



Kaipara te Oranganui • Two Oceans Two Harbours

Proposed Kaipara District Plan **Volume 6 - Summary of Submissions** **for Submissions 281 - 300**

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
281.1	Moonlight Heights Limited	Relationship Between Spatial Layers	Amend	AMEND the Spatial Layers section to include reference to Precincts as well as the Mangawhai/Hakaru Managed Growth Area and provide clarity for the plan user. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter has requested the above amendment as the spatial layers listed do not include reference to Precincts, or to the Mangawhai/Hakaru Managed Growth Area, and clarity is sought.
281.2	Moonlight Heights Limited	Relationship Between Spatial Layers	Amend	AMEND the Spatial Layers section to provide directions for split zoned sites, clarity for the plan user, and be clear that the provisions only apply to the extent of the mapped area. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter has requested the above relief as the proposed provisions do not provide any direction for split zoned sites.
281.3	Moonlight Heights Limited	Vision for Kaipara	Support	RETAIN SD-VK-O1 as notified. AND Any further necessary consequential amendments required.	<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.
281.4	Moonlight Heights Limited	Vision for Kaipara	Support	RETAIN SD-VK-O4 as notified. AND Any further necessary consequential amendments required.	<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.
281.5	Moonlight Heights Limited	Urban Form and Development	Support	RETAIN SD-UFD-O1 as notified. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter supports this objective, as the development of residential, commercial and industrial land to meet current and predicted future demand is supported.
281.6	Moonlight Heights Limited	Urban Form and Development	Support	RETAIN SD-UFD-O5 as notified. AND Any further consequential amendments required.	<ul style="list-style-type: none"> The submitter supports the consolidation and integration of future growth.
281.7	Moonlight Heights Limited	Urban Form and Development	Support	RETAIN SD-UFD-P1 as notified. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter supports this objective as the provision of sufficient development capacity is consistent with the National Policy Statement for Urban Development.
281.8	Moonlight Heights Limited	Urban Form and Development	Oppose	DELETE SD-UFD-P7. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The 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.
281.9	Moonlight Heights Limited	Subdivision	Amend	ADD an exemption in the Overview of the Subdivision chapter for Precincts similar to that in the Transport chapter. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter has requested the above amendment as a precinct exemption clause provide clarity for plan users.
281.10	Moonlight Heights Limited	Subdivision	Oppose	DELETE SUB-O2. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> SUB-O2 applies to all subdivision within urban zones which includes commercial, light and heavy industrial zones. This objective 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 limiting, particularly if a site has been zoned as industrial. Clause 3 seeks to consolidate urban development which is completely unnecessary as the spatial distribution of zoning has been identified based on consolidation.
281.11	Moonlight Heights Limited	Subdivision	Oppose	DELETE SUB-P1. AND Any further necessary consequential amendments required.	<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. The policy is considered to narrow when applied to all zones, particularly those which have a

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					<p>lower level of amenity and are expected to have a high level of modification such as commercial and industrial zones.</p> <ul style="list-style-type: none"> Not all vegetation should be incorporated in a subdivision design and it is considered that the Natural Environmental Values provisions afford sufficient protection.
281.12	Moonlight Heights Limited	Subdivision	Amend	<p>AMEND SUB-P13 to reflect the Operative District Plan policy PREC1-P1.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> SUB-P13 does not reflect PREC1-P1 as recently approved through private plan change. Clauses 3, and 4 have been added and are inconsistent with PREC-1 policies. The General residential zone chapter also includes a subdivision policy which is consistent with the Operative District Plan policy PREC1-P1.
281.13	Moonlight Heights Limited	Subdivision	Oppose	<p>DELETE SUB-PREC1.</p> <p>AND</p> <p>AMEND SUB-R3.5 to refer to SUB-S1.5</p> <p>AND</p> <p>ADD an exemption to the minimum allotment size standard to be consistent with General residential zone as follows:</p> <p>"Except that no minimum net site area requirement applies to any allotment created around an existing or proposed residential unit that forms part of a multi-level development for which a resource consent or building consent has been granted (excluding minor residential units)."</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter has not detailed why they want the above relief, however they have advised that the proposed district plan enables residential development to a minimum lot size of 400m2 if reticulated water supply is available which is considered an efficient and effective use of land within this precinct.
281.14	Moonlight Heights Limited	Subdivision	Support	<p>RETAIN SUB-PREC1-Awakino Precinct-S2.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter requests that the above relief as the standard is consistent with the recently approved private plan change.
281.15	Moonlight Heights Limited	Subdivision	Oppose	<p>DELETE SUB-PREC1-Awakino Precinct-S9.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter has requested this as enabling subdivision to a minimum lot size of 400m2 with no requirement for road upgrades to existing vested roads is efficient and effective use of land within this precinct.
281.16	Moonlight Heights Limited	Subdivision	Amend	<p>AMEND the heading in row 2, column 1 (under the main heading of SUB-PREC1-Awakino Precinct-MAT1) and rename it as follows:</p> <p>Rule: SUB-PREC2 - Awakino Precinct R1 - MAT1</p> <p>AND</p> <p>ADD an exemption to applicability of 'SUB-PREC1-Awakino Precinct-MAT1' Matters of Discretion to note that they are not applicable where subdivision is to create allotment/s around an existing or proposed residential unit that forms part of a multi-unit</p> <p>development for which a resource consent or building consent has been granted (excluding minor residential units).</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter has requested the above in order to enable a pathway for Multi-Unit Development which is consistent with GRZ-R12 through the PREC2 - Cover Road North Precinct Rules. By including this pathway, the Matters of Discretion under GRZ-R12 will apply and the matters of discretion under SUB-PREC1-Awakino Precinct MAT1 are not considered necessary.
281.17	Moonlight Heights Limited	Transport	Amend	<p>AMEND the Overview in the Transport chapter to apply zones to roads.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> An overview section does not have legal effect. The proposed approach to not zone roads will result in confusion and inconsistent plan implementation, particularly for activities undertaken within the road corridor that are not transport activities.
281.18	Moonlight Heights Limited	Transport	Support	<p>RETAIN the Overview in the Transport chapter, particularly the precinct exemption clause.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports the precinct exemption as it provides clarity for plan users.
281.19	Moonlight Heights Limited	Transport	Amend	<p>AMEND TRAN-R1 to remove reference to Council or road authority approval.</p> <p>AND</p>	<ul style="list-style-type: none"> The submitter has requested the above relief as third party approval within a permitted activity is ultra vires.

