisions which apply to Mangawhai Hills Special Purpose Zone to reflect the most appropriate National Planning Standards spatial layer</p> <p>AND</p> <p>AMEND the provisions which apply to Mangawhai Hills Special Purpose Zone to align them with provisions for equivalent zones or spatial layers.</p>	<ul style="list-style-type: none"> Provisions for Mangawhai Hills have been drafted as a Special purpose zone in the Proposed District Plan, but it does not meet the requirements to be a Special purpose zone as set out in the National Planning Standards. The approach needs to be revised and provisions amended accordingly.
222.8	Kaipara District Council	Sport and Active Recreation Zone	Amend	<p>ADD a new rule to the Sport and active recreations zone as follows:</p> <p><u>SARZ-RX Conservation activity</u></p> <ol style="list-style-type: none"> <u>Activity status: Permitted</u> <u>Activity Status when compliance not achieved: Not Applicable</u> <p>AND</p> <p>Any consequential amendments</p>	<ul style="list-style-type: none"> Conservation Activities should be permitted within all zones to be consistent with NOSZ-R3.
222.9	Kaipara District Council	Open Space Zone	Amend	<p>ADD a new rule in the Open space zone as follows.</p> <p><u>OSZ-RX Conservation activity</u></p> <ol style="list-style-type: none"> <u>Activity status: Permitted</u> <u>Activity Status when compliance not achieved: Not Applicable</u> <p>AND</p> <p>Any consequential amendments</p>	<ul style="list-style-type: none"> Conservation Activities should be permitted within all zones to be consistent with NOSZ-R3.
222.10	Kaipara District Council	Natural Open Space Zone	Amend	<p>ADD a new rule to the Natural open space zone as follows:</p> <p><u>NOSZ-RX Demolition of a building or structure</u></p> <ol style="list-style-type: none"> <u>Activity status: Permitted</u> <u>Activity Status when compliance not achieved: Not Applicable</u> 	<ul style="list-style-type: none"> To permit the demolition of a building or structure within the Natural open space zone to be consistent with other zones.
222.11	Kaipara District Council	Open Space Zone	Amend	<p>ADD a new rule to the Open space zone as follows:</p> <p><u>OSZ-RX Demolition of a building or structure</u></p>	<ul style="list-style-type: none"> To permit the demolition of a building or structure within the Open space zone to be consistent with other zones.

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				<ol style="list-style-type: none"> <u>Activity status: Permitted</u> <u>Activity Status when compliance not achieved: Not applicable</u> 	
222.12	Kaipara District Council	Sport and Active Recreation Zone	Amend	<p>ADD a new rule to the Sport and active recreation zone as follows:</p> <p><u>SARZ-RX Demolition of a building or structure</u></p> <ol style="list-style-type: none"> <u>Activity status: Permitted</u> <u>Activity Status when compliance not achieved: Not applicable</u> 	<ul style="list-style-type: none"> To permit the demolition of a building or structure within the Sport and active recreation zone to be consistent with other zones.
222.13	Kaipara District Council	Rural Lifestyle Zone	Amend	<p>ADD a new rule to the Rural lifestyle zone as follows:</p> <p><u>RLZ-RX Demolition of a building</u></p> <ol style="list-style-type: none"> <u>Activity status: Permitted</u> <u>Activity Status when compliance not achieved: Not applicable</u> 	<ul style="list-style-type: none"> To permit the demolition of a building within the Rural lifestyle zone to be consistent with other zones.
222.14	Kaipara District Council	General Rural Zone	Amend	<p>ADD a new rule to the General rural zone as follows:</p> <p><u>GRUZ-RX Demolition of a building</u></p> <ol style="list-style-type: none"> <u>Activity status: Permitted</u> <u>Activity Status when compliance not achieved: Not applicable</u> 	<ul style="list-style-type: none"> To permit the demolition of a building within the General rural zone to be consistent with other zones.
222.15	Kaipara District Council	Maori Purpose Zone	Amend	<p>ADD a new rule to the Maori purpose zone as follows:</p> <p><u>MPZ-RX Demolition of a building</u></p> <ol style="list-style-type: none"> <u>Activity status: Permitted</u> <u>Activity Status when compliance not achieved: Not applicable</u> 	<ul style="list-style-type: none"> To permit the demolition of a building within the Maori purpose zone to be consistent with other zones.
222.16	Kaipara District Council	General	Amend	<p>AMEND all zones and chapters to replace the Kaipara District Council Engineering Standards 2011 with an updated set of standards</p> <p>OR</p> <p>ADD engineering standards within the Proposed District Plan</p> <p>AND</p> <p>Review all zones and chapters that reference the Kaipara District Council Engineering Standards 2011 and amend to reflect any decision made by Council on alternative engineering standards.</p>	<ul style="list-style-type: none"> The Kaipara District Council Engineering Standards 2011 are outdated. These are proposed to be replaced by an updated document that better reflects current standards.
222.17	Kaipara District Council	Definitions	Oppose	DELETE the definition “Genetically Modified Medical Applications”.	<ul style="list-style-type: none"> The notified plan does not have any references to Genetically Modified Medical Applications.
222.18	Kaipara District Council	Definitions	Oppose	DELETE the definition “Genetically Modified Organism (GMO)”.	<ul style="list-style-type: none"> The notified plan does not have any references to Genetically Modified Organism.
222.19	Kaipara District Council	Definitions	Oppose	DELETE the definition “Genetically Modified Organism Release”.	<ul style="list-style-type: none"> The notified plan does not have any references to Genetically Modified Organism Release.
222.20	Kaipara District Council	Definitions	Oppose	DELETE the definition “Genetically Modified Organism Field Trials”.	<ul style="list-style-type: none"> The notified plan does not have any references to Genetically Modified Organism Field Trials.
222.21	Kaipara District Council	Definitions	Oppose	DELETE the definition “Genetically Modified Veterinary Vaccine”.	<ul style="list-style-type: none"> The notified plan does not have any references to Genetically Modified Veterinary Vaccine.
222.22	Kaipara District Council	Definitions	Oppose	DELETE the definition “Viable Genetically Modified Veterinary Vaccine”.	<ul style="list-style-type: none"> The notified plan does not have any references to Viable Genetically Modified Veterinary Vaccine.
222.23	Kaipara District Council	SCHED2 – Notable Trees	Oppose	DELETE T-MAU-01 Norfolk Island Pine (<i>Araucaria heterophylla</i>) at 930 Batley Road, Maungatūroto from SCHED2 Notable Trees.	<ul style="list-style-type: none"> Council viewed the tree in 2022. The Proposed District Plan was not notified until April 2025 at which time the landowner advised that the tree had been removed in late 2023.
222.24	Kaipara District Council	SCHED2 – Notable Trees	Oppose	DELETE T-MAU-02 Norfolk Island Pine (<i>Araucaria heterophylla</i>) at 930 Batley Road, Maungatūroto from SCHED2 Notable Trees.	<ul style="list-style-type: none"> Council viewed the tree in 2022. The Proposed District Plan was not notified until April 2025 at which time the landowner advised that the tree had been removed in late 2023.
222.25	Kaipara District Council	SCHED2 – Notable Trees	Oppose	DELETE T-MAU-03 Norfolk Island Pine (<i>Araucaria heterophylla</i>) at 930 Batley Road, Maungatūroto from SCHED2 Notable Trees.	<ul style="list-style-type: none"> Council viewed the tree in 2022. The Proposed District Plan was not notified until April 2025 at which time the landowner advised that the tree had been removed in late 2023.

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222.26	Kaipara District Council	General Rural Zone	Amend	ADD a new permitted activity rule for the relocation of buildings for the General rural zone with appropriate standards to be achieved. Activity status when compliance not achieved is to be Restricted Discretionary. AND Any consequential amendments.	<ul style="list-style-type: none"> As notified, the General rural zone does not have a permitted activity for the Relocation of buildings. There needs to be consistency of this rule with other zone chapters i.e. General Residential zone.
222.27	Kaipara District Council	Rural Lifestyle Zone	Amend	ADD a new permitted activity rule for the relocation of buildings with appropriate standards for the Rural lifestyle zone to be achieved. Activity status when compliance is not achieved is to be Restricted Discretionary. AND Any Consequential amendments.	<ul style="list-style-type: none"> As notified, the Rural lifestyle zone does not have a permitted activity for the relocation of buildings. There needs to be consistency of this rule with other zone chapters i.e. General Residential zone.
222.28	Kaipara District Council	Maori Purpose Zone	Amend	ADD a new permitted activity rule for the relocation of buildings for the Maori purpose zone with appropriate standards to be achieved. The activity status when compliance is not achieved is to be Restricted Discretionary. AND Any Consequential amendments	<ul style="list-style-type: none"> As notified, the Maori purpose zone does not have a permitted activity for Relocation of buildings. There needs to be consistency of this rule with other zone chapters i.e. General Residential zone.
222.29	Kaipara District Council	General Residential Zone	Amend	AMEND GRZ-R4 to be consistent with the same rule in other zones.	<ul style="list-style-type: none"> There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation.
222.30	Kaipara District Council	General Rural Zone	Amend	AMEND GRUZ-R4 Minor residential unit and standards to be consistent with the same rule in other zones. AND Review the distance required from the principal residential unit.	<ul style="list-style-type: none"> There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation. Additionally the distance required from the principal residential unit needs to be reviewed, which is currently stated to be 50m.
222.31	Kaipara District Council	Rural Lifestyle Zone	Amend	AMEND RLZ-R3 Minor residential unit and standards to be consistent with the same rule in other zones. AND Review the distance required from the principal residential unit.	<ul style="list-style-type: none"> There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation. Additionally the distance required from the principal residential unit needs to be reviewed, which is currently stated to be 50m.
222.32	Kaipara District Council	Maori Purpose Zone	Amend	AMEND MPZ-R4 Minor residential unit and standards to be consistent with the same rule in other zones. AND Review the distance required from the principal residential unit.	<ul style="list-style-type: none"> There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation. Additionally the distance required from the principal residential unit needs to be reviewed, which is currently stated to be 50m.
222.33	Kaipara District Council	Trifecta Special Purpose Zone	Amend	AMEND TSPZ-LLRA-R4 Minor residential unit and standards to be consistent with the same rule in other zones.	<ul style="list-style-type: none"> There are discrepancies of standards and writing of the rule between zones. There is a need to review this rule to achieve consistency for ease of implementation.
222.34	Kaipara District Council	General Rural Zone	Amend	AMEND GRUZ-R8 Rural Industry for consideration to the number of traffic movements for this activity; AND AMEND TRANS Table 1 Traffic Intensity Factor to provide for Rural Industries.	<ul style="list-style-type: none"> Traffic movements associated with rural industry operations may impact on neighbouring properties, including accessways and affect the amenity of an area. There is a need to consider as to whether the number of traffic movements should be included as a condition within the rule.
222.35	Kaipara District Council	Transport	Amend	AMEND TRANS Table 1 Traffic Intensity Factor to provide for Rural Industries.	<ul style="list-style-type: none"> Traffic movements associated with rural industry operations may impact on neighbouring properties, including accessways and affect the amenity of an area. There is a need to consider as to whether the number of traffic movements should be included as a condition within rules relating to rural industry.
222.36	Kaipara District Council	Rural Lifestyle Zone	Amend	AMEND RLZ-R8 Rural Industry for consideration to the number of traffic movements for this activity; AND AMEND TRANS Table 1 Traffic Intensity Factor to provide for Rural Industries.	<ul style="list-style-type: none"> Traffic movements associated with rural industry operations may impact on neighbouring properties, including accessways and affect the amenity of an area. There is a need to consider as to whether the number of traffic movements should be included as a condition within the rule.

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222.37	Kaipara District Council	Maori Purpose Zone	Amend	AMEND MPZ-R8 Rural Industry for consideration to the number of traffic movements for this activity; AND AMEND TRANS Table 1 Traffic Intensity Factor to provide for Rural Industries.	<ul style="list-style-type: none"> Traffic movements associated with rural industry operations may impact on neighbouring properties, including accessways and affect the amenity of an area. There is a need to consider as to whether the number of traffic movements should be included as a condition within the rule.
222.38	Kaipara District Council	General	Amend	AMEND all chapters of the Proposed District Plan for consistency over minor residential unit rules in all zones including carparking, garages and decks.	<ul style="list-style-type: none"> Rules need to be reviewed for consistency.
222.39	Kaipara District Council	General	Amend	AMEND the Proposed District Plan to align with the National Planning Standards.	<ul style="list-style-type: none"> The notified provisions and structure of the plan may not be aligned with the National Planning Standards.
222.40	Kaipara District Council	Financial Contributions	Amend	AMEND the Financial Contributions calculation formulae and justifications; AND Consider adding Financial Contributions for permitted activities as provided for in the Act.	<ul style="list-style-type: none"> Legislation amendments provide for financial contributions on permitted activities. Currently the proposed plan does not include any specific permitted activities and further work would need to be undertaken before including provisions.
222.41	Kaipara District Council	Subdivision	Amend	ADD a point to the matters of control/discretion for all relevant subdivision rules as follows: <u>XX Financial contributions in accordance with the Financial Contributions chapter.</u>	<ul style="list-style-type: none"> As notified, the subdivision rules are not clear that financial contributions are a consideration in every case.
222.42	Kaipara District Council	Subdivision	Amend	AMEND Rule SUB-R7 to include reference to compliance with SUB-S2 – S15.	<ul style="list-style-type: none"> Rule SUB-R7 needs to include reference to SUB-S2 – S15, similar to SUB-R6.
222.43	Kaipara District Council	Noise	Amend	AMEND NOISE-R6 to differentiate helicopter use for residential purposes as opposed to agricultural or horticultural use.	<ul style="list-style-type: none"> Rule needs to differentiate between residential use of helicopters and rural use such as agricultural/horticultural spraying.
222.44	Kaipara District Council	General	Amend	AMEND the wording in all zones for the standard of “Building setbacks from a coastal marine area” to achieve consistency.	<ul style="list-style-type: none"> There is inconsistency of wording for the rules controlling building setbacks from a coastal marine area. As an example, Light industrial standard LIZ-S5(1) and Heavy industrial standard HIZ-S4.
222.45	Kaipara District Council	Subdivision	Amend	AMEND wording for SUB-R3.3 (f) and SUB-R4.2 (d) for consistency.	<ul style="list-style-type: none"> There is inconsistency in wording between the rules.
222.47	Kaipara District Council	Subdivision	Amend	AMEND SUB-R3 to include consideration of alternative electricity sources in the matters for control.	<ul style="list-style-type: none"> Matters over which control is reserved do not consider alternative electricity sources such as solar.
222.48	Kaipara District Council	Temporary Activities	Amend	ADD a new rule to the Temporary activities chapter for traffic generation for temporary events.	<ul style="list-style-type: none"> TRAN-S1 Note 2 states that a traffic generation rule for temporary events is included in this chapter.
222.49	Kaipara District Council	General Rural Zone	Amend	ADD a new rule for impervious surfaces in the General rural zone.	<ul style="list-style-type: none"> There is a need to include a new rule for impervious surfaces in the General rural zone that will provide for both the large lots and lifestyle lots within the zone.
222.50	Kaipara District Council	Definitions	Amend	DELETE the definition for "Impermeable Surfaces" and instead rationalise the definition with the definition of "Impervious surfaces". AND Review all provisions to identify where "Impermeable Surfaces" is used and replace with "Impervious Surfaces".	<ul style="list-style-type: none"> There are two definitions (Impervious surfaces and Impermeable surfaces) and only one is required. They are both used in different sections of the plan.
222.52	Kaipara District Council	Subdivision	Amend	AMEND subdivision rules and standards to include overland flow paths.	<ul style="list-style-type: none"> There is no mention in the Subdivision chapter in either rules or matters of control or discretion for consideration of overland flow paths.
222.53	Kaipara District Council	Subdivision	Amend	AMEND SUB-S1.5.B. to be consistent with GRZ-R3.	<ul style="list-style-type: none"> There is inconsistency in wording between Rule GRZ-R3 Residential unit and Subdivision standard General residential zone SUB-S1.5.b Minimum allotment sizes.
222.54	Kaipara District Council	General	Amend	AMEND rules across all zones for consistency between similar rules in other zones.	<ul style="list-style-type: none"> There are inconsistencies between similar rules across zone chapters.
222.55	Kaipara District Council	Signs	Amend	AMEND SIGN-R4.b. as follows:	<ul style="list-style-type: none"> The wording of the rule is ambiguous and has been open to debate with owners of signs who have stated that their sign placed kilometres

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				b. The sign relates to goods and services available on the site <u>where the business is operating</u> ; and ...	away from their business 'site' complies with the rule.
222.56	Kaipara District Council	SCHED1 – Historic Heritage Resources	Amend	ADD to SCHED1 - Historic Heritage Resources the information contained in Historic Heritage section 32 ATTACHMENT 3 – Assessment of Historic Buildings and Structures as follows: <ul style="list-style-type: none"> Heritage Assessment Criteria; Ranking of Historic Heritage Items; Overall Assessment of 'Significance or High Significance'; Advise Notes 1 to 3. 	<ul style="list-style-type: none"> Each of the registered heritage resources has an assessment sheet which evaluates the Heritage Assessment Criteria for each resource and the appropriate ranking of the property. This information is not included in the plan, however there have been a number of enquiries from heritage owners requesting this information. To enable owners to be fully informed of the heritage values of their property it is appropriate to incorporate this information into SCHED1: Historic Heritage Resources.
222.57	Kaipara District Council	Transport	Amend	AMEND TRAN-R2.2 to clarify the cascade activity status when compliance is not achieved.	<ul style="list-style-type: none"> There is an issue where TRAN-R2.2 needs a cascade activity status where the standards in TRAN-R2.1 are not met. Currently this refers to the relevant standards and non-compliance of the rules needs to be made clearer.
222.58	Kaipara District Council	Transport	Amend	DELETE Rule TRAN-R4.1.c.	<ul style="list-style-type: none"> This is a double up with TRAN-R4.1.b.
222.59	Kaipara District Council	Transport	Amend	ADD a new line to TRAN Table 1 - Traffic Intensity Factor for Service Stations without shops.	<ul style="list-style-type: none"> Some service stations that are being proposed are without shops, therefore traffic intensity factor just for service stations will be useful.
222.60	Kaipara District Council	Planning Maps	Amend	AMEND zoning of the property at 2088 Paparoa Valley Road from Rural lifestyle zone to Commercial zone. Refer to Figure 1 in the submission.	<ul style="list-style-type: none"> This site is an existing commercial property (Hubands contractors) and the Rural lifestyle zone is not appropriate. The zoning should be Commercial zone.
222.61	Kaipara District Council	Planning Maps	Amend	AMEND the property known as DP 142935 ON PT ALLOTS E62 W62 63 WAIRAU PSH BLK XII WAIPU SD from Light industrial zone back to General residential zone. Refer Figure 2 in the submission. OR DELETE the Heritage Listing on: <ul style="list-style-type: none"> HH-MAU-01 Former railway worker's cottage, 1056 State Highway 12, Maungatūroto; and HH-MAU-02 Former railway worker's cottage, 1054 State Highway12, Maungatūroto; and HH-MAU-03 Former railway worker's cottage, 1052 State Highway12, Maungatūroto; and HH-MAU-04 Former railway worker's cottage, 1050 State Highway12, Maungatūroto; and HH-MAU-05 Former railway worker's cottage, 1048 State Highway12, Maungatūroto; and HH-MAU-06 Former railway worker's cottage, 1046 State Highway12, Maungatūroto. 	<ul style="list-style-type: none"> The titles are leasehold arrangements, which require all landowners to agree if changes are to be made to the individual leasehold properties. This makes the site difficult for any development to happen. The proposed plan also identifies heritage resources on this block of land, which would mean that resource consent is required to demolish or remove these buildings. Light industrial zoning is deemed to be the most appropriate given the surrounding zoning is Light industrial and if the neighbouring Heavy industrial zoning eventuates, there will likely be reverse sensitivity effects on these properties.
222.63	Kaipara District Council	Planning Maps	Amend	AMEND the zoning of Lot 1 DP 559232, 29 Sandy Beach Road from Rural lifestyle zone to General residential zone. Refer to Figure 3 in the submission.	<ul style="list-style-type: none"> It is considered that to accommodate more residential development in and around Tinopai that zoning of this property to General residential would be more appropriate as it is adjacent to existing residential land.
222.64	Kaipara District Council	Planning Maps	Amend	AMEND zoning of 23 Sandy Beach Road, (Lot 2 DP559232) from Rural lifestyle zone to General residential zone. Refer Figure 4 in the submission.	<ul style="list-style-type: none"> The property has a split zone of General Residential and Rural lifestyle zone. These two lots are currently held under one title and it is unclear as to why this property has been split zoned. It is appropriate that Lot 2 be zoned General Residential to be consistent with the adjoining lot.
222.65	Kaipara District Council	Planning Maps	Amend	AMEND the zoning of 37 George Road, Maungatūroto Lot 9 DP344966 from Rural lifestyle zone to General residential zone. Refer Figure 5 in the submission.	<ul style="list-style-type: none"> The property has recently been subdivided into smaller lots. It is appropriate that the property be zoned General Residential in line with the adjoining lot.
222.66	Kaipara District Council	Planning Maps	Amend	AMEND zoning of 1899 Tinopai Road, Tinopai from Rural lifestyle zone to General	<ul style="list-style-type: none"> It is considered that to accommodate more residential development in and around Tinopai

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				residential zone. Refer Figure 6 in the submission.	that zoning of this property to General residential would be appropriate as it is adjacent to existing residential land.
222.67	Kaipara District Council	Planning Maps	Amend	AMEND zoning of 1905 Tinopai Road, Tinopai from Rural lifestyle zone to General residential zone. Refer Figure 7 in the submission.	<ul style="list-style-type: none"> It is considered that to accommodate more residential development in and around Tinopai that zoning of this property to General residential would be appropriate as it is adjacent to existing residential land.
222.68	Kaipara District Council	General	Amend	AMEND provisions to correct inconsistencies across the Proposed District Plan.	<ul style="list-style-type: none"> Notified provisions and the structure of the Proposed District Plan may not be consistent over the plan.
223.1	KMA IQ Trustee Limited	Planning Maps	Support	RETAIN General residential zone for the property at 99-101 Komiti Road, Tinopai (Lot 21 DP 12065).	<ul style="list-style-type: none"> The property is currently being developed for residential purposes and has previously had building consents issued for residential development. While it sits between two Natural Open Space zoned portions of land and adjoins the Coastal Marine Area it is ultimately A residential property that is privately owned. The General residential zoning is appropriate.
223.2	KMA IQ Trustee Limited	General Residential Zone	Support	RETAIN GRZ-S1 Building coverage of 50% as notified.	<ul style="list-style-type: none"> This standard provides the ability to appropriately develop a site for residential purposes while at the same time ensuring an open space character and high level of amenity for occupants is provided.
223.3	KMA IQ Trustee Limited	General Residential Zone	Amend	AMEND GRZ-S2 Height to increase the maximum height of accessory buildings to 10m AND RETAIN GRZ-S2 which establishes a maximum height of buildings and structures at 10m above ground level.	<ul style="list-style-type: none"> There is no reason to restrict the height of accessory buildings to 5m.
223.4	KMA IQ Trustee Limited	General Residential Zone	Amend	AMEND GRZ-S5 as follows: 2. Where a garage, carport or part of a building includes a vehicle entrance facing a road boundary or shared accessway to another site, the vehicle entrance garage, carport or part of a building shall be setback a minimum of 5.5m from the road boundary or accessway.	<ul style="list-style-type: none"> The submitter thinks this is an error.
223.5	KMA IQ Trustee Limited	General Residential Zone	Amend	AMEND GRZ-S9 to reduce the 25m setback to 20m AND AMEND the matters of discretion for GRZ-S9 as follows: a. The design and siting of the building or structure with respect to effects on the natural character of the <u>coastal marine area, landscape, ecological, public access and cultural values of the waterbody</u> ;	<ul style="list-style-type: none"> The 25m setback should be reduced to 20m to be consistent with that required to be vested as an esplanade reserve should the site be subdivided. Landscape and ecological matters should be deleted from matters of discretion as landscape is covered by Outstanding Natural Landscape's and public access is covered by (b).
223.6	KMA IQ Trustee Limited	Natural Hazards	Amend	AMEND NH-P3 as follows: Avoid <u>Ensure</u> that new subdivision and land use that will result in a sensitive activity being in High Risk Hazard Areas <u>is designed to be resilient to natural hazards</u> .	<ul style="list-style-type: none"> The submitter's site is largely covered by a High Risk Hazard Area and it is not able to be avoided when developing the site for its intended residential purpose. The policy needs to reflect this.
223.7	KMA IQ Trustee Limited	Natural Hazards	Amend	AMEND NH-P6 as follows: Manage new subdivision, land use and development to avoid or mitigate the risks of flood hazards by requiring: 1. New subdivision to identify building platforms that: a. Are located outside the spatial extent of a High Risk River Flood Hazard Area where practicable; b. Will not be subject to flooding in a 1 in 100-year flood event; and c. Are designed and engineered to be resilient to flood hazards. 2. New buildings that will accommodate sensitive activities to be located outside of a High-Risk River Flood Hazard Area <u>where practicable</u> ;	<ul style="list-style-type: none"> The submitter's site is largely covered by the High Risk River Flood Hazard Area. The hazard area is not able to be avoided when developing the site for its intended residential purpose. The policy needs to reflect this.

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223.8	KMA IQ Trustee Limited	Natural Hazards	Amend	AMEND NH-P7 as follows: Manage new subdivision, land use and development in Coastal Erosion Hazard Areas and Coastal Flood Hazard Areas by requiring: 1. New buildings and building platforms to be located outside the spatial extent of a High-Risk Coastal Hazard Area unless there is a functional need or operational need for a building to be located in this area where practicable; ...	<ul style="list-style-type: none"> The submitter's site is largely covered by the High Risk River Flood Hazard Area. The hazard area is not able to be avoided when developing the site for its intended residential purpose. The policy needs to reflect this.
223.9	KMA IQ Trustee Limited	Natural Hazards	Amend	AMEND NH-R3.1.b. to refer to a 110m ² floor area in all zones rather than 10m ² .	<ul style="list-style-type: none"> There is no effects based reason to limit accessory buildings in all other zones to 10m².
223.10	KMA IQ Trustee Limited	Natural Hazards	Amend	DELETE NH-R4.1.b AND AMEND NH-R4.3 to be a discretionary activity if NH-R4.1.c is not met rather than a non-complying activity.	<ul style="list-style-type: none"> If either of (b) and (c) are not met consent is required as a non-complying activity. The submitter's site is nearly entirely covered by a River Flood Hazard area and a non-complying status for a dwelling would be unreasonable.
223.11	KMA IQ Trustee Limited	Natural Hazards	Amend	AMEND NH-R7.1.a.ii. to refer to a 110m ² floor area in all zones rather than 10m ² .	<ul style="list-style-type: none"> There is no effects based reason to limit accessory buildings in all other zones to 10m².
223.12	KMA IQ Trustee Limited	Natural Hazards	Amend	DELETE NH-R8.1.a. and NH-R8.1.c. AND AMEND NH-R8 to be a discretionary activity if subsection (b) and (d) are not met.	<ul style="list-style-type: none"> The submitter's site is nearly entirely covered by a Coastal Flood Hazard area and this rule would make it a non-complying activity to establish a dwelling on the property or a discretionary activity to establish a building not containing a sensitive activity. This is unreasonable.
223.13	KMA IQ Trustee Limited	Coastal Environment	Amend	DELETE CE-P6.7.	<ul style="list-style-type: none"> Given the Coastal Environment Overlay extends over large areas of land which has a right to be developed in accordance with its zoning, this criteria is overreaching.
223.14	KMA IQ Trustee Limited	Coastal Environment	Amend	AMEND CE-S2 to allow for the use of natural exterior materials.	<ul style="list-style-type: none"> No reason provided.
223.15	KMA IQ Trustee Limited	Coastal Environment	Oppose	DELETE CE-S3 Gross floor area.	<ul style="list-style-type: none"> The standard is too restrictive.
223.16	KMA IQ Trustee Limited	Coastal Environment	Oppose	DELETE CE-S4 Maximum earthworks volume.	<ul style="list-style-type: none"> The standard is too restrictive.
223.17	KMA IQ Trustee Limited	Coastal Environment	Amend	AMEND CE-R1 so that additions and alterations simply have to comply with maximum height standards, rather than not increasing the height of the existing building.	<ul style="list-style-type: none"> No further reason given.
224.1	M Fyson	Natural Features and Landscapes	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.
225.1	M Jonas	Planning Maps	Oppose	DELETE the proposed Rural lifestyle zone from parts of Oneriri Road, including Takahoa Bay and Hinamoki Estate and revert to the Operative District Plan Rural zone for this area.	<ul style="list-style-type: none"> Opposes the proposed Rural lifestyle zoning resulting in a reduction in minimum lot size and introduction of high-density housing into a low-density rural living area. The submitter's reasons for opposition are summarised below (refer to submission document for further details): Rural lifestyle zone policy is not aligned with the proposed zoning. The Rural lifestyle zone is for areas within proximity to urban centres with access to services and transport. The subject area is distanced from Kaiwaka and separated by rural land. The access road is narrow, winding and vulnerable.

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					<ul style="list-style-type: none"> The proposed zoning contradicts climate resilience principles. There is inadequate infrastructure to service increased development. The infrastructure at Takahoa Bay and Hinamoki Estate is private and already under strain. There are environmental risks associated with Rural lifestyle zone development. Takahoa Lake is a Department of Conservation wildlife reserve home to sensitive species. Moreover, development on unstable soils and existing land slump could result in runoff into the Kaipara Harbour.
226.1	M & J Simpkin	Planning Maps	Support	<p>RETAIN the zoning of the property at Mountview Place, Waihue Road and Awakino Road as General residential zone. See submission for map of property, legally described as:</p> <ul style="list-style-type: none"> Lot 2 DP 549117 (RT 943247) Lot 3 DP 331615 (RT 129970) Lot 1 DP 581015 (RT 1091299) Pt Lot 1 DP 14532 and Lot 2 DP 581015 (RT 1091300) <p>OR alternative relief with similar effect.</p>	<ul style="list-style-type: none"> The properties are used for agricultural, residential and church hall purposes. One of the properties has a recent subdivision approval into multiple lots (background documentation attached to submission). The property is served by infrastructure. The zoning is consistent with the spatial plan.
226.2	M & J Simpkin	Planning Maps	Support	<p>RETAIN the rezoning of additional land in the Dargaville area for urban development.</p>	<ul style="list-style-type: none"> The submitters support the intention of the additional zoning.
226.3	M & J Simpkin	Planning Maps	Amend	<p>AMEND the zoning of Lot 1 DP 58015 to be entirely General residential zone. See Figure 4 of submission.</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> The zoning does not align with cadastral boundaries. The 1.4ha portion of the Lot circled in Figure 4 has been omitted from the General Residential zone. It would be the only part of the site not zoned General Residential and is too small for productive purposes. The land is not highly productive land. It is served by infrastructure (see plans attached to submission) and the zoning sought is consistent with the Spatial Plan.
227.1	N Smith	General	Oppose	<p>AMEND the Proposed District Plan to protect the Brynderwyn Ranges indefinitely from developing any houses or clearing of the native bush.</p>	<ul style="list-style-type: none"> The Brynderwyn Ranges are kiwi habitat and have an amazing vista. Development would ruin a very valuable ecological area.
228.1	P Hunt	Natural Features and Landscapes	Oppose	<p>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.</p>	<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.
229.1	Ravensdown Limited	Planning Maps	Support	<p>RETAIN the Light industrial zone at 14 Day Street, Dargaville.</p>	<ul style="list-style-type: none"> The Light industrial zone recognises the nature of the submitter's operations and provides for its activities to continue, intensify and expand.
229.2	Ravensdown Limited	Light Industrial Zone	Support	<p>No specific decision sought, but submission generally supports the notified Light industrial zone provisions.</p>	<ul style="list-style-type: none"> The Light industrial zone recognises the nature of the submitter's operations and provides for its activities to continue, intensify and expand.
229.3	Ravensdown Limited	Definitions	Oppose	<p>DELETE the definition of "Significant Hazardous Facility" in its entirety.</p> <p>AND</p> <p>Consequential amendments throughout the Proposed District Plan.</p>	<ul style="list-style-type: none"> The definition creates confusion and regulatory overlap with Hazardous Substances and New Organisms Act 1996 and the Health and Safety at Work Act 2015, and associated regulations. The definition is also inconsistent with determining a Major Hazard Facility under the Health and Safety at Work (Major Hazard Facilities) Regulations 2016 (MHF Regulations). Given the controls in place under these regulations, there is no need for additional regulatory control on the storage and use of hazardous substances under the Proposed District Plan.
229.4	Ravensdown Limited	Definitions	Amend	<p>AMEND the definition of "Hazardous facility" as follows:</p>	<ul style="list-style-type: none"> The definition appears to encompass both 'activities' and 'premises.' A 'facility' should

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				<p>Means activities involving hazardous substances and premises at which these hazardous substances are used, stored or disposed of, but Storage includes vehicles for their transport located at a facility for more than short periods of time and excludes:</p> <ul style="list-style-type: none"> fuel stored in mobile plants, motor vehicles, boats and small engines; the incidental use and storage of hazardous substances in domestic scale quantities; <p>Activities involving sub-classes not included in the Activity Status Table.</p>	<p>refer to an area/premises rather than an activity.</p> <ul style="list-style-type: none"> The reference to vehicles' storing hazardous substances, for more than a short period of time, is not needed. The definition includes the storage of hazardous substances at a premise, irrespective of the type of storage. The final line of the definition is unclear which 'Activity Status Table' is being referred to. The inclusion of this sentence adds nothing to the definition.
229.5	Ravensdown Limited	Hazardous Substances	Amend	<p>AMEND the Overview in the Hazardous Substances chapter by deleting the final paragraph as follows:</p> <p>Overview Hazardous substances include... ... The rules control quantities of defined hazardous substances classes that are significant enough to potentially pose a significant risk to public safety and the environment with respect to the various zones across the Kaipara District. The sites where such activities take place are defined as significant hazardous facilities. These provisions assist other legislation in the management of hazardous substances in significant quantities, taking location into account.</p>	<ul style="list-style-type: none"> The submitter supports the statement in the overview that the role of the Proposed District Plan (Proposed District Plan) is to support the regulation of hazardous substances, which are regulated under Hazardous Substances and New Organisms Act 1996 and Health and Safety at Work Act 2015 as it is implied that any Proposed District Plan rules should be supportive of, and not duplicate, these regulations. However, the submitter opposes the final paragraph referring to the need for the Proposed District Plan to control the quantities of hazardous substances, to 'assist' other legislation which manages hazardous substances. Including hazardous substances control in the Proposed District Plan is unnecessary regulatory duplication.
229.6	Ravensdown Limited	Hazardous Substances	Support	<p>RETAIN HS-O1 as notified.</p>	<ul style="list-style-type: none"> The submitter agrees that hazardous substances have the potential, if not appropriately controlled and managed, to pose a risk to people, property and the environment. The retention of this objective will enable it to be given consideration where a new activity or development that uses, stores or disposes of hazardous substances needs to seek a land use consent (as triggered by rules in other chapters of the Proposed District Plan).
229.7	Ravensdown Limited	Hazardous Substances	Support	<p>RETAIN HS-O2 as notified.</p>	<ul style="list-style-type: none"> Existing and established activities that use, store and dispose of hazardous substances, particularly where such activities are appropriately located, should not be constrained by new sensitive activities. Zone provisions should be in place to ensure that sensitive activities are managed to ensure that they do not give rise to reverse sensitivity effects on industrial activities in industrial zones. For this reason, specific rules in this chapter of the Proposed District Plan, in response to this objective, are not necessary.
229.8	Ravensdown Limited	Hazardous Substances	Amend	<p>AMEND HS-P1 as follows: Hazardous facilities must minimise the risk to the environment (including people and property) by:</p> <ol style="list-style-type: none"> Siting new significant hazardous facilities in appropriate locations that are separated from incompatible activities, such as sensitive land use and infrastructure, and sensitive environments; <p>...</p>	<ul style="list-style-type: none"> The policy is supported as it identifies appropriate measures around new and expanded hazardous facilities, and the disposal of hazardous wastes. It is appropriate that the policy is considered where a new activity or development using, storing or disposing of hazardous substances, needs to seek a land use consent (as triggered by rules in other chapters of the Proposed District Plan). However, given the submission's requested deletion of the definition of 'significant hazardous facilities' (see separate submission point), a consequential amendment to Clause (1) of this policy is required.
229.9	Ravensdown Limited	Hazardous Substances	Oppose	<p>DELETE HS-P2 in its entirety.</p>	<ul style="list-style-type: none"> The submitter considers that this policy is unnecessary as it effectively duplicates the matters of consideration and management addressed at a national level by Hazardous Substances and New Organisms Act 1996 and Health and Safety at Work Act 2015, and associated regulations. In this context, and given proposed HS-P1, this policy adds nothing additional to the matters of