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				Any further necessary consequential amendments required.	
281.20	Moonlight Heights Limited	Transport	Amend	AMEND TRAN-R4 to remove reference to Council or road authority approval. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter has requested the above relief as third party approval within a permitted activity is ultra vires.
281.21	Moonlight Heights Limited	Transport	Support	RETAIN the exemption for PREC1-Awakino within TRAN-R2 as notified. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter supports the exemption for PREC1 - Awakino Precinct as the clause provides clarity for plan users.
281.22	Moonlight Heights Limited	Transport	Support	RETAIN TRAN-R2.3., TRAN-R2.4, and TRAN-R2.5. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter is in support of these aspects of TRAN-R2 as the clauses are consistent with recently approved private plan change.
281.23	Moonlight Heights Limited	Transport	Amend	AMEND TRAN-R3 to remove uncertainty and unnecessary duplication. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> Clause (a) and (b) duplicate and address the same matters applying different standards. The submitter has requested the above amendments as 'land use' and 'development' are open and all-encompassing terms, which could result in unintended consequences of all activities being permitted.
281.24	Moonlight Heights Limited	Transport	Support	RETAIN the exemption for PREC1 - Awakino Precinct in TRAN-R4. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter supports TRAN-R4 exemption for PREC1 - Awakino Precinct as it provides clarity for the plan user.
281.25	Moonlight Heights Limited	Transport	Support	RETAIN TRAN-R4.4., TRAN-R4.5., and TRAN-R4.6 as notified. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> They are consistent with recently approved private plan change.
281.26	Moonlight Heights Limited	Transport	Amend	AMEND the standard in the Transport chapter to remove all duplication of standards. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter has requested the above relief as the standards interchange between specifying limits within the district plan and cross referencing to compliance with the engineering standards. This is confusing for plan users and will result in duplication and unnecessary costs.
281.27	Moonlight Heights Limited	Transport	Amend	AMEND TRAN-Table 1 to remove reference to car parking spaces required. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter has requested the above relief as the table is labelled 'Traffic Intensity Factor' with the right-hand column referring to the number of car parking spaces.
281.28	Moonlight Heights Limited	Transport	Oppose	DELETE TRAN-Table 2. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The submitter has sought the above relief as in accordance with policy 11 of the National Policy Statement on Urban Development - district plans of tier 1, 2 and 3 territorial authorities must not set minimum car parking rate requirements.
281.29	Moonlight Heights Limited	General Residential Zone	Amend	AMEND GRZ-PREC1-Awakino Precinct-R2 as follows: 1. Activity status: Permitted Where: <u>a. No more than two principle residential units occupy the site;</u> <u>b. The minimum net site area associated with each principle residential unit is:</u> <u> i. 400m² for a serviced site ; or</u> <u> ii. 2,000m² for an unserviced site.</u> <u>Note: Minor Residential Units shall be subject to rule GRZ-R4 Minor Residential Unit.</u> <u>Note: More than two principle residential units onsite shall be subject to Rule GRZ-R12 Multi-Unit Development.</u> Activity status when compliance not achieved: Restricted Discretionary <u>in accordance with rule GRZ-R12.</u>	<ul style="list-style-type: none"> The proposed district plan seeks to introduce a 400m² minimum site area for residential units, and alternative types of residential development within minor residential unit and multi-unit development rules GRZ-R4 and GRZ-12 which are supported. The amendments would allow the PREC2- Cove Road North Precinct Rules to enable a pathway for multi-unit development which is consistent with GRZ-12.