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					consideration for a hazardous substances land use consent.
229.10	Ravensdown Limited	Hazardous Substances	Amend	AMEND HS-P3 as follows: Avoid as far as practicable reverse sensitivity effects from sensitive land use activities on lawfully established significant hazardous facilities.	<ul style="list-style-type: none"> The submitter supports the intent of this policy and also acknowledges that zone provisions should be in place to manage sensitive activities so they do not give rise to reverse sensitivity effects on industrial activities in industrial zones. However, given the requested deletion of the definition of 'significant hazardous facilities' (see separate submission point), a consequential amendment to this policy is required.
229.11	Ravensdown Limited	Hazardous Substances	Oppose	AMEND HS-R1 as follows: Activity status: Permitted Where: The aggregate quantity of any hazardous substance of any hazard classification on a site does not exceed the quantity specified for the applicable zone in HS-S1. <u>The storage, use and disposal of hazardous substances not otherwise specified within the 'Hazardous Substances' chapter rules.</u>	<ul style="list-style-type: none"> The Proposed District Plan regulatory framework for hazardous substances creates unnecessary confusion and regulatory overlap with Hazardous Substances and New Organisms Act 1996 and Health and Safety at Work Act 2015, and associated regulations. It is considered that the zone provisions, in conjunction with consideration of the proposed HS policy framework, ensure that activities that use and store hazardous substances are appropriately located, while compliance with relevant regulations ensures that the risks associated with hazardous substances are controlled, managed and mitigated. Therefore, a permitted activity rule for these activities within all relevant zones is appropriate.
229.12	Ravensdown Limited	Hazardous Substances	Oppose	DELETE HS-R3 in its entirety. AND If relief is not accepted, move HS-R2 to the General rural zone provisions and delete conditions (a) and (c).	<ul style="list-style-type: none"> This rule effectively relates to 'on-farm' storage of fertiliser products, which are regulated under the Hazardous Substances and New Organisms Act 1996 and Health and Safety at Work Act 2015, and associated regulations. The rule unnecessarily duplicates regulatory requirements with no specific benefit for the environment (or reduction of adverse effects or risks). If this rule were to be retained, the submitter considers that it should be placed in the rural zone provisions of the Proposed District Plan with conditions (a) and (c) deleted as the hazardous substance classifications are not needed (i.e., the rule would apply to the storage of fertiliser); and the time limit restriction is not relevant if the fertiliser is being stored safely and effectively.
229.13	Ravensdown Limited	Hazardous Substances	Oppose	DELETE HS-R4 in its entirety.	<ul style="list-style-type: none"> The use, storage and disposal of hazardous substances are regulated under the Hazardous Substances and New Organisms Act 1996 and Health and Safety at Work Act 2015, and associated regulations, and the rule creates unnecessary confusion and regulatory overlap. The submitter has also requested amendments to HS-R1 (see separate submission point) which would permit the use, storage and disposal of all hazardous substances unless specified in the Proposed District Plan. This requested approach is a more logical means of permitting the use, storage and disposal of hazardous substances throughout the district.
229.14	Ravensdown Limited	Hazardous Substances	Oppose	DELETE HS-S1 in its entirety.	<ul style="list-style-type: none"> Controls on hazardous substances are implemented under the Hazardous Substances and New Organisms Act 1996 and Health and Safety at Work Act 2015, and associated regulations. This standard, in conjunction with the notified rules, creates unnecessary regulatory duplication of hazardous facilities. The HS regulatory approach contained in the Proposed District Plan is out of step with the approach tending to be adopted in other new district plans (i.e., no or limited rules, but with objectives and policies to guide decision-making where an activity that uses, stores or disposes of hazardous substances requires a land use consent).
229.15	Ravensdown Limited	Natural Hazards	Support	RETAIN NH-P6 as notified.	<ul style="list-style-type: none"> It is considered appropriate to design storage and containment areas for hazardous substances to be protected from flood risk.

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229.16	Ravensdown Limited	Natural Hazards	Support	RETAIN NH-P7 as notified.	<ul style="list-style-type: none"> It is considered appropriate to design storage and containment areas for hazardous substances to be protected from flood risk.
229.17	Ravensdown Limited	Natural Hazards	Oppose	DELETE NH-R12 in its entirety.	<ul style="list-style-type: none"> The rule would impose significant and unnecessary consenting requirements on existing and proposed hazardous facilities. It is considered inappropriate to impose a blanket non-complying activity status on hazardous facilities (significant or otherwise), as this does not recognise that correct storage and risk management of hazardous facilities can suitably mitigate risks from natural hazards. The rule is inconsistent with NH-P6 and NH-P7 which provide for containment and storage of hazardous substances if these are designed to mitigate inundation of 1 in 100-year flood events. Hazardous Substances and New Organisms Act 1996 and Health and Safety at Work Act 2015, and associated regulations, contain requirements for the safe storage of hazardous substances that will ensure the appropriate management and mitigation of risk. The rule duplicates these regulations. Use of the term 'significant hazardous facilities' is opposed in a separate submission point.
229.18	Ravensdown Limited	Sites and Areas of Significance to Maori	Support	RETAIN SASM-P6 as notified.	<ul style="list-style-type: none"> Locating hazardous facilities within a scheduled site is inappropriate.
229.19	Ravensdown Limited	Sites and Areas of Significance to Maori	Amend	AMEND SASM-R7 as follows: Landfills, waste disposal facilities, significant hazardous facilities and offensive industries.	<ul style="list-style-type: none"> The submitter agrees that it is inappropriate to locate hazardous facilities within sites and areas of significance to Māori. However, the submission has requested the deletion of the proposed definition for 'significant hazardous facilities' (see separate submission point).
229.20	Ravensdown Limited	General		No specific decision sought; however the submission expresses general support for the Proposed District Plan provisions with the exception of the hazardous substances provisions (which is covered in other submission points).	<ul style="list-style-type: none"> Generally supports the Proposed District Plan (Proposed District Plan) in terms of its goal to provide a framework for the use, development and subdivision of the District's land resource, while also putting in place controls to manage and protect the area's natural and physical resources. Supports the Proposed District Plan approach to providing a framework that permits a range of activities, particularly activities located in appropriate zones, given that zoning is a fundamental concept for the effective and efficient managing of an area's land resource. Supports many of the proposed controls or restrictions that apply to these permitted activities. Rules, given the role that they play in ensuring that potential adverse effects on people, the community and the environment are appropriately managed.
230.1	S & M Huband	Planning Maps	Support	RETAIN the proposed zoning of 137 Griffin Road, and 904 State Highway 12, Maungatūroto, as Rural lifestyle zone.	<ul style="list-style-type: none"> The site forms a logical extension of the Maungatūroto township, positioned at the rural urban edge and will provide for a transitional zone between the township to the east and industrial areas to the west. The physical characteristics of the site including rolling topography make it a suitable location for rural lifestyle development.
231.1	S Cullen	General	Amend	AMEND the Proposed District Plan, particularly the Strategic Direction and Mangawhai/Hakaru Managed Growth Area, to give effect to the National Policy Statement on Urban Development and recognising that Mangawhai meets the threshold to be considered an urban environment. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Mangawhai meets the threshold to be considered an "urban environment" under the National Policy Statement for Urban Development. It needs to be confirmed how the Proposed District Plan gives effect to the relevant provisions of the National Policy Statement for Urban Development. The Proposed District Plan has been promulgated in the absence of confirmation of how it gives effect to relevant provisions, especially as it relates to the Strategic

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					Direction and the Mangawhai/Hakaru Managed Growth Area.
231.2	S Cullen	General	Amend	AMEND the Proposed District Plan to give effect to the National Policy Statement for Highly Productive Land, including any new and amended direction in force. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The zoning framework does not give effect to the National Policy Statement for Highly Productive Land. General rural zone has been applied incorrectly to existing or planned areas of residential, commercial and industrial uses.
231.3	S Cullen	General	Amend	AMEND the Proposed District Plan, particularly the proposed zoning and General rural zone provisions to give effect to the Northland Regional Policy Statement, particularly Regional Policy Statement Objective 3.5 Enabling Economic Wellbeing, Objective 3.6 Economic activities - reverse sensitivity and sterilisation, Policy 5.1.3 Avoiding the adverse effects on new uses, Objective 3.11 Regional form and Policy 5.1.1 Planned and coordinated development. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The Proposed District Plan (Proposed District Plan) does not manage Kaipara's resources in a way that is attractive for business and investment that will improve Northland's wellbeing. The Proposed District Plan zoning framework, particularly the application to the General rural zone, does not adequately protect the rural environment from the negative impacts of new subdivision, use and development and reverse sensitivity effects are not avoided. The zoning framework within the Proposed District Plan is narrow, and the broad and inappropriate application of the General rural zone means that commercial and industrial development in existing areas is unnecessarily constrained.
231.4	S Cullen	Strategic Direction	Amend	AMEND the objectives and policies in the Strategic Direction chapter so that they provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction and so that it cements the intended outcomes for the district. Submitter provides examples of the Mangawhai/Hakaru Managed Growth Area, and SD-VK-O2 which includes strategic direction for industrial activities with no supporting policies and rules in the applicable zones. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> If retained as proposed, it could result in unintended outcomes for the district and weak policy framework which can be readily eroded. The Strategic Direction is fundamental to the tone and direction of the Proposed District Plan, and there is a degree of disconnect between the Strategic Direction chapter and the outcomes sought through the provisions within the plan.
231.5	S Cullen	Planning Maps	Amend	AMEND the zoning of 21 Garbolino Road, Mangawhai (Lot 1 DP 452428) and 82A Devich Road, Mangawhai (Lot 2 DP 452814) from General rural to an industrial zone (either Light or Heavy industrial zone). AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The existing lawfully established land use on the sites (contracting yard and commercial/industrial activities) are consistent with the intended purpose, character and amenity of the Light industrial zone and Heavy industrial zone, not the General rural zone. The Council's zoning of the wider Mangawhai area is not the most appropriate to enable supporting activities to be provided for growth. The land is fragmented. Primary production opportunities on the sites are significantly constrained. See submission for further details.
231.6	S Cullen	Planning Maps	Amend	AMEND the planning maps to zone areas near to urban centres that can no longer accommodate rural production type activity to more appropriate zones which enable continued use and growth of commercial and industrial activities. This would include rezoning of sites which are not utilised for rural activities or have little potential to be used for such activities. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> To align with the Strategic Direction chapter, national direction and market demand and protect land that has remaining productive intent. Rezoning of sites which are not utilised for rural activities or have little potential to be used for such activities, to more appropriate zones will enable continued use and growth of commercial and industrial activities which are appropriate to locate outside of the key urban centres.
231.7	S Cullen	Planning Maps	Oppose	DELETE or refine the Mangawhai/Hakaru Managed Growth Area. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Rural commercial and industrial type development in this area will not cause additional pressure on Council's three water infrastructure. Development pressures on roading and social infrastructure are addressed through Councils' Development Contributions Policy and Financial Contributions chapter of the Proposed District Plan. The overlay provisions will severely detract investment and growth and unfairly restrict the

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					ability of landowners affected to provide for their economic wellbeing.
231.8	S Cullen	Relationship Between Spatial Layers	Amend	AMEND the Relationship Between Spatial Layers chapter to provide clarity for the user. The submission notes there are no references to Precincts or proposed Mangawhai/Hakaru Managed Growth Area in the spatial layers listed. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> To provide clarity for plan users.
231.9	S Cullen	Relationship Between Spatial Layers	Amend	AMEND the Relationship Between Spatial Layers chapter to make it clear that for split zoned sites provisions apply only to the extent of the mapped area. AND Any other necessary consequential amendments.	<ul style="list-style-type: none"> To provide clarity for the plan users.
231.10	S Cullen	Vision for Kaipara	Support	RETAIN SD-VK-O1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The submitter supports the intent of SD-VK-O1.
231.11	S Cullen	Vision for Kaipara	Support	RETAIN SD-VK-O2 as notified. AND AMEND Heavy industrial zone and Light industrial zone provisions to give effect to SD-VK-02. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> This objective seeks to enable economic development through flexible and accommodating approach to business opportunities however this is unsupported by zone provisions.
231.12	S Cullen	Vision for Kaipara	Support	RETAIN SD-VK-O6 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The submitter supports avoidance and mitigation of reverse sensitivity effects.
231.13	S Cullen	Vision for Kaipara	Support	RETAIN SD-VK-O7 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The submitter supports providing for a variety of development opportunities and living/housing options through a range of zones.
231.14	S Cullen	Urban Form and Development	Support	RETAIN SD-UFD-O1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Development of residential, commercial and industrial land to meet current and predicted future demand is supported.
231.15	S Cullen	Urban Form and Development	Amend	AMEND SD-UFD-O2 to clarify what is meant by the term 'compatible' with other uses. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports the enablement of economic and business opportunities, but the term 'compatible' may cause uncertainty for plan users.
231.16	S Cullen	Urban Form and Development	Support	RETAIN SD-UFD-O5 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports consolidation and integration of future growth.
231.17	S Cullen	Urban Form and Development	Amend	AMEND SD-UFD-P1 as follows: Ensure sufficient residential and business land development capacity is provided within or <u>adjacent in proximity</u> to existing urban areas. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The provisions for housing and business should extend beyond urban areas to provide for appropriate opportunities in all zones as intended by SD-UFD-O2.
231.18	S Cullen	Urban Form and Development	Amend	ADD a definition for "large-scale industrial activity" to assist interpretation of SD-UFD-P5. OR ADD a definition for "heavy industrial activity" to assist interpretation of SD-UFD-O5. AND AMEND SD-UFD-O5 by replacing 'large scale' with 'heavy' industrial activities. AND	<ul style="list-style-type: none"> It is unclear what is intended to be a large scale industrial activity.

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				Any necessary consequential amendments.	
231.19	S Cullen	Definitions	Amend	ADD definitions for "large-scale industrial activity", "heavy industrial activity" and "light industrial activity". AND Any necessary consequential amendments.	<ul style="list-style-type: none"> To assist with interpretation of SD-UFD-P5, SD-UFD-P6, HIZ-O1, HIZ-P1 and LIZ-R3.
231.20	S Cullen	Urban Form and Development	Amend	AMEND SD-UFD-P6 to replace 'Industrial Activity' with 'Light Industrial Activity' AND DEFINE "Light Industrial Activity" to assist interpretation of SD-UFD-P6. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The policy provides for all industrial activities in the Light industrial zone which is inconsistent with the intent of the Light industrial zone.
231.21	S Cullen	Urban Form and Development	Oppose	DELETE SD-UFD-P7 AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Provision of infrastructure and services can be provided to meet the requirements of urban areas without applying an arbitrary spatial limitation. SD-UFD-P1 is inconsistent with FC-O1.
231.22	S Cullen	Transport	Amend	AMEND TRAN-R4 to remove duplication of 1.c and 1.b. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Duplication.
231.23	S Cullen	Transport	Amend	AMEND TRAN-R4.1.f as follows: For new or upgrades to vehicle crossings on to roads controlled by Kaipara District Council compliance with Kaipara District Council Engineering Standards 2011 or alternative engineering standards with the agreement of Council. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> It is unclear from TRAN-R4.1.f what the required standard is for a permitted activity. Permitted activities should be undertaken without council approval.
231.24	S Cullen	Natural Hazards	Support	RETAIN NH-P1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Ability to rely upon up to date and best available information when assessing and managing risks is supported. As mitigation is implemented potential hazard risk reduces and this may not be reflected in the district plan.
231.25	S Cullen	Natural Hazards	Amend	DELETE NH-P3 and replace with the following: <u>To ensure that the location and design of new subdivision and development on land subject to flood hazards does not increase the risk of adverse effects on people, property, and the environment including by:</u> <u>1. Subdivision plans identifying building areas that will not be subject to inundation or material damage in a 100-year flood event.</u> <u>2. Built development within the 10-year flood hazard area being of the type and design that is not subject to material damage in a 100-year flood event.</u> <u>3. New built development containing vulnerable activities achieving a minimum freeboard above a 100-year flood event.</u> <u>4. Commercial and industrial buildings being of the type/design that are not subject to material damage in a 100-year flood event.</u> <u>5. Not exacerbating or creating a flood hazard for other properties.</u> <u>6. Ensuring adequate vehicular access is available to serve development.</u> AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Seeking to avoid development within High Risk Flood Areas (10 year flood extent) is contrary to Regional Policy Statement policy 7.1.2 which concludes that subdivision, built development and land use change may be appropriate where that land use or built development is of a type that will not be subject to material change in a 100 year flood event.
231.26	S Cullen	Natural Hazards	Amend	AMEND NH-P4 to remove duplication and conflict with NH-P6 and the submitter's recommended changes to NH-P3. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Duplication and conflicts.

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231.27	S Cullen	Natural Hazards	Oppose	DELETE NH-R11. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The rule duplicates and is inconsistent with the Regional Plan – Rule C.8.3.1.
231.28	S Cullen	Subdivision	Oppose	DELETE SUB-O2 AND Any necessary consequential amendments.	<ul style="list-style-type: none"> It is considered that this objective as proposed is too narrow to accommodate all types of subdivision in all urban zones. Some clauses may be extremely limiting, particularly if a site has been appropriately zoned for Light or Heavy industrial. Consolidating urban development is unnecessary as the spatial distribution of zoning has already been identified.
231.29	S Cullen	Subdivision	Oppose	DELETE SUB-P1. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> It is considered that this policy is too narrow when applied to all zones, particularly those zones which have a lower level of amenity and are expected to have a high level of modification such as the Commercial, Light and Heavy industrial zones. Not all vegetation should be incorporated in a subdivision design, and it is considered that the Natural Environmental Values provisions afford sufficient protection.
231.30	S Cullen	Subdivision	Amend	AMEND SUB-P2.4 as follows: ... 4. Requiring allotments <u>within an area of benefit</u> to connect to the Council's reticulated systems where practicable, except in the General rural zone; AND Any necessary consequential amendments.	<ul style="list-style-type: none"> SUB-P2 details infrastructure servicing requirements for all zones, this policy has been framed with a narrow lens, it fails to consider practical onsite solutions for servicing.
231.31	S Cullen	Subdivision	Oppose	DELETE SUB-P6 and replace with new policies which reflect appropriate subdivision within each urban zone including within Light and Heavy industrial zones. AND ADD new policies which reflect appropriate subdivision within each urban zone including within Light and Heavy industrial zones. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The submitter does not support the limitation of development based upon the proposed Mangawhai/Hakaru Managed Growth Area. This is an arbitrary area with no section 32 justification. Limitation of subdivision with the General rural zone is not efficient, not effective.
231.32	S Cullen	Subdivision	Oppose	DELETE SUB-P12. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter does not support the limitation of development based upon the proposed Mangawhai/Hakaru Managed Growth Area. This is an arbitrary area with no section 32 justification. Limitation of subdivision with this area is not efficient, not effective. Furthermore, proposed policy SUB-P2 subject to appropriate amendments will manage provision of infrastructure.
231.33	S Cullen	Subdivision	Amend	AMEND the subdivision policies to include clear direction for subdivision of industrial land. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The Proposed District Plan does not provide any policy direction on subdivision of industrial land other than appropriate servicing provisions within the respective zone chapters leaving little direction on the anticipated direction for non-complying subdivisions of industrial land.
231.34	S Cullen	Subdivision	Amend	AMEND Rule SUB-S5 to include provision for onsite servicing in areas not benefited by public services. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> As proposed it is unclear if the requirement to provide three waters infrastructure enables the use of onsite servicing which is often required for industrial activities located in rural areas.
231.35	S Cullen	General Rural Zone	Amend	AMEND Rule GRUZ-R2 to remove reference to offensive trades. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Many defined offensive trades are also considered rural industries and should be enabled in rural areas as intended by GRUZ-O1 and GRUZ-P1.
231.36	S Cullen	General Rural Zone	Amend	AMEND GRUZ-R5 to remove reference to offensive trades. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Many defined offensive trades are also considered rural industries and should be enabled in rural areas as intended by GRUZ-O1 and GRUZ-P1.