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				<p>3- Where:</p> <p>a. It will be an additional residential unit on the site, and the minimum net site area associated with each additional residential unit is 450m² for a serviced site;</p> <p>b. There is a separation distance of at least 3m from any other detached residential unit; and</p> <p>c. There is a separation distance of at least 6m where there is a private open space area located between two residential units.</p> <p>4. Matters over which discretion is restricted:</p> <p>a. The privacy, outlook and amenity of adjacent and adjoining sites;</p> <p>b. Sufficient sunlight access to the outdoor living space;</p> <p>c. Building mass, orientation and passive surveillance of the road/street;</p> <p>d. Bulk and scale effects;</p> <p>e. Effects on any natural features with respect to natural wetlands, water courses, and indigenous vegetation;</p> <p>f. The extent to which the activity is consistent with the purpose, character and amenity values of the Awakino Precinct; and</p> <p>g. The ability to accommodate incidental activities anticipated within the Awakino Precinct such as parking (if it is to be provided), manoeuvring, waste collection and landscaping.</p> <p>5. Activity status when compliance not achieved: Discretionary.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	
281.30	Moonlight Heights Limited	Definitions	Amend	<p>ADD a definition for 'Multi-Unit Development' as follows:</p> <p><u>"Multi-Unit Development: means development of three or more principle residential units on a site."</u></p>	<ul style="list-style-type: none"> The submitter has requested the above relief as the Proposed District Plan does not define multi-unit development and groups minor residential units as a subset of residential unit. It is considered that this could lead to interpretation difficulties. Cross-referencing to the Precinct rule is proposed to add interpretation clarity.
282.1	Murphy Property Development Limited	General	Amend	<p>AMEND the Proposed District Plan to give effect to the National Policy Statement on Urban Development and National Policy Statement on Highly Productive Land, including any changes necessary to give effect to new and amended direction.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Mangawhai clearly meets the threshold to be considered a "urban environment" in accordance with the definition in the National Policy Statement on Urban Development, but KDC have made a decision that the National Policy Statement on Urban Development does not apply to the Kaipara District, and therefore does not have to be given effect to. The General rural zone has been applied incorrectly to existing or planned areas of rural-residential / lifestyle development. New and amended national direction is intended to be in force before the end of 2025.
282.2	Murphy Property Development Limited	Planning Maps	Amend	<p>No specific decision requested; however the submission considers that the General rural zone has been applied incorrectly to existing or planned areas of rural residential / lifestyle development.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Proposed District Plan does not give effect to the direction in the National Policy Statement on Highly Productive Land regarding the protection of highly productive soils.
282.3	Murphy Property Development Limited	General	Amend	<p>AMEND the Proposed District Plan to give effect to the Northland Regional Policy Statement, in particular 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.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Proposed District Plan does not manage Kaipara's resources in a way that is attractive for business and investment that will improve Northland wellbeing. In particular the Mangawhai/Hakaru Managed Growth Area unnecessarily restricts further growth and development within the Mangawhai area. The Proposed District Plan zoning framework, and in particular the application of the General rural zone, does not adequately protect the rural environment from the negative impacts of new

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					<p>subdivision use and development and reverse sensitivity effects are not avoided.</p> <ul style="list-style-type: none"> The zoning framework within the Proposed District Plan is narrow, and rural residential / lifestyle development in existing areas is unnecessarily constrained. This fails to ensure the protection of soil-based primary production and does not maintain or enhance the sense of place and character of the surrounding environment.
282.4	Murphy Property Development Limited	General	Amend	<p>No specific decision requested; however the submission notes that the Proposed District Plan fails to give effect to or implement the Mangawhai Structure Plan.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Mangawhai Structure Plan adopted in 2020 includes an overall plan of the growth for Mangawhai and identifies the Black Swamp Area as future rural residential (lifestyle) areas. The Mangawhai Structure Plan in the Operative Kaipara District Plan is a 'Rural – Residential' growth area which anticipates urban development with a minimum 4000m2 allotment size. When compared to the National Planning Standards definition of each zone, this anticipated lot size is akin to a Large lot zone. The Mangawhai Structure Plan is a strategic planning document.
282.5	Murphy Property Development Limited	Strategic Direction	Amend	<p>AMEND the Strategic Direction chapter to include policies for all objectives which provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction and set an umbrella framework to guide the remainder of the Proposed District Plan.</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 seems to acknowledge the need to enable growth where this does not adversely impact the district's highly productive land resource or rural production activities. However, it is unclear how this translates to the narrow zoning approach taken around Mangawhai and the inclusion of the Mangawhai/Hakaru Managed Growth Area. The Strategic Direction chapters are inconsistent, some chapters contain objectives for each topic, and not policies, whilst others contain both objectives and policies. There is no identification of small, medium or large centres, or rural/coastal settlements versus large towns, which flows through to lack of policy direction throughout the Proposed District Plan. section 32 reports do not demonstrate how the Mangawhai/Hakaru Managed Growth Area has been spatially identified, or what the purpose or justification for the managed growth area is.
282.6	Murphy Property Development Limited	Planning Maps	Amend	<p>AMEND the zoning of the Black Swamp Road area (including submitter's site at 213 Black Swamp Road, Lot 1 DP 529142 and properties along Black Swamp Road) from General rural zone to either Large lot residential zone or Special purpose rural residential zone.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The properties located within this area and their character and amenity are consistent with the intended purpose of the General residential zone or Large lot residential zone, and do not fit within the purpose of the General rural zone. The character and amenity of this area is consistent with a large lot residential zone, establishing a coherent peri-urban pattern and character to Mangawhai. The Section 32 Rural Zones does not provide any justification or evaluation of the General rural zone. The land is fragmented with existing allotment sizes between 2000m2 and 2ha. The area is materially compromised for rural production activities due to the existing fragmentation and potential for reverse sensitivity effects.
282.7	Murphy Property Development Limited	General Residential Zone	Amend	<p>No specific decision requested; however the submission observes that the Proposed District Plan does not provide alternative Rural residential or Large lot residential zones as provided for by the National Planning Standards, rather than a single residential zone being the General residential zone.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The section 32 evaluation disregarded a three residential zone model as it was 'overly complicated' however does not provide a complete analysis of the most appropriate zoning options, particularly for the Black Swamp Road area.
282.8	Murphy Property Development Limited	General	Oppose	<p>DELETE or refine the Mangawhai/Hakaru Managed Growth Area and associated provisions, including SD-UFD-P7, SUB-P12, SUB-R3.11 and SUB-R4.4.</p> <p>AND</p>	<ul style="list-style-type: none"> Council's Section 32 does not clearly state how this managed growth area has been spatially identified, what the purpose or justification for the managed growth area.

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				Any necessary consequential amendments.	<ul style="list-style-type: none"> Rural residential and lifestyle type development is typically required to provide for onsite three water servicing meaning no 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 Mangawhai/Hakaru Managed Growth Area limits the opportunities to realise growth and rural lifestyle living in the part of the district with the most ability to generate contributions. The provisions will severely detract investment and growth and unfairly restrict the ability of landowners affected to provide for their economic wellbeing.
282.9	Murphy Property Development Limited	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. Policy is inconsistent with FC-O1.
282.10	Murphy Property Development Limited	Subdivision	Oppose	DELETE SUB-P12. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submission does not support the limitation of develop 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.
282.11	Murphy Property Development Limited	Subdivision	Oppose	DELETE SUB-R3.11. AND DELETE SUB-R3.12. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Council's Section 32 does not clearly state how this managed growth area has been spatially identified, what the purpose or justification is for the managed growth area. Limitation of subdivision in this area is not efficient nor effective.
282.13	Murphy Property Development Limited	Relationship Between Spatial Layers	Amend	AMEND the Relationship between spatial layers section as necessary to provide clarity for the plan user, e.g., including reference to precincts and the Mangawhai/Hakaru Managed Growth Area. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The spatial layers listed do not include reference to Precincts nor does it reference the proposed Mangawhai/Hakaru Managed Growth Area.
282.14	Murphy Property Development Limited	Relationship Between Spatial Layers	Amend	AMEND the Relationship Between Spatial Layers section to be clear that provisions apply only to the extent of the mapped area. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The provisions do not provide any direction for split zoned sites.
282.15	Murphy Property Development 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 of the objective.
282.16	Murphy Property Development Limited	Vision for Kaipara	Support	RETAIN SD-VK-O4 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports the objective.
282.17	Murphy Property Development Limited	Vision for Kaipara	Amend	RETAIN SD-VK-O7 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports objective.
282.18	Murphy Property Development Limited	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.
282.19	Murphy Property Development Limited	Urban Form and Development	Support	RETAIN SD-UFD-P1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Provision of sufficient development capacity is consistent with the National Policy Statement for Urban Development.
282.20	Murphy Property Development Limited	Subdivision	Oppose	DELETE SUB-O2. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> SUB-O2 applies to all subdivision within urban zones, which include commercial, light and heavy industrial zones. The objective is too narrow to accommodate all types of subdivision in all urban zones.

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					<ul style="list-style-type: none"> For example, Clause 1 and clause 5 may be extremely limiting. Clause 3 is unnecessary as the spatial distribution of zoning has already been identified based upon consolidation.
282.21	Murphy Property Development Limited	Subdivision	Amend	<p>ADD the following clause to SUB-O3: <u>d. Enables rural lifestyle within the Rural lifestyle zone.</u> AND Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> As proposed SUB-O3 rural subdivision applies to all subdivision within rural zones, which includes General rural zone and Rural lifestyle zone. SUB-O3 fails to acknowledge rural lifestyle subdivision.
282.22	Murphy Property Development Limited	Subdivision	Oppose	<p>DELETE SUB-P1. AND Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> 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.
282.23	Murphy Property Development Limited	Subdivision	Amend	<p>AMEND SUB-P2 as follows: Ensure that subdivision and development is appropriately serviced, and that infrastructure is provided in an integrated and coordinated manner, by: ... 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.</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 nor does it provide for servicing of the Rural lifestyle zone.
282.24	Murphy Property Development Limited	Subdivision	Amend	<p>AMEND SUB-P3 as follows: Provide for recreation and public access by: 1. Encouraging the provision of public open spaces, that provide for various forms of recreation, within residential urban zones; and 2. Requiring the location, number, and size of open spaces to be proportionate to the anticipated future density of the neighbourhood. AND Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The policy as drafted is limited to residential zones. The Proposed District Plan proposes a single residential zone, and recreation spaces are more commonly provided and used within commercial spaces.
282.25	Murphy Property Development Limited	Subdivision	Oppose	<p>DELETE SUB-P6. AND ADD new policies which reflect appropriate subdivision within each urban zone. AND Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Submitter does not support the limitation of development in the proposed Mangawhai/Hakaru Managed Growth Area. This is an arbitrary area with no section 32 justification. Limitation of subdivision with the General residential zone is not efficient and not effective.
282.26	Murphy Property Development Limited	Subdivision	Amend	<p>AMEND SUB-P7 as follows: Provide for subdivision that enables appropriate land use activities to occur in the Rural lifestyle zone by: 1. Maintaining <u>Requiring subdivision to meet the</u> minimum lot sizes and suitable dimensions for lots to achieve the character, amenity values and density anticipated in the Rural lifestyle zone; 2. Avoiding subdivision around minor residential units; and 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 an urban form and uniform development patterns. AND Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> It is considered that this policy as worded is not efficient and effective.
282.27	Murphy Property Development Limited	Subdivision	Oppose	<p>DELETE SUB-P8 AND ADD new policies which reflect appropriate subdivision within each urban zone. AND Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Submitter does not support the limitation of development in the proposed Mangawhai/Hakaru Managed Growth Area. This is an arbitrary area with no section 32 justification. Limitation of subdivision with the General residential zone is not efficient nor effective.