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231.37	S Cullen	General Rural Zone	Amend	AMEND Rule GRUZ-R8 to include reference to offensive trades as a permitted activity. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Many defined offensive trades are also considered rural industries and should be enabled in rural areas as intended by GRUZ-O1 and GRUZ-P1.
231.38	S Cullen	Heavy Industrial Zone	Amend	AMEND HIZ-O1 to define 'heavy industrial activity'. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'heavy industrial activity' so this policy is uncertain for plan users, inefficient and ineffective.
231.39	S Cullen	Heavy Industrial Zone	Support	RETAIN HIZ-O4 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports the protections of industrial uses from reverse sensitivity effects.
231.40	S Cullen	Heavy Industrial Zone	Amend	AMEND HIZ-P1 to define 'heavy industrial activity'. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'heavy industrial activity' so this policy is uncertain for plan users, inefficient and ineffective.
231.41	S Cullen	Heavy Industrial Zone	Amend	AMEND HIZ-R3 to include reference to offensive trades as a permitted activity. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Many defined offensive trades are considered consistent with industries that create potentially significant adverse effects and as such should be enabled in the Heavy industrial zone to ensure consistency with the purpose of the Heavy industrial zone.
231.42	S Cullen	Definitions	Amend	ADD definition for "Convenience Food Retail" to assist with interpretation of HIZ-R5. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> To assist with interpretation of HIZ-R5.
231.44	S Cullen	Definitions	Amend	ADD a definition for "Employee Residential Unit" to assist with the interpretation of HIZ-R9. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of "Employee Residential Unit". This rule is uncertain for plan users, inefficient and ineffective.
231.46	S Cullen	Heavy Industrial Zone	Amend	AMEND HIZ-S7 as follows: A landscape strip shall be provided: a. Along the full length of the interface between the industrial activity and the road boundary except for vehicle crossings; and b. Along the full-length of the interface between the industrial activity and any boundary where the Heavy industrial zone abuts a General residential zone, Open Space, or Sport and active recreation zone; AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Provision of landscaping along the full length of a boundary is not considered necessary in all instances particularly larger sites which may not be fully occupied.
231.47	S Cullen	Light Industrial Zone	Amend	DELETE LIZ-P2. AND ADD the following: <u>1. To manage non-industrial activities by ensuring that they:</u> <u>a. Are not likely to generate reverse sensitivity effects that constrain the establishment and operation of industrial activities.</u> <u>b. Support, or are compatible with, the operation of industrial activities within the Zone.</u> <u>c. Ensure that the potential establishment of future industrial activities is not compromised by the nature, scale and design of activities and buildings.</u> <u>d. Do not compromise the viability and vitality of the Commercial zone.</u> AND Any necessary consequential amendments.	<ul style="list-style-type: none"> As drafted LIZ-P2 does not align with SD-VK-O2 which seeks flexibility in growth and business opportunities.
231.48	S Cullen	Light Industrial Zone	Amend	AMEND LIZ-P7 as follows:	<ul style="list-style-type: none"> Policy LIZ-P7 omits the option for onsite servicing. Many industrial areas are not

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				Limit subdivision and development where it is not connected to public reticulated infrastructure <u>or serviced by onsite facilities.</u> AND Any necessary consequential amendments.	benefited by council infrastructure and can be suitably serviced on site.
231.49	S Cullen	Light Industrial Zone	Amend	AMEND Rule LIZ-R3 to define heavy industrial activity or to be measurable. OR ADD a definition for "Heavy industrial activity". AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'heavy industrial activity' so this rule is uncertain for plan users, inefficient and ineffective. Refer other submissions.
231.50	S Cullen	Light Industrial Zone	Amend	ADD a definition for "Heavy industrial activity" to assist interpretation of LIZ-R4, LIZ-R5 and LIZ-R6. AND ADD a definition for "Retail activity" to assist interpretation of LIZ-R4, LIZ-R5 and LIZ-R6. AND AMEND LIZ-R4 to insert definitions of heavy industrial activity and retail activity. AND AMEND Rules LIZ-R4, LIZ-R5 and LIZ-R6 to apply consistent standards to retail activities and to give effect to the relevant policies. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> It is unclear what constitutes 'convenience food retail' or 'wholesalers.' The rules have different maximum gross floor area, this inconsistency is unclear when the potential effect of retail is relatively consistent. The rules also do not appear to give effect to the relevant policies or relate to the objectives of the zone.
231.54	S Cullen	Light Industrial Zone	Amend	ADD a new rule to Light industrial zone chapter to enable employee residential units. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The rules of the Light industrial zone do not give effect to SD-VK-O7 which seeks to enable a variety of living options in a variety of zones with no residential activities provided for in the Light industrial zone. The Proposed District Plan also does not give effect to SD-UFD-P6 which seeks for the Light industrial zone to accommodate a range of industrial activities and associated activities.
231.57	S Cullen	Planning Maps	Amend	AMEND the zoning of 82A Devich Road, Mangawhai (Lot 2 DP 452814) from General rural zone to an industrial zone (either Light or Heavy industrial zone).	<ul style="list-style-type: none"> The existing lawfully established land use on the sites (contracting yard and commercial/industrial activities) are consistent with the intended purpose, character and amenity of the Light industrial zone and Heavy industrial zone, not the General rural zone. The Council's zoning of the wider Mangawhai area is not the most appropriate to enable supporting activities to be provided for growth. The land is fragmented. Primary production opportunities on the sites are significantly constrained. See submission for further details.
232.1	Safe Guard Self Storage Mangawhai Ltd, Northbase Trade Centre Ltd & 14 Northbase Ltd	General	Amend	AMEND the Proposed District Plan as may be necessary to reflect the matters discussed within the specific submission points, in particular matters relating to the Service Sub-Zone 7 of Mangawhai Central, the submitter's land and Estuary Estates.	<ul style="list-style-type: none"> The submitter is a key stakeholder in the 'Service Sub-Zone 7' of Mangawhai Central.
232.2	Safe Guard Self Storage Mangawhai Ltd, Northbase Trade Centre Ltd & 14 Northbase Ltd	National Policy Statements and New Zealand Coastal Policy Statement	Amend	AMEND the Proposed District Plan to properly reflect the National Policy Statements, National Environmental Standards and National Planning Standards in a way specific to Kaipara and that provides submitters fair opportunity to comment on the detail.	<ul style="list-style-type: none"> Consultation is currently taking place on the national direction for a number of National Policy Statements and National Environmental Standards. The Proposed District Plan must give effect to these and be specific to Kaipara and the Strategic Direction to its assessment as a result.
232.3	Safe Guard Self Storage Mangawhai Ltd, Northbase Trade Centre Ltd & 14 Northbase Ltd	Strategic Direction	Oppose	AMEND the whole Strategic Direction section (including Vision for Kaipara, Historic Heritage, Natural Environment, Natural Hazards and Resilience, Tangata Whenua, Urban Form and Development, Financial Contributions) to re-write it into a coherent strategic direction in a context more fitting and reflective of Kaipara District.	<ul style="list-style-type: none"> As currently presented, the objectives of the 'vision for Kaipara' are not specific to the local area or local communities. The provisions are generically worded and do not reflect or respond to specific local issues or characteristics.

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					<ul style="list-style-type: none"> The objectives and policies proposed do not flow through adequately to the zone provisions, and the wording of the objectives is too generic and insufficiently directive. The overall format of the section is confusing with some topics stating policies and rules. The National Planning Standards state that rules must not be included under the Strategic direction heading.
232.4	Safe Guard Self Storage Mangawhai Ltd, Northbase Trade Centre Ltd & 14 Northbase Ltd	Estuary Estates (Mangawhai Central)	Amend	AMEND provisions that directly or indirectly affect the Service 7 Sub-Zone of the Estuary Estates Special Purpose Zone and subdivision or land use activities occurring or sought to occur in the zone, to provide greater flexibility.	<ul style="list-style-type: none"> The submitters are key landowners in the Service Sub-Zone and wish to ensure that future zoning or plan provisions in this location are brought forward in a consistent and enforceable manner.
232.5	Safe Guard Self Storage Mangawhai Ltd, Northbase Trade Centre Ltd & 14 Northbase Ltd	Estuary Estates (Mangawhai Central)	Amend	AMEND the extent of/provisions for the Service 7 Sub-Zone to better reflect the extent that storage and other similar service operations could operate in this locality, and provide greater flexibility for market demand opportunities and uses.	<ul style="list-style-type: none"> Operations that could operate in this locality reach far beyond the current definition of local service activities and yard-based retail.
232.6	Safe Guard Self Storage Mangawhai Ltd, Northbase Trade Centre Ltd & 14 Northbase Ltd	Estuary Estates (Mangawhai Central)	Support	AMEND the status of the Estuary Estates Special Purpose Zone to a layer more aligned to the National Planning Standards.	<ul style="list-style-type: none"> Submitter supports the Council's proposed approach to change the status but wants to be notified of the change and provide a submission as required.
233.1	Takahoa Bay Society Inc	Planning Maps	Oppose	AMEND the zoning of a section of Oneriri Road, including Takahoa Bay, from Rural lifestyle zone to the existing Rural zone.	<ul style="list-style-type: none"> Takahoa Bay (along with neighbouring Hinamoki Estate) was intentionally developed as a low-density rural community. Any zoning changes would require a formal constitutional amendment. Legally binding covenants, in place as between all 50 members of the Takahoa Bay Society, effectively prohibit members from subdividing their properties. This is a complex, time-consuming, and costly legal process involving full society consultation and legal oversight. The shared private infrastructure within Takahoa Bay - including internal roads, stormwater systems, and general maintenance - was never designed for high-density development More septic tanks would pose a risk to water quality, particularly in the Kaipara Harbour Intensification risks compromising the local sensitive ecological and cultural values. Existing roading is a long, narrow, single-access route with known vulnerabilities. Intensification would increase risks to resident safety and reduce community resilience. The proposed rezoning could result in inflated land valuations and increased rates based on the perceived potential to subdivide.
234.1	Windcrest Ltd	Planning Maps	Amend	AMEND the zone of the following sites located in and around 244 Waihue Road, Dargaville from General rural zone to Rural lifestyle zone: <ul style="list-style-type: none"> Lot 1 DP 461772 (RT 607831) Lot 3 DP 581015 (RT 1091301) Lot 1 DP 77375 (NA33D/32) Pt Lot 3 DP 10667 (RT 376243) Pt Kaihu 2B and Lot 1 DP 125739 (NA73B/573) Lot 1 DP 108571 (NA67C/953) OR alternative relief with similar effect	<ul style="list-style-type: none"> The land immediately adjoins land proposed to be rezoned General residential zone to the south-east. Rezoning to Rural lifestyle zone would provide an appropriate transition and help avoid reverse sensitivity effects arising from incompatible uses. The railway line on the northern boundary offers a clear and defensible edge to the Rural lifestyle zone, buffering the area from surrounding agricultural land to the north The zoning proposed above offers an opportunity to preserve wetland areas through esplanade reserves and long-term ecological management. The proposed rezoning of additional Rural lifestyle zone land allows for additional housing outside of the Dargaville serviced area – specifically in locations where properties can be fully serviced on-site. The Rural lifestyle zone is consistent with other District Plan Provisions.

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					<ul style="list-style-type: none"> • Apart from two small areas none of the land in question is defined as highly productive. • The proposed rezoning to Rural lifestyle zone is well aligned with the overarching direction of the Strategic Direction chapter of the Proposed District Plan. Considering the analysis required under Section 32 of the Resource Management Act (set out in detail in the submission proper), and the outcomes sought for the Rural lifestyle zone, the Rural lifestyle zone is a more suitable zone for the site rather than the proposed General rural zone.
235.1	B Williams	Planning Maps	Support	RETAIN the Light industrial zone as applied in the Proposed District Plan	<ul style="list-style-type: none"> • It aligns with businesses that are already established so a change of zone would be suitable.
235.2	B Williams	General	Amend	No specific decision requested, however the submission expresses concern that rates go up for properties rezoned as Light industrial zone that are still being used for residential living.	<ul style="list-style-type: none"> • No reasons provided.
236.1	P Rothwell	General	Oppose	AMEND the Proposed District Plan to prevent intensification of the Mangawhai Harbour Catchment until a comprehensive stormwater management plan is formulated. The stormwater management plan would include a study of the Mangawhai Harbour catchment hydrology, a study of harbour macroinvertebrates, an evaluation of the current stormwater infrastructure, recommendations for future infrastructure costed into the Long Term Plan, and implementation of up-to-date engineering standards for stormwater and roading.	<ul style="list-style-type: none"> • The Mangawhai Harbour is recognized under the New Zealand Coastal Policy Statement 2010 for its rare avian fauna. • There is a clear duty under the New Zealand Coastal Policy Statement to avoid any adverse effect on this habitat. The ecological importance of Mangawhai Harbour has been recently affirmed in the Mangawhai Central' and 'Wharf Environment Court hearings. • Stormwater is by far the largest contributor to harbour and waterway pollution. There is a direct connection between polluted harbours and adverse effects on harbour taxa. • Water washing off the land is the only real source of harbour pollution, and it is entirely controllable'
236.2	P Rothwell	General	Amend	AMEND all reference to stormwater in the Proposed District Plan to directly reference the Auckland Council Unitary Plan stormwater standards and water sensitive design until more suitable rules can be derived from the comprehensive stormwater management plan [referenced in submission 236.1]	<ul style="list-style-type: none"> • The KDC Engineering Standards 2011 , which are the referenced document for most stormwater infrastructure in the Proposed District Plan, do not deal adequately with stormwater treatment. • Since 2011 the population has . grown from 2500 to 8000. There was no kerb and channel or piped network, there were a fraction of domestic and heavy vehicles, and most houses were not occupied • The network discharge consent from Northland Regional Council is equally out of date. There is no provision for stormwater treatment for urban discharges to the Mangawhai Harbour • The Mangawhai Hills Plan Change recently granted, and Estuary Estates (Mangawhai Central) Plan Change 78 already references the Auckland Council water-sensitive design standards. It would be rational to adopt the same water sensitive design standards for the District.
236.3	P Rothwell	General	Oppose	DELETE the stormwater section of the KDC Engineering Standards 2011.	<ul style="list-style-type: none"> • The KDC Engineering Standards 2011, which are the referenced document for most stormwater infrastructure in the Proposed District Plan, do not deal adequately with stormwater treatment.
237.1	K P Dreadon Limited	Subdivision	Oppose	ADD the following clause to SUB-R3: <u>No more than one additional allotment may be created under this rule unless the proposal complies with SUB-R6, SUB-R7, or SUB-R10.</u>	<ul style="list-style-type: none"> • The current rule does not prevent cumulative subdivision stacking with SUBR4 and SUB-R6. Clarification is needed to confirm it is one additional lot total per title unless offset conditions are met.
237.2	K P Dreadon Limited	Subdivision	Oppose	DELETE SUB-R4 in its entirety and replace with a provision that enables small-lot subdivision only where it delivers equivalent or superior environmental benefit to that required under SUB-R6.	<ul style="list-style-type: none"> • SUB-R4 enables between 21,684 and 28,134 new lots (depending on Highly Productive Land interpretation) with no environmental requirements. Even under the most conservative National Policy Statement for Highly Productive Land application(excluding LUC 1-3), 4,866 titles yield 21,684 lots. Under probable 2025 National Policy Statement for

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					Highly Productive Land amendments (excluding LUC 1-2), 6,285 titles yield 28,134 lots. Analysis shows most properties yield maximum 5 lots, confirming SUB-R4 functions as blanket rural rezoning rather than controlled subdivision. This creates a perverse incentive that punishes environmental protection efforts (62% fewer opportunities under SUB-R6/R7).
237.3	K P Dreadon Limited	Subdivision	Amend	AMEND SUB-R6 to enable integration with mapped Offset Receiving Zones (ORZs), allow cross-boundary transfers, and increase yield where restoration or retirement exceeds the 0.5ha baseline threshold.	<ul style="list-style-type: none"> SUB-R6 provides a useful baseline for incentivising protection, but is currently underutilised due to limited lot entitlements and lack of cross-boundary coordination.
237.4	K P Dreadon Limited	Subdivision	Amend	AMEND SUB-R7 to: <ul style="list-style-type: none"> Clarify the status as Restricted Discretionary. Link assessment criteria directly to Offset Management Plan certification. Add reference to SUB-S17 ecological thresholds and SUB-S20 compliance pathway. 	<ul style="list-style-type: none"> SUB-R7 is a sound starting point for enabling restoration-based subdivision but lacks clarity and structure for practical implementation.
237.5	K P Dreadon Limited	Subdivision	Amend	ADD new SUB-R8 Controlled Activity - Internal Transfers within Offset Receiving Zone. This would be applicable where donor and receiver sites are both in an Offset Receiving Zone, donor meets SUB-S17, receiver meets SUB-S18, yield complies with SUB-S19, and all SUB-S20 mechanisms secured	<ul style="list-style-type: none"> This new rule provides a clear, controlled pathway for implementing the TDR mechanism where both donor and receiver sites are within an Offset Receiving Zone essential for operational certainty
237.6	K P Dreadon Limited	Subdivision	Amend	ADD new SUB-R9 Restricted Discretionary - Transfers between Offset Receiving Zones or Exceptional Benefit. This would be applicable where donor/receiver in different Offset Receiving Zones or receiver outside Offset Receiving Zones with superior ecological/planning outcome demonstrated.	<ul style="list-style-type: none"> This rule provides necessary flexibility for exceptional circumstances while maintaining clear evaluation framework for cross Offset Receiving Zone transfers
237.7	K P Dreadon Limited	Subdivision	Amend	ADD new SUB-R10 Non-Complying - Transfers into Sensitive Overlays. This would be applicable where receiver site is within Outstanding Natural Landscapes, Significant Natural Areas, High-Class Soil, or Coastal Protection, or where SUB-S17 to SUB-S20 standards are not met	<ul style="list-style-type: none"> Essential protection rule ensuring most sensitive locations remain protected from inappropriate subdivision transfers while allowing limited discretion under exceptional cases.
237.8	K P Dreadon Limited	Subdivision	Amend	ADD SUB-R11 as a Controlled Activity rule that enables subdivision via transferable development rights in an Offset Receiving Zone, provided SUB-S17- S20 criteria are met and a transfer certificate has been issued by Council.	<ul style="list-style-type: none"> This rule provides a clear controlled pathway for implementing the transferable development rights mechanism where the receiver site is within an Offset Receiving Zone. This improves operational certainty for both applicants and the Council.
237.9	K P Dreadon Limited	Subdivision	Amend	AMEND SUB-S16 to include a reference to SUB-S16A (new table specifying offset yields by ecosystem type and quality) and cross-reference to Offset Management Plan Schedule (Schedule X)	<ul style="list-style-type: none"> SUB-S16 sets important thresholds for environmental benefit subdivision but lacks specificity for ecological quality or restoration requirements
237.10	K P Dreadon Limited	Subdivision	Amend	ADD new SUB-S16A Lot Yield Formula for Environmental Benefit Subdivision. One lot per 0.5ha protected indigenous vegetation or 0.5ha protected wetland. No maximum cap-yield is proportionate to ecological contribution. Subject to SUB-S17-S20 compliance.	<ul style="list-style-type: none"> New yield table essential for providing clear, quantifiable incentives for ecological enhancement with transparent ratios reflecting existing standards while incentivising larger-scale restoration.
237.11	K P Dreadon Limited	Subdivision	Amend	ADD new SUB-S17 Donor Site Eligibility. Requiring minimum 0.5ha indigenous vegetation or 0.5ha wetland, Suitably Qualified or Experienced Person assessment, perpetual legal protection via covenant, approved management plan, and implementation before lot transfer.	<ul style="list-style-type: none"> New standard essential for establishing clear donor site eligibility criteria ensuring ecological quality and professional assessment standards.
237.12	K P Dreadon Limited	Subdivision	Amend	ADD new SUB-S18 Receiving Site Eligibility. Must be within Offset Receiving Zone, outside sensitive overlays, equal or lesser productive soil value than donor, and comply with access/servicing requirements.	<ul style="list-style-type: none"> New standard essential for ensuring receiver sites are appropriate and do not conflict with soil protection or environmental overlays.

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237.13	K P Dreadon Limited	Subdivision	Amend	ADD new SUB-S19 Lot Yield Controls. One lot per 0.5ha qualifying indigenous vegetation or 0.5ha wetland. No cap on yield-scales with total ecological area.	<ul style="list-style-type: none"> New standard providing clear yield controls essential for market certainty while preventing over-intensification through maximum caps
237.14	K P Dreadon Limited	Subdivision	Amend	AMEND SUB-S20 to require a certified Offset Management Plan (Schedule X) as a precondition for any transferable development rights certificate being issued, and include requirements for consent notices and covenants to secure the environmental feature.	<ul style="list-style-type: none"> This rule underpins the legal framework for issuing transferable development rights certificates but needs to be linked directly to the Offset Management Plan requirements.
237.15	K P Dreadon Limited	Definitions	Amend	ADD a definition for "Transferable Development Right" as follows: <u>means a development entitlement created through environmental enhancement that can be transferred to another site.</u>	<ul style="list-style-type: none"> This definition is necessary to support the operation of the TDR framework and is consistent with other operative plans.
237.16	K P Dreadon Limited	Definitions	Amend	ADD new definition for "Environmental Offset Mechanism" as follows: <u>means a certified restoration or enhancement project established in accordance with Schedule X and secured by legal instrument to support a transferable development right or other offset-based consent mechanism.</u>	<ul style="list-style-type: none"> New definition to provide clarity and consistency when implementing transferable development rights and offset provisions throughout the Proposed District Plan
237.17	K P Dreadon Limited	Strategic Direction	Amend	ADD the following new clause to SD-P1: <u>(6) enabling innovative environmental management mechanisms, including transferable development rights frameworks, that deliver coordinated restoration and enhancement outcomes at a landscape scale.</u>	<ul style="list-style-type: none"> The current wording does not sufficiently enable innovative environmental mechanisms such as transferable development rights that deliver landscape-scale restoration.
237.18	K P Dreadon Limited	Ecosystems and Indigenous Biodiversity	Amend	ADD the following sentence to ECO-P4: <u>This may include transferable development right mechanisms that coordinate protection and enhancement across multiple properties to achieve landscape-scale ecological outcomes.</u>	<ul style="list-style-type: none"> ECO-P4 should explicitly enable coordination across multiple properties using mechanisms such as transferable development rights to support landscape-scale outcomes.
237.19	K P Dreadon Limited	Ecosystems and Indigenous Biodiversity	Amend	ADD the following to ECO-PS: <u>Legal protection may also be achieved through frameworks such as transferable development rights, which incentivise and systematise protection and restoration outcomes.</u>	<ul style="list-style-type: none"> ECO-P5 should explicitly recognise transferable development rights frameworks as a tool to incentivise the legal protection and management of significant indigenous vegetation and habitats.
237.20	K P Dreadon Limited	Natural Character	Amend	ADD the following to NATC-P4: <u>Restoration and enhancement may be achieved through mechanisms such as transferable development rights that enable coordinated, catchment-based outcomes.</u>	<ul style="list-style-type: none"> NATC-P4 should refer to catchment-based coordination mechanisms, including transferable development rights, as a method to restore natural character.
237.21	K P Dreadon Limited	Planning Maps	Amend	ADD a new mapped overlay called the Offset Receiving Zone, with mapped boundaries shown on the planning maps and listed in Schedule X. AND ADD a mapping rule requiring Offset Receiving Zones to avoid Outstanding Natural Landscapes, Significant Natural Areas, Coastal Protection Zones and Class 1-3 LUC land.	<ul style="list-style-type: none"> The Proposed Plan does not currently include a mapped Offset Receiving Zone framework. This is critical to ensure spatial certainty for implementing the transferable development rights mechanism.
237.22	K P Dreadon Limited	General	Amend	ADD a new Schedule X listing each Offset Receiving Zone, spatial area and its maximum lot capacity, based on LUC, servicing, and amenity constraints. Require any change to the Offset Receiving Area Schedule to be via plan change or schedule amendment.	<ul style="list-style-type: none"> Schedule X is necessary to list the Offset Receiving Zones and their receiving capacity. This allows for cumulative effects to be managed while enabling efficient consent processing.
237.23	K P Dreadon Limited	General	Amend	ADD Schedule X setting out the 7 required components of an Offset Management Plan, including site details, ecological report, restoration strategy, pest control plan, monitoring regime, legal mechanism, and supporting maps/photos.	<ul style="list-style-type: none"> A standardised schedule is essential to ensure ecological enhancement is well documented, independently verified, and legally secured. This improves implementation certainty.

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237.24	K P Dreadon Limited	Definitions	Amend	ADD a definition for "Offset Receiving Zone (ORZ)" as follows: <u>means a mapped area where transferred development rights may be realised.</u>	<ul style="list-style-type: none"> The definition is necessary to support the operation of the transferable development rights framework and is consistent with other operative plans.
237.25	K P Dreadon Limited	Definitions	Amend	ADD a definition for "Environmental Offset Mechanism" as follows: <u>means a rule or framework enabling development rights to be allocated in exchange for environmental enhancement.</u>	<ul style="list-style-type: none"> This definition is necessary to support the operation of the transferable development rights framework and is consistent with other operative plans.
238.1	L & R Guy	Planning Maps	Amend	AMEND the zoning map for Baylys Beach to reduce the extent of the residential area.	<ul style="list-style-type: none"> The increase in size defined for residential use is not needed Current water supply is inadequate and would require a system upgrade. Concerns over stormwater run-off. Septic tank system would have to be addressed. It is more than twice the size of Baylys Beach existing residential area.
238.2	L & R Guy	Planning Maps	Amend	AMEND the zoning for Baylys Beach to reduce the extent of the commercial area.	<ul style="list-style-type: none"> The proposed area is too large - 3 sections would suffice.
238.3	L & R Guy	Subdivision	Amend	No specific decision requested, however the submission considers that the 600m ² lots proposed for Baylys Beach is very small and that many lots would impact runoff going down towards the beach. The septic tank system would have to be addressed.	<ul style="list-style-type: none"> Concerns about the extent of the residential area proposed for Baylys Beach.
239.1	E Butcher	Planning Maps	Amend	No specific decision requested, however the submission raises the following concerns regarding the proposed rezoning of the area of Awakino Point SH14 to Industrial: <ul style="list-style-type: none"> Industrial zoning will increase the rates for existing landowners. Industrial zoning will affect property values of existing landowners negatively. It will increase traffic volumes and the associated hazards. 	<ul style="list-style-type: none"> The properties are deemed to be rural residential and there is likely to be a rates penalty for properties being rezoned as Industrial. This is unjust and unfair. The submitter's property is on the cusp of rural residential. The extension to the industrial zone will have a negative impact on the value and financial outcome of the property making it less attractive to any potential buyers. Traffic volumes have increased and so has the traffic speed as new industries have become established.
239.2	E Butcher	General	Amend	PROVIDE lower speed limits to 60 / 70 km/hour and speed camera(s) for SH 14 into /out of Awakino.	<ul style="list-style-type: none"> Safety issue
240.1	M Goodwin	Planning Maps	Amend	AMEND the zoning for Lot 2 DP 30634 to allow subdivision	<ul style="list-style-type: none"> The submitter states: The surrounding land is being subdivided into lifestyle blocks, so this request is consistent with those sections. Current use is becoming financially unviable.
240.2	M Goodwin	Planning Maps	Amend	AMEND the zoning for Lot 60 DP 10695 to allow subdivision.	<ul style="list-style-type: none"> The surrounding land is being subdivided into lifestyle blocks, so this request is consistent with those sections. Current use is becoming financially unviable.
240.3	M Goodwin	Planning Maps	Amend	AMEND the zoning for the property at 1022 SH12 Dargaville-Waipoua (Lot 10 DP 10695 Blocks XI, XII, XIV and XV) to allow for subdivision.	<ul style="list-style-type: none"> The surrounding land is being subdivided into lifestyle blocks, so this request is consistent with those sections. Current use is becoming financially unviable.
241.1	T Bagnall	General	Oppose	No specific decision requested, however the submission considers that Kaipara District Council needs to look at the infrastructure in Dargaville and surrounding areas for water, sewage, drains and footpaths as they cannot keep up with the population. The submission questions how the infrastructure will cope with more subdivisions.	<ul style="list-style-type: none"> Concern over the District's ability to cope with new developments without new infrastructure.
242.1	R Folwell	Planning Maps	Amend	AMEND the zoning of 57 Old Golf Course Road, Mt Wesley (lot 7 DP 68796 BLK XV KAIHU SD) and all other properties on Old Golf Course Road to rural zone	<ul style="list-style-type: none"> The water supply to the area is inadequate. The roading is hazardous with blind bends and dust nuisance.
243.1	C Folwell	Planning Maps	Amend	AMEND the zoning of the property at 39 Old Golf Course Road, Mt Wesley (lot 8 DP	<ul style="list-style-type: none"> The surface of the road is metal and is in poor condition.

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				68796 BLK XV KAIHU SD) and all other properties on Old Golf Course Road from Rural lifestyle zone to Rural zone.	<ul style="list-style-type: none"> Additional traffic would be detrimental. The Council water supply is just adequate for existing residents (but potentially insufficient for firefighting). There is no turning lane from Wesley Road into Old Golf Course Road and increased traffic could be hazardous.
245.1	C & R Williamson	Relationship Between Spatial Layers		<p>AMEND the Spatial Layers section as necessary to provide clarity for the plan user and be clear that provisions apply only to the extent of the mapped area and provide direction for split zoned sites.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter notes that the provisions do not provide any direction for split zoned sites.
245.2	C & R Williamson	Vision for Kaipara		<p>RETAIN SD-VK-O1 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports the intent of this objective being to promote social, economic and cultural wellbeing through providing for appropriate activities and outcomes in the zones.
245.3	C & R Williamson	Vision for Kaipara		<p>RETAIN SD-VK-04 as notified</p>	<ul style="list-style-type: none"> The submitter supports this objective and the directive to provide for growth in appropriate areas whilst protecting highly productive land and primary production activities.
245.4	C & R Williamson	Urban Form and Development		<p>RETAIN SD-UFD-O1 as notified.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Development of residential, commercial and industrial land to meet current and predicted future demand is supported.
245.5	C & R Williamson	Urban Form and Development		<p>RETAIN SD-UFD-O5 as notified.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports consolidation and integration of future growth.
245.6	C & R Williamson	Urban Form and Development		<p>RETAIN SD-UFD-P1 as notified.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Provision of sufficient development capacity is consistent with the National Policy Statement on Urban Development.
245.7	C & R Williamson	Urban Form and Development		<p>AMEND SD-UFD-P4 as follows:</p> <p>Use the commercial zone to provide mixed use development comprising predominantly commercial and community activities in a consolidated network of attractive commercial activity.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> This policy as proposed is unclear and could cause confusion for plan users. The plan does not provide further description of what represents a consolidated network or what is an attractive commercial centre. Furthermore, it is noted that the National Planning Standards provide specific zones for 'centres' Neighbourhood Centre, Local Centre and Town Centre zones.
245.8	C & R Williamson	Urban Form and Development		<p>DELETE SD-UFD-P7</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Provision of infrastructure and services can be provided to meet the requirements of urban areas without applying an arbitrary spatial limitation. SD-UFD-P1 is inconsistent with FC-O1.
245.9	C & R Williamson	Natural Hazards		<p>RETAIN NH-P1 as notified.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The ability to rely upon up to date and best available information when assessing and managing risks is supported. As mitigation is implemented potential hazard risk reduces and this may not be reflected in the district plan.
245.10	C & R Williamson	Natural Hazards		<p>DELETE NH-P3 and add new text as follows:</p> <p><u>To ensure that the location and design of new subdivision and development on land subject to flood hazards does not increase the risk of adverse effects on people, property, and the environment including by:</u></p> <p><u>1. Subdivision plans identifying building areas that will not be subject to inundation or material damage in a 100-year flood event.</u></p> <p><u>2. Built development within the 10-year flood hazard area being of the type and design that is not subject to material damage in a 100-year flood event.</u></p>	<ul style="list-style-type: none"> Seeking to avoid development within High Risk Flood Areas (10-year flood extent) is contrary to the Regional Policy Statement policy 7.1.2 which concludes that subdivision, built development and land use change may be appropriate where that land use or built development is of a type that will not be subject to material change in a 100-year flood.

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				<p><u>3. New built development containing vulnerable activities achieving a minimum freeboard above a 100-year flood event.</u></p> <p><u>4. Commercial and industrial buildings being of the type/design that are not subject to material damage in a 100-year flood event.</u></p> <p><u>5. Not exacerbating or creating a flood hazard for other properties.</u></p> <p><u>6. Ensuring adequate vehicular access is available to serve development.</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	
245.11	C & R Williamson	Natural Hazards		<p>AMEND NH-P4 to remove duplication.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> NH-P4 duplicates and conflicts with NH-P6 and recommended changes to NH-P3.
245.12	C & R Williamson	Natural Hazards		<p>DELETE NH-P4.</p> <p>AND</p> <p>ADD new text as follows:</p> <p><u>To ensure that the location and design of new subdivision and development on land subject to flood hazards does not increase the risk of adverse effects on people, property, and the environment including by:</u></p> <p><u>1. Subdivision plans identifying building areas that will not be subject to inundation or material damage in a 100-year flood event.</u></p> <p><u>2. Built development within the 10-year flood hazard area being of the type and design that is not subject to material damage in a 100-year flood event.</u></p> <p><u>3. New built development containing vulnerable activities achieving a minimum freeboard above a 100-year flood event.</u></p> <p><u>4. Commercial and industrial buildings being of the type/design that are not subject to material damage in a 100-year flood event.</u></p> <p><u>5. Not exacerbating or creating a flood hazard for other properties.</u> <u>6. Ensuring adequate vehicular access is available to serve development.</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Changes to ensure that building platforms will not be subject to flooding in a 1 in 100-year flood event is inconsistent with the Regional Policy Statement policy 7.1.2.
245.13	C & R Williamson	Natural Hazards		<p>AMEND NH-R2 as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. For all additions and alterations:</p> <p>The addition/alteration does not result in the diversion or transfer of flood water onto, or increase the potential impact of a flood event on any adjoining site in a 1 in 100-year ARI flood event, and For accessory buildings:</p> <p>a. The addition/alteration is located entirely within a building area that has been approved as part of a subdivision consent approved after 1 December 2021.</p> <p>b. The addition/alteration does not result in the gross floor area of the accessory building exceeding the following in a High Risk River Flood Hazard Area:</p> <p>i. 110 m² in in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and</p> <p>ii. 10m² in all other zones.</p> <p>For buildings not containing sensitive activities:</p> <p>c. The addition/alteration of <u>any building containing a sensitive activity</u> has a minimum finished floor level of 300mm</p>	<ul style="list-style-type: none"> The proposed the rule is repetitive and confusing for the plan user.

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				<p>above the maximum water level in a 1 in 100-year flood event; and</p> <p>d. The addition/alteration is not in a High-Risk River Flood Hazard Area if it is in a zone other than the General rural zone, Rural lifestyle zone, and Māori purpose zone.</p> <p>For buildings containing sensitive activities:</p> <p>e. The addition/alteration is not in a HighRisk River Flood Hazard Area; and</p> <p><u>d. The addition/alteration of any building containing a sensitive activity</u> has a minimum finished floor level of 500mm above the maximum water level in 1 in 100-year flood event.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	
245.14	C & R Williamson	Natural Hazards		<p>DELETE NH-R3 and replace with a new rule for new buildings within 100-year Flood Hazard Area and a new rule for New Buildings in a High Risk Flood Area (see submission for the proposed wording of the new rules).</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The rules do not provide a permitted pathway; there is no need to duplicate rules between accessory buildings and 'other buildings'.
245.15	C & R Williamson	Natural Hazards		<p>DELETE NH-R4 and replace with a new rule for new buildings within 100-year Flood Hazard Area and a new rule for New Buildings in a High Risk Flood Hazard Area (see submission for the proposed wording of the new rules).</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The rules do not provide a permitted pathway; there is no need to duplicate rules between accessory buildings and 'other buildings'.
245.16	C & R Williamson	Natural Hazards		<p>DELETE NH-R11.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Proposed rule NH-R11 duplicates and is inconsistent with the Regional Plan – Rule C.8.3.1
245.17	C & R Williamson	Subdivision		<p>DELETE SUB-O2.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> As proposed SUB-O2 urban subdivision applies to all subdivision within urban zones, which include commercial, light and heavy industrial zones. It is considered that this objective as proposed is too narrow to accommodate all types of subdivision in all urban zones. For example, Clause 1 requires subdivision to be sympathetic to the context and characteristics of the site and clause 5 requires the contribution to creating a sense of place these may be extremely limiting, particularly if a site has been appropriately zoned for Light or Heavy industrial. Clause 3 seeks to consolidate urban development which is completely unnecessary as the spatial distribution of zoning has already been identified based upon consolidation.
245.18	C & R Williamson	Subdivision		<p>DELETE SUB-P1.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> SUB-P1 outlines general subdivision design and location outcomes, which apply to all zones. Clause 1 seeks the incorporation of and response to existing site features and characteristics, including landforms, vegetation, buildings and cultural and amenity values. Again, it is considered that this policy is too narrow when applied to all zones, particularly those zones which have a lower level of amenity and are expected to have a high level of modification such as the commercial, light and heavy industrial zones. Not all vegetation should be incorporated in a subdivision design and it is considered that the Natural Environmental Values provisions afford sufficient protection.
245.19	C & R Williamson	Subdivision		<p>AMEND SUB-P2.4. as follows:</p> <p>Ensure that subdivision and development is appropriately serviced, and that</p>	<ul style="list-style-type: none"> SUB-P2 details infrastructure servicing requirements for all zones. This policy has been framed with a narrow lens, it fails to