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282.28	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-O1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Objectives GRZ-O1-O5 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.29	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-O2 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Objectives GRZ-O1-O5 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.30	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-O3 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Objectives GRZ-O1-O5 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.31	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-O4 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Objectives GRZ-O1-O5 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.32	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-O5 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Objectives GRZ-O1-O5 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.33	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-P1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.34	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-P2 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.35	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-P3 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.36	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-P4 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.37	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-P5 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.38	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-P6 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.39	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-P7 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.40	Murphy Property Development Limited	General Residential Zone	Support	RETAIN GRZ-P8 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policies GRZ-P1-P8 acknowledge the requirement for a range of residential development, housing form and the provision of efficient infrastructure.
282.41	Murphy Property Development Limited	General Residential Zone	Amend	<p>AMEND GRZ-R3 as follows:</p> <p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. No more than two residential units occupy the site;</p> <p>b. Residential units not connected to a reticulated wastewater system shall not exceed one per 2,000m² of net site area;</p> <p>c. Outside Dargaville, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 600m² of net site area; and</p> <p>d. In Dargaville, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 400m² of net site area.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> GRZ-R3 does not give effect to objective GRZ-O2 and is not consistent with SUB-S1 for the General residential zone which allows for a minimum net site area of 600m² outside of Mangawhai.
282.42	Murphy Property Development Limited	General Residential Zone	Amend	<p>AMEND GRZ-R4.b. as follows:</p> <p>1. Activity status: Permitted</p>	<ul style="list-style-type: none"> GRZ-R4 does not give effect to objective GRZ-O2 and is not consistent with SUB-S1 for the

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				<p>Where:</p> <p>a. No more than one principal residential unit and one minor residential unit will occupy the site; and</p> <p>b. Resulting density complies with GRZ-R3.1; except that a principal residential unit and a minor residential unit that are both connected to a reticulated wastewater system may be established on a site with a minimum 600m² net site area.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<p>General residential zone which allows for a minimum net site area of 600m² outside of Mangawhai.</p>
282.43	Murphy Property Development Limited	General Residential Zone	Amend	<p>DELETE the references to 'boarding houses' from GRZ-R7.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Boarding houses are not a defined term. This causes interpretation confusion, inefficiency and ineffectiveness of the rule.
282.44	Murphy Property Development Limited	General		<p>AMEND the Proposed District Plan to protect land that has remaining productive intent by providing for a variety of housing and lifestyle options through intensification of areas adjacent to urban centre that can no longer accommodate rural production type activity.</p>	<ul style="list-style-type: none"> The submitter considers this is the most efficient and effective way to achieve alignment with the Strategic Direction chapter, National Direction and market demand.
283.1	Northpower Limited and Northpower Fibre Limited	Strategic Direction	Amend	<p>AMEND the Strategic Direction chapter to include policies to support the objectives providing clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction. To provide policies in support of the objectives.
283.2	Northpower Limited and Northpower Fibre Limited	Transport	Amend	<p>AMEND objectives, policies and rules in the Transport chapter to provide for infrastructure (electricity and telecommunications), particularly within the roading corridor.</p>	<ul style="list-style-type: none"> Infrastructure is often located in the road corridor.
283.3	Northpower Limited and Northpower Fibre Limited	Hazardous Substances	Amend	<p>RETAIN objectives and policies relating to hazardous substances for the consideration at resource consent stage.</p> <p>AND</p> <p>DELETE rules relating to hazardous substances.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To be consistent with the approach taken from Whangarei District Council through Plan Change 91. To be consistent with the 2017 Resource Management Act Amendments which removed explicit function for local authorities to control adverse effects of storage, use, disposal and transportation of hazardous substances. For a consistent approach to apply across Whangarei and Kaipara Districts.
283.4	Northpower Limited and Northpower Fibre Limited	Natural Hazards and Resilience	Amend	<p>ADD direction within the Strategic Direction for natural hazards, and amendments to the Natural Hazards chapter to reflect this.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> There is a disconnect between the Strategic Direction for natural hazards and the objectives and policies of the Natural Hazards chapter. It is necessary to allow for the operation, maintenance, repair and upgrading of existing infrastructure in areas subject to natural hazards when there is an operational or functional need for it to be there.
283.5	Northpower Limited and Northpower Fibre Limited	General	Amend	<p>AMEND all relevant chapters to provide for small-scale electricity and telecommunication assets as a permitted activity.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> They follow development and support overhead reticulation or underground reticulation. Northpower has little control over where these facilities are installed including when a development has been enabled within a sensitive environment.
283.6	Northpower Limited and Northpower Fibre Limited	General	Amend	<p>ADD identification and mapping of Northpower's 11kV, 33kV, 50kV, 66kV, and 110kV Critical Energy Lines in the Proposed District Plan.</p> <p>AND</p> <p>ADD identification and mapping of Northpower's Critical Fibre Optic Cables (see submission for location map).</p> <p>AND</p> <p>ADD a new standalone chapter which includes a suite of new provisions which includes:</p> <ul style="list-style-type: none"> Protection for all electricity lines and fibre optic cables, and Rules which require setbacks from Fibre Optic Cables and Critical Energy Lines for earthworks, buildings and trees. 	<ul style="list-style-type: none"> To give effect to the Northland Regional Policy Statement. Mapping these features will provide certainty to Council, and landowners as to the location of these lines and cables. To allow for consistent outcomes when undertaking land use and subdivision activities. The provisions will achieve a degree of regional consistency.

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				AND Any further necessary consequential amendments required.	
283.7	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the nested definitions for "Commercial activities" as notified.	<ul style="list-style-type: none"> The submitter supports the inclusion of grouped nested definitions.
283.8	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the definition for "Antenna" as notified.	<ul style="list-style-type: none"> The submitter supports this definition.
283.9	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the definition for "Community scale renewable electricity generation activities" as notified.	<ul style="list-style-type: none"> The submitter supports this definition.
283.10	Northpower Limited and Northpower Fibre Limited	Definitions	Amend	<p>AMEND the definition of 'Emergency Tree Works' to read as follows:</p> <p>"The alteration <u>pruning, maintenance</u> or removal of any tree or vegetation immediately necessary to avoid an actual and imminent threat to the safety of persons or damage to property or to maintain or restore utility services".</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To be consistent with the definition used in the Whangarei District Plan. To avoid confusion over the use of the term 'alteration'.
283.11	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the definition for "Functional area" as notified.	<ul style="list-style-type: none"> The submitter supports this definition.
283.12	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the definition for "Green infrastructure" as notified.	<ul style="list-style-type: none"> The submitter supports this definition.
283.13	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the definition for "Infrastructure" as notified.	<ul style="list-style-type: none"> The definition is worded in alignment with section 2 of the Resource Management Act.
283.14	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the definition for "Large-scale renewable electricity generation activities" as notified.	<ul style="list-style-type: none"> The submitter supports this definition.
283.15	Northpower Limited and Northpower Fibre Limited	Definitions	Amend	<p>DELETE the definition of 'Minor Upgrading'.</p> <p>AND</p> <p>ADD a new definition for "<u>Upgrading</u>" with a more generalised definition as follows:</p> <p><u>"Means, in relation to infrastructure, an increase in the capacity, efficiency, safety, security or resilience of existing infrastructure"</u></p> <p>AND</p> <p>Make any required consequential amendments throughout the Proposed District Plan to replace "minor upgrading" with "upgrading".</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The current definition is considered ultra vires, Some upgrades to existing assets would not meet the definition of 'minor upgrading', The term 'minor upgrading' is not consistent with the majority of wording and approach used within the infrastructure chapter provisions, Rule INF-R4 uses the term 'minor upgrading' but all other provisions refer to 'upgrading'.
283.16	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the definition for "National Grid Subdivision Corridor" as notified.	<ul style="list-style-type: none"> The submitter supports this definition.
283.17	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the definition for "National Grid Yard" as notified.	<ul style="list-style-type: none"> The submitter supports this definition.
283.18	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the definition for "Network utility operator" as notified.	<ul style="list-style-type: none"> Northpower supports this definition as worded as it is in alignment with section 166 of the Resource Management Act.
283.19	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the definition for "Operational need" as notified.	<ul style="list-style-type: none"> The submitter supports this definition.

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283.20	Northpower Limited and Northpower Fibre Limited	Definitions	Amend	<p>AMEND the definition of "Regionally Significant Infrastructure" as follows:</p> <p>"means <u>Regionally significant infrastructure as defined in Appendix 3 of the Regional Policy Statement</u>:</p> <p>1. <u>Energy, water, communication</u></p> <p>...</p> <p>h. <u>Regional and district council wastewater trunk lines and treatment plants and key elements of the stormwater network including treatment devices; or</u></p> <p>i. <u>Marsden Point oil refinery and truck loading facility.</u></p> <p>j. —Flood management / protection schemes managed by regional and / or district councils.</p> <p>2. <u>Transport</u></p> <p>a. <u>State Highways;</u></p> <p>b. <u>Roads as well as walking and cycling facilities that are of strategic significance as identified in the Regional Land Transport Strategy;</u></p> <p>c. <u>Whangārei, Kaitaia and Bay of Islands airports;</u></p> <p>d. <u>Installations and equipment for air navigation;</u></p> <p>e. <u>Northport, including the adjoining land used for the movement and storage of cargo;</u></p> <p>f. <u>Railway lines and associated railway facilities.</u></p> <p>3. <u>Significant social and community facilities:</u></p> <p>a. <u>Flood management / protection schemes managed by regional and / or district councils;</u></p> <p>b. <u>Public hospitals;</u></p> <p>c. <u>The Northland Events Centre and Kensington Stadium;</u></p> <p>d. <u>Northland Region Corrections Facility;</u></p> <p>e. <u>Northland Polytechnic – (North Tech) main campuses and Auckland University Faculty of Education – Whangārei;</u></p> <p>f. <u>Puwerā Regional Landfill Facility.</u></p> <p>Infrastructure extends also to mean the site related components that enable the asset to function.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • The entire definition does not reflect the Northland Regional Policy Statement and should be consistent. • The definition does not make any reference that it has been duplicated from the Northland Regional Policy Statement definition.
283.21	Northpower Limited and Northpower Fibre Limited	Definitions	Amend	<p>AMEND the definition of 'Renewable Electricity Generation Activities' as follows:</p> <p>"means the construction, operation and maintenance of <u>buildings or structures associated with renewable electricity generation, distribution and transmission</u>. This includes, <u>but is not limited to</u>, small and community-scale distributed renewable generation activities, and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity."</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • The definition should include buildings as well as structures. • The definition should reference distribution and transmission to recognise and provide for conveyance mechanism for the renewable energy generation. • The infrastructure for distribution, transmission and storage of renewable energy needs to be provided for. • Including "but is not limited to" will avoid unintended narrowing of the definition.
283.22	Northpower Limited and Northpower Fibre Limited	Definitions	Support	<p>RETAIN the definition for "Renewable energy" as notified.</p>	<ul style="list-style-type: none"> • The submitter supports this definition as worded as it is in alignment with Section 2 of the Resource Management Act.
283.23	Northpower Limited and Northpower Fibre Limited	Definitions	Amend	<p>AMEND the definition for "Repowering existing wind and solar electricity generation activities" as follows:</p> <p>"means replacing <u>more than 50%</u> of the structures at an existing renewable generation facility (<u>source: new, to support rules</u>)."</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • To ensure activities are not inadvertently captured by the definition, and associated rule in the Renewable Energy chapter (REG-R10). • To remove erroneous reference to (source: new to support rules...).