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				<p>infrastructure is provided in an integrated and coordinated manner, by:</p> <p>...</p> <p>4. Requiring allotments <u>within an area of benefit</u> to connect to the Council's reticulated systems where practicable, except in the General rural zone;</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<p>consider practical onsite solutions for servicing, nor does it provide for servicing of the Rural lifestyle zone.</p>
245.20	C & R Williamson	Subdivision		<p>AMEND SUB-P7 as follows:</p> <p>Provide for subdivision that enables appropriate land use activities to occur in the Rural lifestyle zone by:</p> <p>1. Maintaining <u>Requiring subdivision to meet</u> the minimum lot sizes and suitable dimensions for lots to achieve the character, amenity values and density anticipated in the Rural lifestyle zone;</p> <p>2. Avoiding subdivision around minor residential units; and</p> <p>3. Avoiding the creation of undersized lots in the Rural lifestyle zone to ensure the function and desired outcomes for the zone are not undermined <u>an urban form and uniform development patterns.</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Clause 3 of SUB-P7 seeks to avoid the creation of undersized lots to ensure that the outcomes of the zone are not undermined. It is considered that this policy as worded is not efficient and effective.
245.21	C & R Williamson	Subdivision		<p>RETAIN SUB-S1.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The minimum net site area for the Light industrial zone is supported as efficient and effective use of physical resources with integrated development with infrastructure.
245.22	C & R Williamson	Light Industrial Zone		<p>DELETE LIZ-P2 and replace with the following:</p> <p>1. To manage non-industrial activities by ensuring that they:</p> <p><u>a. Are not likely to generate reverse sensitivity effects that constrain the establishment and operation of industrial activities.</u></p> <p><u>b. Support, or are compatible with, the operation of industrial activities within the zone.</u></p> <p><u>c. Ensure that the potential establishment of future industrial activities is not compromised by the nature, scale and design of activities and buildings.</u></p> <p><u>d. Do not compromise the viability and vitality of the Commercial zone.</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> No reasons provided.
245.23	C & R Williamson	Light Industrial Zone		<p>ADD a definition for "heavy industrial activity".</p> <p>OR</p> <p>AMEND LIZ-R3 to be measurable.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'heavy industrial activity'. This rule is uncertain for plan users, inefficient and ineffective.
245.24	C & R Williamson	Definitions		<p>ADD a definition for "Heavy industrial activity" in the context of LIZ-R4, LIZ-R4 and LIZ-R6.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'retail activity' it is unclear what constitutes 'convenience food retail' or 'wholesalers.' The rules have different maximum gross floor area; this inconsistency is unclear when the potential effect of retail is relatively consistent.
245.25	C & R Williamson	Definitions		<p>ADD a definition for "Retail activity" in the context of LIZ-R4, LIZ-R5 and LIZ-R6.</p> <p>AND</p>	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'retail activity' it is unclear what constitutes 'convenience food retail' or 'wholesalers.' The rules have different

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				Any further necessary consequential amendments required.	maximum gross floor area; this inconsistency is unclear when the potential effect of retail is relatively consistent.
245.26	C & R Williamson	Light Industrial Zone		AMEND LIZ-R4 to apply consistent standards to retail activities at a scale that reflects status quo. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'retail activity' it is unclear what constitutes 'convenience food retail' or 'wholesalers.' The rules have different maximum gross floor area; this inconsistency is unclear when the potential effect of retail is relatively consistent.
245.27	C & R Williamson	Light Industrial Zone		AMEND the extent of the Light industrial zone to the east of Dargaville along State Highway 14 to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity. See submission for map of the area. AND AMEND the zoning of the land to the east of Dargaville along State Highway 14 to an appropriate Commercial or Light industrial zone to legitimise existing commercial and light industrial activities. OR ADD an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable commercial and light industrial activities to occur in the area to the east of Dargaville along State Highway 14 (in the event that the above relief is not accepted). AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The Section 32 Evaluation is unclear as to why Light industrial zone boundaries have been established. The proposed Light industrial zone mapped area extends east along State Highway 14, inconsistently including entire sites, split zoning others. The proposed Light industrial zone boundary does not follow a logical defensible boundary, nor does not include existing lawfully established commercial and industrial activities located along east of Dargaville. It is considered that commercial and Light industrial activities, are well established along State Highway 14 and the Proposed District Plan should provide for and enable the continued operation and growth of these activities. The existing and consented cadastral pattern and existing land use results in dishonest zoning which sends a confused message to plan users in terms of the expected outcomes for the General rural zone in this location eroding the intent.
245.28	C & R Williamson	General		AMEND the Proposed District Plan to give effect to the National Policy Statement for Highly Productive Land, including any new and amended national direction. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The proposed zoning framework under the Proposed District Plan does not give effect to the direction in the National Policy Statement for Highly Productive Land regarding the protection of highly productive soils. Central Government is currently undertaking consultation on future changes to National Policy Statements, in particular changes to the National Policy Statement for Highly Productive Land and the removal of LUC 3 from the definition of Highly Productive Land. The new and amended direction is intended to be in force before the end of 2025. District plans must give effect to national policy statements in accordance with s 75(3) of the Resource Management Act.
245.29	C & R Williamson	General		AMEND the Proposed District Plan to give effect to the Regional Policy Statement, including Objective 3.5 Enabling economic wellbeing, Objective 3.6 Economic activities – reverse sensitivity and sterilisation, Policy 5.1.3 Avoiding the adverse effects of new use(s) and development, Objective 3.11 Regional form and Policy 5.1.1 – planned and coordinated development. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The proposed General rural zone provisions unnecessarily restrict further growth and development within the Dargaville area. The Proposed District Plan zoning framework, and in particular the application of the General rural zone, is such that the rural environment is not adequately protected from the negative impacts of new subdivision use and development and reverse sensitivity effects are not avoided. The zoning framework within the Proposed District Plan is narrow and does not enable the effective integration of infrastructure with subdivision, use and development, and promote a sense of place and range of lifestyle options. More specifically the broad and inappropriate application of the General rural zone means that commercial and industrial development in existing areas is unnecessarily constrained.
245.30	C & R Williamson	Light Industrial Zone		AMEND LIZ-R5 to apply consistent standards to retail activities at a scale that reflects status quo. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'retail activity' it is unclear what constitutes 'convenience food retail' or 'wholesalers'. The rules have different maximum gross floor area; this inconsistency is unclear when the potential effect of retail is relatively consistent.

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245.31	C & R Williamson	Light Industrial Zone		AMEND LIZ-R6 to apply consistent standards to retail activities at a scale that reflects status quo. AND Any further necessary consequential amendments required	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'retail activity' it is unclear what constitutes 'convenience food retail' or 'wholesalers'. The rules have different maximum gross floor area; this inconsistency is unclear when the potential effect of retail is relatively consistent.
246.1	E Peterson	Planning Maps		AMEND the zoning of Rural lifestyle zone covering parts of Oneriri Road, including Takahoa Bay and Hinamoki Estates to the existing Rural zone.	<ul style="list-style-type: none"> Unsuitability for high density housing. Impracticality of further development. The infrastructure of public and private roads, stormwater and wastewater does not support further intensification. Current Infrastructure could not support growth. Lack of necessity - slow property market and lack of obvious growth. Environmental and heritage impact. It increases the risks to the environment and the sensitive and at risk Kaipara Harbour in particular. The potential for subdivision would likely increase the ratable value of the land causing a rates increase. Is unnecessary because further subdivision would not be permitted or would be practically impossible under estate rules and covenants and title deeds
247.1	Foodstuffs North Island Limited	Strategic Direction	Amend	AMEND the Strategic Direction chapter to include policies to achieve the objectives. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The objectives need policies to demonstrate how they are going to be achieved in the Proposed District Plan. It is important that policies provide clear direction at the strategic level for when there is conflict.
247.2	Foodstuffs North Island Limited	General	Amend	AMEND the Proposed District Plan to provide a policy direction and rule framework for supermarkets in the proposed zones. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> There is a lack of policy direction and rule framework for supermarket activities within the proposed zones. Supermarkets are not enabled as a permitted activity anywhere in the Kaipara District. A number of the proposed provisions relating to urban design and parking and access requirements impose unnecessarily restrictive controls on supermarket activities. A number of the proposed provisions fail to recognise the operational requirements of supermarkets, the benefits they provide to the wider community, and may unnecessarily restrict future plans.
247.3	Foodstuffs North Island Limited	Planning Maps	Amend	AMEND the zoning maps to implement a centre hierarchy, using commercial zones from the National Planning Standards. AND AMEND provisions to establish a centre hierarchy utilizing a range of commercial zones from the National Planning Standards. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The Proposed District Plan provides a single Commercial zone whereas the National Planning Standards provide a range of commercial zones, which could be utilised (zones listed in submission). The section 32 evaluation has not undertaken a complete analysis of the most appropriate zoning options for commercial land across the Kaipara District, but particularly in key urban areas of Dargaville, Mangawhai, Kaiwaka and Maungatūroto. There is no identification of small, medium or large centres. This will hinder the ability to achieve a sustainable and well-functioning urban form in accordance with the National Policy Standard for Urban Development.
247.5	Foodstuffs North Island Limited	Definitions	Support	RETAIN nesting tables as notified, subject to a change requested (see separate submission point) to insert a definition of supermarket. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The submitter supports the use of nesting tables.
247.6	Foodstuffs North Island Limited	Definitions	Amend	ADD a definition of supermarket as follows (or to similar effect):	<ul style="list-style-type: none"> As currently drafted, a supermarket would be considered a 'commercial activity' (defined term), and further classified as a 'supermarket' within the parking and trip generation

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				<p><u>Supermarket means a self-service retail activity selling mainly food, beverages and small household goods.</u></p> <p>AND</p> <p>ADD this definition into the nesting tables appropriately (e.g. Commercial Activities Group).</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<p>standards. Supermarket is not a defined term within the Proposed District Plan.</p> <ul style="list-style-type: none"> The term supermarket is used inconsistently throughout the proposed provisions, which could lead to confusion and inconsistent application.
247.7	Foodstuffs North Island Limited	Strategic Direction	Amend	<p>AMEND the Strategic Direction chapter to:</p> <ul style="list-style-type: none"> Provide clear direction for commercial growth and development throughout the Kaipara District. Include appropriate policies that to give effect to Strategic Direction objectives. Establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District. Evaluate proposed Strategic Direction objectives and policies in accordance with section 32AA to confirm that these are the most appropriate objectives. <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Strategic Direction chapters do not contain policies (other than Urban Form and Development chapter) which give effect to the proposed objectives. There is no clear policy direction to give effect to the proposed objectives which could lead to an ineffective plan.
247.8	Foodstuffs North Island Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O1 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The objective seeks to provide for wellbeing and economic growth and development.
247.9	Foodstuffs North Island Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O2 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The objective seeks to provide for wellbeing and economic growth and development.
247.10	Foodstuffs North Island Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O8 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Submitter supports this objective and the provision of affordable infrastructure.
247.11	Foodstuffs North Island Limited	Urban Form and Development	Support	<p>RETAIN SD-UFD-O2 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Four of the submitter's existing stores are located within the Commercial zone or a Special purpose zone. The submitter therefore supports that economic and business development opportunities are enabled within Commercial and Industrial Zones, and in other zones where the activity is compatible.
247.12	Foodstuffs North Island Limited	Urban Form and Development	Support	<p>RETAIN SD-UFD-P1 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The policy gives effect to the National Policy Statement for Urban Development.
247.13	Foodstuffs North Island Limited	Urban Form and Development	Amend	<p>RETAIN SD-UFD-P4 as notified, except for changes required in response to the submitter's request to establish a centre hierarchy.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports the policy, however, considers that changes will be needed in response to their submission seeking a centre hierarchy.
247.14	Foodstuffs North Island Limited	Urban Form and Development	Oppose	<p>DELETE SD-UFD-P7</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Mangawhai/Hakaru Managed Growth Area is inappropriate because: <ul style="list-style-type: none"> It represents an arbitrary spatial limitation on new subdivision and development within an area subject to population growth and demand. Provision of infrastructure and services can be provided to meet the requirements of urban areas. It will unnecessarily restrict growth and improvement of economic and social wellbeing.
247.15	Foodstuffs North Island Limited	Planning Maps	Oppose	<p>DELETE the Mangawhai/Hakaru Managed Growth Area spatial extent.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Mangawhai/Hakaru Managed Growth Area is inappropriate because: <ul style="list-style-type: none"> It represents an arbitrary spatial limitation on new subdivision and development

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					<ul style="list-style-type: none"> within an area subject to population growth and demand. ○ Provision of infrastructure and services can be provided to meet the requirements of urban areas. ○ It will unnecessarily restrict growth and improvement of economic and social wellbeing.
247.16	Foodstuffs North Island Limited	Subdivision	Oppose	<p>DELETE any provisions within the Proposed District Plan related to the Mangawhai/Hakaru Managed Growth Area.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • The Mangawhai/Hakaru Managed Growth Area is inappropriate because: <ul style="list-style-type: none"> ○ It represents an arbitrary spatial limitation on new subdivision and development within an area subject to population growth and demand. ○ Provision of infrastructure and services can be provided to meet the requirements of urban areas. ○ It will unnecessarily restrict growth and improvement of economic and social wellbeing.
247.17	Foodstuffs North Island Limited	Transport	Support	<p>RETAIN Rule TRAN-R3 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • The submitter supports a permitted activity status for land use and development in all zones, subject to meeting permitted standards.
247.18	Foodstuffs North Island Limited	Transport	Support	<p>RETAIN Rule TRAN-R4 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • The submitter supports the permitted activity status for new or upgrades to existing vehicle accesses subject to meeting permitted activity status, and non-compliance with any of these resulting in a restricted discretionary activity status.
247.19	Foodstuffs North Island Limited	Transport	Oppose	<p>AMEND TRAN-S1 to increase the permitted threshold for daily traffic movements for Commercial, Light Industrial and Heavy industrial zones / activities to 400 daily one-way movements, or another more suitable limit that adequately provides for the operational or functional needs of these activities, while maintaining a safe and efficient transport network.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • The permitted threshold of 200 daily one-way movements per site for the Commercial, Light industrial, and Heavy industrial zone is too restrictive for these types of activities. The submitter supports the restricted discretionary activity status for non-compliance with this standard.
247.20	Foodstuffs North Island Limited	Transport	Amend	<p>AMEND TRAN-S4 to remove reference to minimum carparking requirements as follows:</p> <p>“1. On-site carparking must comply with the following standards:</p> <p>a. All activities must provide the minimum carparks on-site as set out in TRAN-Table 2;</p> <p>...”</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Previous decisions on plan changes are clear that Mangawhai is captured as a Tier 3 urban environment under the National Policy Statement for Urban Development. Minimum carparking requirements should be removed to ensure consistency with the National Policy Statement for Urban Development.
247.21	Foodstuffs North Island Limited	Transport	Amend	<p>AMEND TRAN Table 1 to remove reference to ‘Car Parking Spaces Required’ in the second column.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • The reference creates confusion and does not actually provide a permitted trip generation threshold.
247.22	Foodstuffs North Island Limited	Transport	Amend	<p>DELETE minimum carparking requirements in TRAN-Table 2.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Minimum car parking standards should be removed to ensure consistency with the National Policy Statement - Urban Development.
247.23	Foodstuffs North Island Limited	Natural Hazards	Support	<p>RETAIN Policy NH-P6 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Submitter supports the requirement for new commercial buildings in River Flood Hazard Areas to have a minimum freeboard of at least 300mm above the 1 in 100-year flood event or be alternatively designed and constructed.
247.24	Foodstuffs North Island Limited	Natural Hazards	Support	<p>RETAIN NH-R2 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Submitter is supportive of the permitted activity rule for additions and alterations to existing buildings and a restricted discretionary activity status where there is non-compliance with this rule.

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247.25	Foodstuffs North Island Limited	Natural Hazards	Amend	DELETE Rule NH-R3 and replace with rules that provide a permitted activity pathway, with a restricted discretionary activity status where compliance cannot be achieved in NH-R3 (inferred from submission). AND Any necessary consequential amendments.	<ul style="list-style-type: none"> New buildings should be recognised and provided for as a permitted activity with appropriate permitted standards, consistent with Rule NH-R8 which provides for new buildings in coastal erosion hazard areas or coastal flood hazard areas as a permitted activity.
247.26	Foodstuffs North Island Limited	Natural Hazards	Amend	DELETE Rule NH-R4 and replace with rules that provide a permitted activity pathway, with a restricted discretionary activity status where compliance cannot be achieved in NH-R4. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> New buildings should be recognised and provided for as a permitted activity with appropriate permitted standards, consistent with Rule NH-R8 which provides for new buildings in coastal erosion hazard areas or coastal flood hazard areas as a permitted activity. A discretionary activity status for non-compliance with NH-R4.1.a is onerous when the scope of potential effects is limited and well understood.
247.27	Foodstuffs North Island Limited	Natural Hazards	Support	RETAIN NH-R6 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter is supportive of the permitted activity rule for additions and alterations to existing buildings and a restricted discretionary activity status where there is non-compliance with this rule.
247.28	Foodstuffs North Island Limited	Natural Hazards	Amend	AMEND NH-R8 as follows: “... 2. Activity status when compliance not achieved with NH-R8.1.a or NH-R8.1.b: <u>Restricted Discretionary</u> ” AND Any necessary consequential amendments.	<ul style="list-style-type: none"> A discretionary activity status for non-compliance with NH-R8.1.a or NH-R8.1.b is onerous when the scope of potential effects are limited and well understood.
247.29	Foodstuffs North Island Limited	Natural Hazards	Oppose	DELETE Rule NH-R11. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Rule NH-R11 duplicates and is inconsistent with Regional Plan Rule C.8.3.1.
247.30	Foodstuffs North Island Limited	Coastal Environment	Support	RETAIN CE-R1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports the permitted activity status for external additions and alterations of buildings within the coastal environment, subject to compliance with permitted standards. Submitter also supports the restricted discretionary activity status for non-compliance with the permitted standards.
247.31	Foodstuffs North Island Limited	Coastal Environment	Support	RETAIN CE-R2 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports the permitted activity status for new buildings in the coastal environment (excluding Outstanding Natural Character Area), subject to compliance with permitted standards. Submitter also supports the restricted discretionary activity status for non-compliance with the permitted standards.
247.32	Foodstuffs North Island Limited	Coastal Environment	Support	RETAIN CE-S1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports the permitted height and exterior colour and reflectivity thresholds for buildings in the coastal environment.
247.33	Foodstuffs North Island Limited	Coastal Environment	Support	RETAIN CE-S2 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports the permitted height and exterior colour and reflectivity thresholds for buildings in the coastal environment.
247.34	Foodstuffs North Island Limited	Coastal Environment	Support	RETAIN CE-S3 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Supports the permitted threshold of 300m² for buildings in the coastal environment outside High Natural Character Areas and Outstanding Natural Character Areas.
247.35	Foodstuffs North Island Limited	Signs	Amend	AMEND SIGN-R4 as follows (or to similar effect): “Signs on or attached to a building or structure, window, fence or wall 1. Activity status: Permitted Where: a. The sign does not protrude above the highest point of the building or structure;	<ul style="list-style-type: none"> Where signage is attached to a building or window and is directly related to the use of that building comprises branding, it should be exempt from the sign size (SIGN-S2) and number of signs (SIGN-S4) standards. Submitter suggests that a separate rule be included to address signage on or attached to a structure, fence or wall.

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				<p>b. The sign relates to goods and services available on the site; and</p> <p>c. The sign complies with:</p> <p>i. SIGN-S1 Traffic safety for signs; ;</p> <p>ii. SIGN-S2 Sign Size; and</p> <p>iii. SIGN-S4 Number of signs.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	
247.36	Foodstuffs North Island Limited	Commercial Zone	Support	<p>RETAIN COMZ-R1 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Submitter supports this permitted activity status, as well as the restricted discretionary activity status for non-compliance with this rule.
247.37	Foodstuffs North Island Limited	Commercial Zone	Amend	<p>RETAIN COMZ-R2 as notified. Submitter notes separate submission point regarding a definition of “supermarkets” and the nested definition of commercial activities.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Supports that commercial activities are a permitted activity under this rule but seeks clarification that ‘supermarkets’ are considered to fall under the definition of commercial activities.
247.38	Foodstuffs North Island Limited	Commercial Zone	Oppose	<p>DELETE COMZ-S1 as notified</p> <p>OR</p> <p>AMEND COMZ-S1 to exclude supermarkets from this requirement.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Activities such as supermarkets (non-residential buildings) should not be subject to urban design standards such as this one, particularly within a commercially zoned site. Potential conflicts between maximising commercial opportunities and adhering to strict aesthetic guidelines may result, which are more appropriate for residential zones or residential activities. • The majority of supermarkets are over 1,500m², meaning that they would need to apply for unnecessary consents.
247.39	Foodstuffs North Island Limited	Commercial Zone	Amend	<p>DELETE COMZ-S5 as notified</p> <p>OR</p> <p>AMEND COMZ-S5 to exclude supermarkets from this requirement.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • It is inappropriate to have supermarkets subject to the pedestrian frontage requirements. Supermarkets have operational and functional needs for building designs which are not addressed by a blunt application of the pedestrian frontage rule in the Commercial zone.
247.40	Foodstuffs North Island Limited	Light Industrial Zone	Amend	<p>AMEND LIZ-O2 as follows:</p> <p>“The Light industrial zone is not developed or used for non-industrial activities, unless they are associated with industrial activities <u>and commercial activities that are</u> and compatible with the potential adverse effects generated from light industrial activities.”</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Given the limited zoning framework provided for in the Proposed District Plan, greater provisions for commercial activities such as supermarkets should be provided for within the Light industrial zone. Such activities can be compatible with the adverse effects generated by light industrial activities.
247.41	Foodstuffs North Island Limited	Light Industrial Zone	Amend	<p>AMEND LIZ-P1 as follows:</p> <p>Enable light industrial activities to establish and function efficiently, and maintain land available for light industrial activities in the zone by:</p> <p>Avoiding Managing non-industrial uses establishing in the zone except by enabling industrial or commercial activities that are ancillary to or support industrial activities and are compatible with the adverse effects of industrial activities;</p> <p>Avoiding excessive fragmentation of the land by subdivision and development; and</p> <p>Avoiding establishment of sensitive activities that are likely to result in reverse sensitivity effects, except where there is an identified operational need.”</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Given the limited zoning framework provided for in the Proposed District Plan, greater provisions for commercial activities such as supermarkets should be provided for within the Light industrial zone. Such activities can be compatible with the adverse effects generated by light industrial activities.
247.42	Foodstuffs North Island Limited	Light Industrial Zone	Amend	<p>DELETE LIZ-P2 and replace as follows:</p> <p><u>“1. To manage non-industrial activities by ensuring that they:</u></p>	<ul style="list-style-type: none"> • To allow commercial activities which require larger sites and may not be compatible with the amenity values anticipated in the Commercial zone.

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				<p><u>a. Are not likely to generate reverse sensitivity effects that constrain the establishment and operation of industrial activities.</u></p> <p><u>b. Support, or are compatible with, the operation of industrial activities within the Zone.</u></p> <p><u>c. Ensure that the potential establishment of future industrial activities is not compromised by the nature, scale and design of activities and buildings.”</u></p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Light industrial zone is a suitable place to have a supermarket due to larger site sizes, more space for car parking, and less sensitive neighbours.
247.43	Foodstuffs North Island Limited	Light Industrial Zone	Amend	<p>AMEND LIZ-P7 as follows:</p> <p>“Limit subdivision and development where it is not connected to public reticulated infrastructure <u>or serviced by onsite facilities.”</u></p>	<ul style="list-style-type: none"> Policy LIZ-P7 omits the option for onsite servicing. Many industrial areas are not benefited by council infrastructure and can be suitably serviced on site.
247.44	Foodstuffs North Island Limited	Light Industrial Zone	Amend	<p>AMEND Rules LIZ-R4, LIZ-R5 and LIZ-R6 to apply consistent standards to retail activities and to give effect to the relevant policies.</p> <p>AND</p> <p>Insert definitions of heavy industrial activity and retail activity (see separate submission points).</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of ‘retail activity’ and it is unclear what constitutes ‘convenience food retail’ or ‘wholesalers’. The rules have different maximum gross floor area, this inconsistency is unclear when the potential effect of retail is relatively consistent. The rules also do not appear to give effect to the relevant policies.
247.47	Foodstuffs North Island Limited	Definitions	Amend	<p>ADD definitions for “Heavy Industrial Activity” and “Retail Activity”.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of ‘retail activity’ and it is unclear what constitutes ‘convenience food retail’ or ‘wholesalers’. Rules LIZ-R4, R5 and R6 have different maximum gross floor area, this inconsistency is unclear when the potential effect of retail is relatively consistent. To give effect to the relevant policies.
247.48	Foodstuffs North Island Limited	Light Industrial Zone	Support	<p>RETAIN Rule LIZ-R1 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Submitter supports this permitted activity status, as well as the restricted discretionary activity status for non-compliance with this rule.
247.49	Foodstuffs North Island Limited	Light Industrial Zone	Oppose	<p>DELETE LIZ-R18</p> <p>OR</p> <p>ADD a new permitted activity rule for supermarkets in the Light industrial zone.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Light industrial zone is considered appropriate for development such as supermarkets due to larger site sizes, more room for carparking and less sensitive neighbours.
247.50	Foodstuffs North Island Limited	Estuary Estates (Mangawhai Central)	Support	<p>RETAIN Estuary Estates (Mangawhai Central) sub-zones as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Supports New World Mangawhai being located within the Business Sub-Zone.
247.51	Foodstuffs North Island Limited	Estuary Estates (Mangawhai Central)	Support	<p>RETAIN Rule EESPZ-R1 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Supports this permitted activity status, as well as the restricted discretionary activity status for non-compliance with this rule.
247.52	Foodstuffs North Island Limited	Estuary Estates (Mangawhai Central)	Support	<p>RETAIN Rule EESPZ-R18 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Supports that commercial activities are a permitted activity under this rule but seeks clarification that ‘supermarkets’ are considered to fall under the definition of commercial activities.
248.1	Journeys End Limited	General	Amend	<p>AMEND the Proposed District Plan to give effect to the Regional Policy Statement for Northland, in particular Objective 3.5 Enabling economic wellbeing, Objective 3.11 Regional form and Policy 5.1.1 Planned and coordinated development.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Proposed District Plan in its current form fails to give effect to the Regional Policy Statement. The General rural zone provisions are unnecessarily restrictive for commercial and industrial activities. The broad application of the General rural zone across the district means that commercial and industrial development that is not

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					associated with primary production is unnecessarily constrained.
248.2	Journeys End Limited	Strategic Direction	Amend	<p>AMEND the Strategic Direction chapter to contain policies for all objectives and provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction.</p> <p>AND</p> <p>No specific decision requested, however the submission notes a disconnect between the Strategic Directions chapter and the outcomes sought through the provisions within the plan, particularly in regard to the rural environment.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> There is disconnect between the objectives and policies set in the Strategic Direction chapter and the outcomes sought through the provisions within the plan, particularly in regard to the rural environment. The Vision for Kaipara section acknowledges the need to enable growth but this does not clearly translate to the zoning and rule approach for the rural environment. The Strategic Direction objectives need policies to demonstrate how they are going to be achieved in the Proposed District Plan. The Strategic Direction chapter needs to set an overarching framework to guide the remainder of the Proposed District Plan.
248.3	Journeys End Limited	Planning Maps	Support	<p>AMEND the General rural zone on the Topuni Farm Site, Oruawharo (see Figures 1 and 2 of submission), subject to amendments to the General rural zone and Subdivisionchapter provisions outlined in other submission points.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Submitter considers the General rural zone to be appropriate.
248.4	Journeys End Limited	Planning Maps	Support	<p>RETAIN the Heavy industrial zone on the Topuni Forest Site (Lot 3 DP 371099), subject to amendments to the Heavy Industrial Zone chapter provisions outline in other submission points.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Submitter considers zoning to be appropriate.
248.5	Journeys End Limited	Planning Maps	Support	<p>RETAIN the General rural zone on the Babylon Coast Property Site (Lot 5 & 6 DP 587177, Lots 1, 3-6, 8, 10 & 11 DP 590089), subject to amendments to the Subdivision chapter provisions outlined in other submission points.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Submitter considers the General rural zone to be appropriate.
248.6	Journeys End Limited	General Rural Zone	Amend	<p>AMEND the Proposed District Plan to provide for general commercial and industrial activities in appropriate locations, should Council remain committed to the broad two-zone approach for the rural environment.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> If Council is committed to the broad two zone approach for the rural environment, provision needs to be made for general commercial and industrial activities in appropriate locations where they do not result in reverse sensitivity effects or adversely impact the commercial viability of the districts centres or primary production / Highly Productive Land. The Ara Tūhono motorway corridor is proposed to pass through the Topuni Farm Site. The confirmation of the development of the motorway through this part of the district and timing of the district plan review presents an opportunity to enable economic development within the district through the provision for commercial activities within proximity to the state highway where they do not result in reverse sensitivity effects or adversely impact the commercial viability of the districts centres.
248.7	Journeys End Limited	Subdivision	Amend	<p>AMEND the Subdivision chapter to enable environmental benefit subdivision for protecting, enhancing and restoring indigenous biodiversity where any rural production value is not compromised.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> There is no incentivisation offered for protection, enhancement or restoration of indigenous biodiversity which is a step backwards from the ODP and inconsistent with neighbouring councils. The amendment will improve alignment with the National Policy Statement for Indigenous Biodiversity 2023.
248.8	Journeys End Limited	Natural Hazards	Amend	<p>AMEND the Natural Hazards chapter to be less restrictive and consistent with the Northland Regional Policy Statement and Northland Regional Plan.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> To provide better alignment with the Northland Regional Policy Statement, and a clearer and more cohesive framework.

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248.9	Journeys End Limited	Definitions	Amend	ADD a new definition for "Heavy Industry Activity". AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The Heavy industrial zone provides for heavy industrial activities however this is not a defined term. Both the Light industrial zone and Heavy industrial zone chapters make reference to the same activities in the overview making it unclear to plan users what the difference between heavy and light industrial activities and the zones generally (other than location) and what activities are anticipated in them.
248.10	Journeys End Limited	Definitions	Amend	ADD a new definition for "Light Industry Activity". AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The Light industrial zone provides for light industrial activities however this is not a defined term. Both the Light industrial zone and Heavy industrial zone chapters make reference to the same activities in the overview making it unclear to plan users what the difference between these zones are (other than location) and what activities are anticipated in each.
248.11	Journeys End Limited	Definitions	Amend	ADD a definition for "Rural commercial services" as follows: <u>Means commercial services that have a clear connection to, or provide services to, rural production activities and involve the sale of rural produce and products, or services that support rural production activities.</u> AND Any necessary consequential amendments.	<ul style="list-style-type: none"> To facilitate a prospering rural economy, rural commercial activities should be provided for in the General rural zone. Such activities may include servicing, assembling or repair of agricultural machinery, fencing contractors, vet clinics, animal boarding or breeding, rural top dressing and spraying services, fence contractor businesses, truck and large machinery depots and servicing yards etc.
248.12	Journeys End Limited	Definitions	Amend	AMEND the definition of "Rural Industry" as follows: means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production <u>including by using raw materials derived from rural production activities or natural resources on the site.</u> AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Businesses that process raw materials are a critical rural industry and should be expressly included in the definition.
248.13	Journeys End Limited	Vision for Kaipara	Support	RETAIN SD-VK-O1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports the intent.
248.14	Journeys End Limited	Vision for Kaipara	Support	RETAIN SD-VK-O2 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The objective is encouraged and supported by the submitter.
248.15	Journeys End Limited	Vision for Kaipara	Support	RETAIN SD-VK-O7 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports objective.
248.16	Journeys End Limited	Natural Environment	Support	RETAIN SD-NE-O1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports direction.
248.17	Journeys End Limited	Urban Form and Development	Support	RETAIN SD-UFD-O1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Objective is supported.
248.18	Journeys End Limited	Urban Form and Development	Support	RETAIN SD-UFD-O2 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Development of residential, commercial and industrial land to meet current and predicted future demand is supported.
248.19	Journeys End Limited	Urban Form and Development	Amend	AMEND SD-UFD-P5 as follows: Use the Heavy industrial zone predominantly for large-scale industrial activities that may generate adverse effects on the environment. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The policy is generally supported, but given the lack of provision for offensive activities in other zones, submission seeks the removal of reference to 'large scale' given this is not a defined term.

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248.20	Journeys End Limited	Natural Hazards	Support	RETAIN NH-P1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Ability to rely upon up to date and best available information when assessing and managing risks is supported. As mitigation is implemented potential hazard risk reduces and this may not be reflected in the district plan.
248.21	Journeys End Limited	Natural Hazards	Amend	<p>DELETE NH-P3 and replace with the following:</p> <p><u>To ensure that the location and design of new subdivision and development on land subject to flood hazards does not increase the risk of adverse effects on people, property, and the environment including by:</u></p> <ol style="list-style-type: none"> <u>1. Subdivision plans identifying building areas that will not be subject to inundation or material damage in a 100-year flood event.</u> <u>2. Built development within the 10-year flood hazard area being of the type and design that is not subject to material damage in a 100-year flood event.</u> <u>3. New built development containing vulnerable activities achieving a minimum freeboard above a 100-year flood event.</u> <u>4. Commercial and industrial buildings being of the type/design that are not subject to material damage in a 100-year flood event.</u> <u>5. Not exacerbating or creating a flood hazard for other properties.</u> <u>6. Ensuring adequate vehicular access is available to serve development.</u> <p>AND Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Seeking to avoid development within High Risk Flood Areas (10 year flood extent) is contrary to Regional Policy Statement policy 7.1.2 which concludes that subdivision, built development and land use change may be appropriate where that land use or built development is of a type that will not be subject to material change in a 100 year flood event.
248.22	Journeys End Limited	Natural Hazards	Amend	<p>AMEND NH-P4 to remove duplication and conflicts with NH-P6 and submitter's recommended changes to NH-P3.</p> <p>AND Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Proposed policy NH-P4 duplicates and conflicts with proposed policy NH-P6 and recommended changes to NH-P3.
248.23	Journeys End Limited	Natural Hazards	Amend	<p>AMEND NH-R2 as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>For all additions and alterations:</p> <p>a. The addition/alteration does not result in the diversion or transfer of flood water onto, or increase the potential impact of a flood event on any adjoining site in a 1 in 100-year ARI flood event.</p> <p>and</p> <p>For accessory buildings:</p> <p><u>The addition/alteration is located entirely within a building area that has been approved as part of a subdivision consent approved after 1 December 2021.</u></p> <p>b. The addition/alteration does not result in the gross floor area of the accessory building exceeding the following in a High-Risk River Flood Hazard Area:</p> <ol style="list-style-type: none"> 110 m² in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and 10m² in all other zones. <p>For buildings not containing sensitive activities:</p> <p>c. <u>The addition/alteration of any building containing a sensitive activity has a minimum finished floor level of 300mm above the maximum water level in a 1 in 100-year flood event; and</u></p> <p>d. The addition/alteration is not in a High-Risk River Flood Hazard Area if it is in a zone other than the General rural zone, Rural lifestyle zone, and Māori purpose zone.</p> <p>For buildings containing sensitive activities:</p>	<ul style="list-style-type: none"> As proposed the rule is repetitive and confusing for the plan user.

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				<p>e. The addition/alteration is not in a High-Risk River Flood Hazard Area; and</p> <p>f. The addition/alteration of any building <u>containing a sensitive activity</u> has a minimum finished floor level of 500mm above the maximum water level in 1 in 100-year flood event.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	
248.24	Journeys End Limited	Natural Hazards	Amend	<p>DELETE NH-R3</p> <p>AND</p> <p>DELETE NH-R4</p> <p>AND</p> <p>ADD new rules for:</p> <ul style="list-style-type: none"> New Buildings within 100 year Flood Hazard Area New Buildings in High Risk Flood Hazard Area <p>See submission for wording of the new rules.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The rules do not provide a permitted pathway, there is no need to duplicate rules between accessory buildings and 'other buildings'.
248.26	Journeys End Limited	Natural Hazards	Oppose	<p>DELETE NH-R11.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Rule NH-R11 duplicates and is inconsistent with the Regional Plan – Rule C.8.3.1.
248.27	Journeys End Limited	Subdivision	Oppose	<p>DELETE SUB-P1.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Policy is too narrow when applied to all zones, particularly those zones which have a lower level of amenity and are expected to have a high level of modification such as the commercial, light and heavy industrial zones. Not all vegetation should be incorporated in a subdivision design and it is considered that the Natural Environmental Values provisions afford sufficient protection.
248.28	Journeys End Limited	Subdivision	Amend	<p>AMEND SUB-P2.4 as follows:</p> <p>Ensure that subdivision and development is appropriately serviced, and that infrastructure is provided in an integrated and coordinated manner, by:</p> <p>...4. Requiring allotments <u>within an area of benefit</u> to connect to the Council's reticulated systems where practicable, except in the General rural zone;</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> This policy has been framed with a narrow lens; it fails to consider practical onsite solutions for servicing.
248.29	Journeys End Limited	Subdivision	Amend	<p>AMEND SUB-R3 as follows:</p> <p>Activity status: Controlled</p> <p>Where:</p> <p>a. All subdivision <u>within the General residential zone, Commercial zone, Light industrial zone and Heavy industrial zone</u> complies with SUB-S1 to SUB-S15;</p> <p>b. <u>All subdivision within the General rural zone and Rural lifestyle zone complies with SUB-S1 – SUB-S4 and SUB-S16.</u></p> <p>c. Subdivision in the General rural zone does not contain land defined as highly productive land (as determined by either the New Zealand Land Resource Inventory maps or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person and accepted by Council); and</p> <p>d. Subdivision in the General rural zone must create no more than one additional allotment from the Record of Title being subdivided.</p> <p>AND</p>	<ul style="list-style-type: none"> The rule is overly restrictive of subdivision within the General rural zone, drafted as a catch all rule it applies reticulated servicing standard. The rule also limits the creation of a single additional allotment. This rule is in conflict with rules SUB-R4 -R6.