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283.24	Northpower Limited and Northpower Fibre Limited	Definitions	Amend	<p>DELETE the definition of "Root protection zone" and replace it with the following:</p> <p><u>"means the area of ground around a tree trunk created by taking a radius equal to the greatest radial spread of the canopy/foliage of the tree, measured from the trunk and rotating that radius in a full circle around the trunk."</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To utilise the wording and image included in the Whangarei District Plan. The proposed definition is unnecessarily complicated, and the sought wording will simplify this. To create cross-boundary efficiency.
283.25	Northpower Limited and Northpower Fibre Limited	Definitions	Support	<p>RETAIN the definition of "Sensitive activity" as notified.</p>	<ul style="list-style-type: none"> The submitter supports this definition.
283.26	Northpower Limited and Northpower Fibre Limited	Definitions	Support	<p>RETAIN the definition of "Small-scale renewable electricity generation" as notified.</p>	<ul style="list-style-type: none"> The submitter supports this definition
283.27	Northpower Limited and Northpower Fibre Limited	Definitions	Support	<p>RETAIN the definition of "Structure" as notified.</p>	<ul style="list-style-type: none"> The submitter supports this definition.
283.28	Northpower Limited and Northpower Fibre Limited	Definitions	Amend	<p>DELETE the definition for "Technician Arborist".</p> <p>AND</p> <p>DELETE the definition for 'Works Arborist'.</p> <p>AND</p> <p>ADD a new definition for "Arborist" as follows:</p> <p><u>"means a person who:</u></p> <p><u>a. Has a minimum of 24 months on the job experience, possesses a recognised arboriculture certificate and is familiar with the tasks, equipment and hazards involved in arboriculture operations within arboricultural operations; or</u></p> <p><u>b. Has demonstrated competency to Level 4 New Zealand Certificate in Horticulture Services (Arboriculture) standard (or to an equivalent arboriculture standard); or</u></p> <p><u>c. Is working under the supervision of an arborist with demonstrated competency to Level 4 New Zealand Certificate in Horticulture Services (Arboriculture) standard (or to an equivalent arboriculture standard)."</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Having two definitions is unnecessary and causes confusion. The terms 'Technician Arborist' and 'Works Arborist' are used throughout the Proposed District Plan are used with other terms such as "qualified arborist", and "suitably qualified and experienced arborist" which causes more confusion. There should be one single definition for "arborist". To provide a definition which removes confusion but considers necessary elements and provides flexibility as required.
283.30	Northpower Limited and Northpower Fibre Limited	Definitions	Support	<p>RETAIN the definition of "Temporary infrastructure" as notified.</p>	<ul style="list-style-type: none"> The submitter supports this definition.
283.31	Northpower Limited and Northpower Fibre Limited	Definitions	Amend	<p>ADD a new definition for "Small-Scale Electricity and Telecommunication Assets" which reads as follows:</p> <p><u>"means:</u></p> <p><u>a. Electricity poles and/or assets mounted on, or associated with, poles;</u></p> <p><u>b. Ground mounted electricity transformers, switchgear, and pillars; and</u></p> <p><u>c. Underground electricity and fibre assets."</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provide a definition for assets associated with above and below ground electricity reticulation for clarity.
283.32	Northpower Limited and Northpower Fibre Limited	Strategic Direction	Amend	<p>ADD policies to the Strategic Direction chapter to support the objectives.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The Strategic Direction chapter largely contains objectives, but no policies (With the exception of the Urban Form and Development section). Objectives need policies to demonstrate how they will be achieved within the Proposed District Plan. To provide clear direction for consideration of resource consents where there is conflict between strategic direction.
283.33	Northpower Limited and	Vision for Kaipara	Amend	<p>AMEND SD-VK-O2 as follows:</p>	<ul style="list-style-type: none"> To ensure that development is supported by adequate infrastructure as a key principle.