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				Any necessary consequential amendments.	
248.30	Journeys End Limited	Subdivision	Amend	ADD a new rule providing for environmental benefit subdivision in the General rural zone as a restricted discretionary activity to the Proposed Far North District Plan. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Inclusion of such a rule will result in improved consistency in terms of regional approach to biodiversity protection (as both FNDC and WDC plans include environmental benefit rules), as well as cross boundary with Auckland Council and accordance with the Regional Policy Statement and National Policy Statement for Indigenous Biodiversity.
248.31	Journeys End Limited	Heavy Industrial Zone	Support	RETAIN HIZ-P1 as notified AND ADD a definition of “heavy industrial activity” to aid interpretation of HIZ-P1 . AND Any necessary consequential amendments.	<ul style="list-style-type: none"> HIZ-P1 is uncertain for plan users, inefficient and ineffective without a definition of heavy industrial activity. Submission otherwise supports enabling heavy industrial activities.
248.32	Journeys End Limited	Heavy Industrial Zone	Support	RETAIN HIZ-O3 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Supports protecting industrial land from reverse sensitivity effects and recognising the economic and employment benefits of industrial activities, and the associated amenity levels.
248.33	Journeys End Limited	Heavy Industrial Zone	Support	RETAIN HIZ-O4 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Supports protecting industrial land from reverse sensitivity effects and recognising the economic and employment benefits of industrial activities, and the associated amenity levels.
248.34	Journeys End Limited	Heavy Industrial Zone	Support	RETAIN HIZ-R3 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Supports the permitted activity status for industrial activities which includes manufacturing and distributing of goods, assuming this would include a construction yard.
248.35	Journeys End Limited	Heavy Industrial Zone	Amend	ADD a new rule to the Heavy Industry zone as follows: <u>RX Offensive trade</u> <u>1.Activity Status: Permitted</u> <u>Where:</u> <u>a. The site does not contain highly productive land; and</u> <u>c. Buildings in which the offensive trade is being undertaken are setback 300m from any sensitive activity on a site under separate ownership</u> <u>2.Activity Status where compliance not achieved: discretionary.</u> AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Offensive trade is not nested under ‘industrial activities’ (permitted under HIZ-R3) making it a discretionary activity pursuant to HIZ-R13. Given that this zoning has been applied to areas separated from sensitive receivers this zone is the appropriate place to enable these activities that are critical in terms of the district’s economic development.
248.36	Journeys End Limited	Heavy Industrial Zone	Amend	AMEND HIZ-S3 as follows: 1. Buildings and structures shall be setback a minimum of 103m from road boundaries. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> A setback of 10m from the road boundary is unnecessary and overly onerous given the requirement for landscaping along the road boundary per HIZ-S7. A setback along road boundary is limited to managing amenity effects, which, as acknowledged in the overview in the chapter, are anticipated to be reduced in the Heavy industrial zone zone. A 3m setback will result in best utilisation of high value land.
248.37	Journeys End Limited	General Rural Zone	Amend	AMEND GRUZ-P1.2 as follows: Ensure the General rural zone provides for activities that require a rural location by: ... 2. Enabling a range of compatible activities that support primary production activities, including ancillary activities, <u>rural commercial services</u> and rural industries; and AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submission seeks to include rural commercial services, noting other submission points regarding definition and permitted activity rule for rural commercial services.
248.38	Journeys End Limited	General Rural Zone	Amend	AMEND GRUZ-P5 as follows:	<ul style="list-style-type: none"> This avoid policy is too narrow and will result in unnecessary constraints on economic development in the rural environment.

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				<p>Avoid non-rural activities in the General rural zone unless they:</p> <p>1. Have a functional or operational need to locate in the General rural zone; and</p> <p>2. Are compatible with primary production activities; and</p> <p>32 Do not result in the loss of availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The amendments will continue to protect highly productive land while removing the uncertainty around what is 'compatible'.
248.39	Journeys End Limited	General Rural Zone	Amend	<p>ADD new rule in the General rural zone as follows:</p> <p><u>GRUZ-RX Commercial and Industrial Activities in Proximity to State Highway 1</u></p> <p><u>1.Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. Access to the site containing the commercial or industrial activity is directly from State Highway 1;</u></p> <p><u>b. The site does not contain highly productive land; and</u></p> <p><u>c. The activity has a maximum GFA of 500m² per site.</u></p> <p><u>2.Activity Status where compliance not achieved: Non-complying</u></p> <p><u>3. Matters over which discretion is restricted:</u></p> <p><u>a. effects on rural character and amenity values of the locality;</u></p> <p><u>b. effects of traffic volume on the safety and convenience of other road users;</u></p> <p><u>c. effects of stormwater management;</u></p> <p><u>d. potential for reverse sensitivity effects; and</u></p> <p><u>e. potential for adverse effects on the vitality and vibrancy of town centers.</u></p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Submission seeks provision for commercial and industrial activities that are not necessarily rural production related within proximity to the proposed SH1 corridor. The submitter's Topuni Farm property is in proximity and presents an opportunity to enable economic development.
248.40	Journeys End Limited	General Rural Zone	Amend	<p>ADD new rule in the General rural zone as follows:</p> <p><u>GRUZ-RX Offensive trade</u></p> <p><u>1.Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. The site does not contain highly productive land; and</u></p> <p><u>c. Buildings in which the offensive trade is being undertaken are setback 300m from any sensitive activity on a site under separate ownership</u></p> <p><u>2.Activity Status where compliance not achieved: Non-complying</u></p> <p><u>3. Matters over which discretion is restricted:</u></p> <p><u>a. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects;</u></p> <p><u>b. Odour, noise and dust effects; and</u></p> <p><u>c. Landscaping to manage impacts on visual amenity values.</u></p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Offensive trade is currently not provided for in the General rural zone. Parts of the expansive General rural zone provide an appropriate location for such an activity as a restricted discretionary activity subject to standards. Clear matters of discretion will provide Council opportunity to assess appropriateness.
248.41	Journeys End Limited	General Rural Zone	Amend	<p>AMEND GRUZ-R8 as follows:</p> <p>Activity status: Permitted</p> <p>The establishment of a new, or alteration or expansion of an existing, rural industry <u>or rural commercial service.</u></p> <p>Where:</p>	<ul style="list-style-type: none"> Submission supports rural industry as a permitted activity in General rural zone, noting amendments are sought to the definition of rural industry. Seeks that this rule is amended to provide for rural commercial services as well.

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				<p>a. the activity area has a maximum GFA of 500m²; per site;</p> <p>b. there is no more than one rural industry <u>or rural commercial service</u> per site;</p> <p>c. the activity does not include any offensive trade; and</p> <p>d. the rural industry is not located on highly productive land.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	
248.42	Journeys End Limited	General Rural Zone	Amend	<p>AMEND GRUZ-R19 to include new restricted discretionary activity rule to provide for commercial and industrial activities within proximity to the SH 1 corridor (see separate submission point).</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> To provide for commercial and industrial activities near the state highway where they do not result in reverse sensitivity effects or adversely impact the commercial viability of the district's centres.
248.43	Journeys End Limited	General Rural Zone	Amend	<p>AMEND GRUZ-R20 to include new restricted discretionary activity rule to provide for commercial and industrial activities within proximity to the SH 1 corridor (see separate submission point).</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> To provide for commercial and industrial activities near the state highway where they do not result in reverse sensitivity effects or adversely impact the commercial viability of the district's centres.
248.44	Journeys End Limited	General Rural Zone	Amend	<p>AMEND GRUZ-S2 as follows:</p> <p>All buildings and structures must be set back at least:</p> <p>a. 3m from every site boundary <u>except where adjoining the Heavy industrial zone;</u></p> <p><u>b. 10m from site boundaries adjoining the Heavy industrial zone; and</u></p> <p>c. 10m from the road frontage.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Most Heavy industrial zone land is surrounded by General rural zone. The proposed 3m setback is not adequate to protect Heavy industrial zoned land from constraints resulting from reverse sensitivity effects.
249.1	Khans Developments and Investments Limited	Subdivision	Amend	<p>AMEND all Subdivision rules (including General rural zone) to refer to 'site' rather than 'allotments'.</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> The subdivision rules refer to both minimum 'allotment' area, and 'net site area' - both terms which have different meanings in accordance with the definitions section of the Proposed District Plan. The difference in terminology used within the rules causes confusion.
249.2	Khans Developments and Investments Limited	Definitions	Oppose	<p>DELETE the definition of "Boundary Adjustment".</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> Boundary adjustments are difficult to achieve without altering the number of allotments, particularly in rural areas. SUB-R1 - Boundary Adjustment rule can only be applied where a subdivision complies with the Definition.
249.3	Khans Developments and Investments Limited	Subdivision	Amend	<p>AMEND the name of SUB-R1 to "Adjustment of Existing Sites"</p> <p>AND</p> <p>AMEND SUB-R1 to replace all references to 'allotment' with 'sites'.</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> The subdivision rules refer to both minimum 'allotment' area, and 'net site area' - both terms which have different meanings in accordance with the definitions section of the Proposed District Plan. The difference in terminology used within the rules causes confusion.
249.4	Khans Developments and Investments Limited	Subdivision	Amend	<p>AMEND the date referenced in SUB-R4.1.a. to be the operative date of the Proposed District Plan, not the current notification date.</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> The Proposed District Plan rules do not have legal effect at the notification date so the restriction on the use of the small lot subdivision rule SUB-R4 should not apply until the rules have legal effect.
249.5	Khans Developments and Investments Limited	Subdivision	Amend	<p>AMEND SUB-R6.1.f. and g. as follows:</p> <p>...</p> <p>f. All proposed new environmental allotments benefit sites are to have a minimum net site area (excluding access legs) of 4,000m².</p>	<ul style="list-style-type: none"> The subdivision standards refer to both minimum 'allotment' area, and 'net site area' - both terms which have different meanings in accordance with the definitions section of the Proposed District Plan. The difference in terminology used within the rules causes confusion.

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				g. The record of title to be subdivided must be dated prior to 28-April-2025 <u>insert operative date</u> . OR Alternative relief with similar effect.	<ul style="list-style-type: none"> The Proposed District Plan rules do not have legal effect at the notification date so the restriction on the use of SUB-R6 should not apply until the rules have legal effect.
249.6	Khans Developments and Investments Limited	Subdivision	Amend	AMEND all subdivision standards (SUB-S1 to SUB-S16) to replace all references to 'allotment' with 'site'. OR Alternative relief with similar effect.	<ul style="list-style-type: none"> The subdivision rules refer to both minimum 'allotment' area, and 'site' - both terms which have different meanings in accordance with the definitions section of the Proposed District Plan. The difference in terminology used within the rules causes confusion.
249.7	Khans Developments and Investments Limited	Subdivision	Amend	AMEND SUB-P8.2 as follows: 2. Avoids, <u>remedies or mitigates</u> reverse sensitivity effects on primary production activities to the greatest extent practicable. OR Alternative relief with similar effect.	<ul style="list-style-type: none"> Absolute avoidance of reverse sensitivity effects is difficult in some instances given the enabling provisions in the General rural zone.
249.8	Khans Developments and Investments Limited	General Rural Zone	Amend	DELETE GRUZ-P19 and replace with the following : <u>1. Activity status: Permitted</u> <u>The establishment of a new, or alteration or expansion of an existing, commercial activity. Where:</u> <u>a. The gross floor area of any building(s) used for the Commercial Activity does not exceed 5,000 m² or 10% of the net site area, whichever is the lesser.</u> <u>2. Activity Status when compliance not achieved: Discretionary</u> OR Alternative relief with similar effect.	<ul style="list-style-type: none"> Adopting the permitted pathway providing for Commercial Activities in the Rural Zone from the Operative District Plan will allow for non-rural activities that are compatible with primary production activities. Commercial activities can be located amongst primary production activities provided they do not affect the ability of those activities to operate. Commercial activities in a rural environment are often located on a small part of a site within a building or yard which isolates an activity and mitigates potential adverse effects. A discretionary activity status where compliance is not achieved is considered more appropriate than a non-complying activity status.
249.9	Khans Developments and Investments Limited	General Rural Zone	Amend	DELETE GRUZ-R20 and replace with the following : <u>1. Activity status: Permitted</u> <u>The establishment of a new, or alteration or expansion of an existing, industrial activity.</u> <u>Where:</u> <u>a. The GFA of any building(s) used for the Industrial Activity does not exceed 5,000 m² or 10% of the net site area, whichever is the lesser.</u> <u>2. Activity Status when compliance not achieved: Discretionary</u> OR Alternative relief with similar effect.	<ul style="list-style-type: none"> Adopting the permitted pathway providing for Commercial Activities in the Rural Zone from the Operative District Plan will allow for non-rural activities that are compatible with primary production activities. Commercial activities can be located amongst primary production activities provided they do not affect the ability of those activities to operate. Commercial activities in a rural environment are often located on a small part of a site within a building or yard which isolates an activity and mitigates potential adverse effects. A discretionary activity status where compliance is not achieved is considered more appropriate than a non-complying activity status.
249.10	Khans Developments and Investments Limited	General Rural Zone	Amend	AMEND GRUZ-R8 as follows: 1. Activity status: Permitted The establishment of a new, or alteration or expansion of an existing, rural industry. Where: a. <u>The activity area has a maximum GFA of any building(s) used does not exceed 5,000 m²; per site or 10% of the net site area, whichever is the lesser;</u> b. <u>There is no more than one rural industry per site;</u> c. The activity does not include any offensive trade; and d. The rural industry is not located on highly productive land.	<ul style="list-style-type: none"> Adopting the permitted pathway providing for Rural Industry in the Rural Zone from the Operative District Plan will allow for non-rural activities that are compatible with primary production activities. Rural Industry activities can be located amongst primary production activities provided they do not affect the ability of those activities to operate. Rural Industry activities in a rural environment are often located on a small part of a site within a building or yard which isolates an activity and mitigates potential adverse effects. A discretionary activity status where compliance is not achieved is considered more appropriate than a non-complying activity status.

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Submission Point No.	Submitter	Plan Section	Position	Summary of Decisions Requested	Reasons
				<p>2. Activity status when compliance with GRUZ-R8.1.a, b or d not achieved: Discretionary</p> <p>3. Activity status when compliance with GRUZ-R8.1.c not achieved: Non-Complying</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	
249.11	Khans Developments and Investments Limited	General Rural Zone	Amend	<p>AMEND paragraphs 1 and 4 of the GRUZ overview to read as follows:</p> <p>1. ... "The General rural zone also provides for other activities that <u>support are compatible with primary production activities, including commercial and industrial activities and have a functional or operational need to be in a rural environment, such as rural industry.</u>"</p> <p>4. "Industrial and commercial activities unrelated to primary production, including retail, are not anticipated or and enabled in the General rural zone <u>provided they are compatible with primary production undertaken in the General rural zone as these are best located in urban areas with appropriate infrastructure. Locating these activities within urban areas also ensures that industrial and commercial activities are separated from potentially incompatible activities.</u>"</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> To enable compatible non-rural activities.
249.12	Khans Developments and Investments Limited	General Rural Zone	Amend	<p>AMEND GRUZ-O1 as follows:</p> <p>The purpose of the General rural zone is to:</p> <ol style="list-style-type: none"> 1. Enable primary production activities; 2. Provide for ancillary activities that support primary production; and 3. <u>Enable non-rural activities that are compatible with primary production activities;</u> 4. Restrict incompatible activities that do not have a functional or operational need to be in a rural environment. <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> To enable non-rural activities that are compatible with primary production activities.
249.13	Khans Developments and Investments Limited	General Rural Zone	Amend	<p>AMEND GRUZ-P1 to read as follows:</p> <p>Ensure the General rural zone provides for activities that require a rural location by:</p> <ol style="list-style-type: none"> 1. Enabling primary production activities as the predominant land use; 2. Enabling a range of compatible activities that support primary production activities, including ancillary activities, <u>commercial activities, and rural industries industrial activities;</u> and 3. Restricting activities on highly productive land that are no reliant on the soil resource of the land. <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> To enable industrial and commercial activities that are compatible with primary production activities. To ensure consistency with the changes sought to GRUZ-O1.
249.14	Khans Developments and Investments Limited	General Rural Zone	Amend	<p>AMEND GRUZ-P4 as follows:</p> <p>Ensure land use activities are undertaken in a manner that maintains the rural character and amenity values of the GRUZ, which includes:</p> <ol style="list-style-type: none"> 1. A predominance of primary production activities, <u>with some non-rural activities where they are compatible with primary production activities;</u> 	<ul style="list-style-type: none"> To enable non-rural activities where they are compatible with primary production activities.

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Submission Point No.	Submitter	Plan Section	Position	Summary of Decisions Requested	Reasons
				<p>2. Low site coverage and density of buildings and structures; and</p> <p>3. Typical adverse effects from primary production activities such as odour, noise, dust, heavy traffic movements, fertilizer application, crop spraying and forestry harvesting associated with a rural working environment.</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	
249.15	Khans Developments and Investments Limited	General Rural Zone	Amend	<p>AMEND GRUZ-P5 as follows:</p> <p>Avoid <u>Enable</u> non-rural activities in the General rural zone <u>unless provided</u> they:</p> <p>1. Have a functional or operational need to locate in the General rural zone;</p> <p>2. Are compatible with primary production activities; and</p> <p>3. Do not result in the loss of availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses.</p> <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> To enable non-rural activities that do not have a functional or operational need to be located in the General rural zone but are compatible with primary production activities.
249.16	Khans Developments and Investments Limited	Transport	Support	<p>AMEND TRAN-R4.1(e) as notified.</p> <p>OR</p> <p>PROVIDE alternative relief with similar effect.</p>	<ul style="list-style-type: none"> The rule is efficient and effective as it allows vehicle crossings to be established on a State Highway without requiring a resource consent (where constructed correctly). Requiring a resource consent to establish a new vehicle crossing on to a State Highway would be inefficient and ineffective as it would require separate (second) approval from the KDC after approval had already been obtained from the NZTA, the controlling authority of all State Highways. This would impose additional costs on applicants for resource consent applications to be prepared, lodged, and processed.
250.1	L Er	General	Amend	<p>ADD and strengthen the precautionary and prohibitive provisions on Genetic Engineering /Genetically Modified Organisms in the Proposed District Plan.</p>	<ul style="list-style-type: none"> Submitter considers the precautionary principle is essential. It means not permitting outdoor GE/GMO experiments, trials, or releases unless there is robust scientific evidence demonstrating safety and the ability to manage or reverse any adverse effects. Kaipara District Council has a responsibility to act in the best interests of its people, environment and economy. By embedding the precautionary principle in the District Plan and aligning with other Regional Councils, Kaipara District Council will: <ul style="list-style-type: none"> Safeguard local industries and market access. Protect biodiversity and the environment for future generations. Respond to strong community and industry support Compensate for deficiencies in national regulation. It ensures consistency with regional policy statements and plans, which already emphasize precaution towards GE/GMO risks. The current national framework (Hazardous Substances and New Organisms Act) has significant gaps Aligning Kaipara's policies with those of neighbouring councils (Whangārei, Far North, Auckland) ensures a unified regional approach, strengthens biosecurity, and avoids creating regulatory gaps that could be exploited