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	Northpower Fibre Limited			<p>“The guiding principles to support development include:</p> <ol style="list-style-type: none"> Facilitate growth by being flexible, accommodating and proactive when dealing with growth and business opportunities; Be innovative and bold; and <u>Ensuring development is supported by adequate infrastructure; and</u> Focus on relationships to respond to growth and development opportunities.” <p>AND</p> <p>Any further necessary consequential amendments required.</p>	
283.34	Northpower Limited and Northpower Fibre Limited	Vision for Kaipara	Amend	<p>AMEND SD-VK-O6 as follows:</p> <p>“Reverse sensitivity effects between incompatible activities and zones are avoided where practicable, or otherwise mitigated.”</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The objective is supported; however the submitter is of the opinion that the use of the wording “avoided where practicable or otherwise mitigated” is inconsistent with and does not give effect to the Northland Regional Policy Statement (5.1.1(2)) which uses the term “avoids”.
283.35	Northpower Limited and Northpower Fibre Limited	Vision for Kaipara	Amend	<p>AMEND SD-VK-O8 as follows:</p> <p>“Subdivision and Development is integrated and phased with the provision of appropriate and affordable infrastructure.”</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The objective is supported but should refer explicitly to “subdivision” as well as development.
283.36	Northpower Limited and Northpower Fibre Limited	Strategic Direction	Amend	<p>ADD a new objective to the Strategic Direction - Natural Environment section as follows:</p> <p><u>“Recognise and provide for the operational and / or functional need of new infrastructure to locate in, and the ongoing operation, maintenance, repair and upgrading of existing infrastructure within, the District’s natural environments.”</u></p> <p>OR</p> <p>with alternative wording to a similar effect.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Where there is functional and/or operational need for infrastructure to be located in these areas, operation, maintenance, repair and upgrading is provided for and supported.
283.37	Northpower Limited and Northpower Fibre Limited	Strategic Direction	Amend	<p>ADD a new objective to the Strategic Direction - Natural Hazards and Resilience as follows:</p> <p><u>“Recognise and provide for the operational and / or functional need of new infrastructure to locate in, and the ongoing operation, maintenance, repair and upgrading of existing infrastructure within, the areas subject to natural hazards.”</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> While the existing objective does provide for the maintenance and upgrading of infrastructure assets that protect communities from natural hazard risks, this is not sufficient when it comes to providing for new infrastructure and the ongoing operation, maintenance, repair and upgrading of existing infrastructure more generally within the areas subject to natural hazards.
283.38	Northpower Limited and Northpower Fibre Limited	Tangata Whenua - Mana Whenua	Support	<p>RETAIN SD-TW-O1 as notified.</p>	<ul style="list-style-type: none"> The submitter supports this objective.
283.39	Northpower Limited and Northpower Fibre Limited	Urban Form and Development	Support	<p>RETAIN SD-UFD-O3 as notified.</p>	<ul style="list-style-type: none"> The submitter supports the requirement for sufficient infrastructure capacity to be available to support the development of land when zoning land for urban activities.
283.40	Northpower Limited and Northpower Fibre Limited	Urban Form and Development	Support	<p>RETAIN SD-UFD-O5 as notified.</p>	<ul style="list-style-type: none"> The submitter supports a compact urban form and avoiding urban sprawl into rural areas as it is easier to service in terms of electricity and telecommunications infrastructure and has efficiencies to reduce the amount of infrastructure required in the District.
283.41	Northpower Limited and Northpower Fibre Limited	Urban Form and Development	Support	<p>RETAIN SD-UFD-P1 as notified.</p>	<ul style="list-style-type: none"> The submitter supports a compact urban form and avoiding urban sprawl into rural areas as it is easier to service in terms of electricity and telecommunications infrastructure and has efficiencies to reduce the amount of infrastructure required in the District.

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283.42	Northpower Limited and Northpower Fibre Limited	Strategic Direction	Amend	<p>ADD new objectives to the Strategic Direction chapter as follows for Regionally Significant Infrastructure:</p> <p><u>"Regionally Significant Infrastructure is identified and protected. The benefits of Regionally Significant Infrastructure are recognised and provided for."</u></p> <p>AND</p> <p><u>"Avoid, remedy, mitigate or offset adverse effects arising from the development, operation, maintenance, and upgrading of Regionally Significant Infrastructure."</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Objectives and Policies have not been provided for Regionally Significant Infrastructure, and Infrastructure more generally. It is important that strategic direction is provided for these topics. To be consistent with the other District Plans in Northland. To give effect to the Northland Regional Policy Statement relating to Regionally Significant Infrastructure, and Infrastructure.
283.43	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>AMEND REG-O1 as follows:</p> <p>"REG-O1: Benefits of renewable electricity generation <u>activities</u>"</p> <p>The benefits of increasing renewable electricity generation activities at all scales are <u>recognised and provided for</u> realised in the Kaipara District."</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports this objective, and objective title with the amended changes sought to be in alignment with Policy 5.4.1 of the Northland Regional Policy Statement.
283.44	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>AMEND the title of REG-O2 to read as follows:</p> <p>"REG-O2: Enabling Renewable Electricity Generation <u>Activities</u> to Support Wellbeing"</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports this objective, and objective title with the amended changes sought to be in alignment with Policy 5.4.1 of the Northland Regional Policy Statement.
283.45	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>AMEND the title of REG-O3 to read as follows:</p> <p>"REG-O3: Managing adverse effects of renewable electricity generation <u>activities</u>"</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports this objective, and objective title with the amended changes sought to be in alignment with Policy 5.4.1 of the Northland Regional Policy Statement.
283.46	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	<p>RETAIN REG-O4 as notified.</p>	<ul style="list-style-type: none"> The submitter supports this objective.
283.47	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	<p>RETAIN REG-P1 as notified.</p>	<ul style="list-style-type: none"> The submitter supports this policy.
283.48	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>AMEND the title and content of REG-P2 as follows:</p> <p>"REG-P2: Enable the effective development, operation, maintenance, <u>repair</u> and upgrade of renewable electricity generation activities"</p> <p>" <u>Recognise and provide</u> for the effective and efficient development, operation, maintenance, <u>repair</u> and upgrading of renewable electricity generation activities at a range of scales from solar and wind energy resources."</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To be consistent with the previous objectives and policies in the Proposed District Plan, and to Policy 5.4.1 of the Northland Regional Policy Statement. No reasoning for the word 'repair' to be included within the title and policy has been provided.
283.49	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	<p>RETAIN REG-P3 as notified.</p>	<ul style="list-style-type: none"> The submitter supports this policy.
283.50	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	<p>RETAIN REG-P4 as notified.</p>	<ul style="list-style-type: none"> The submitter supports this policy.
283.51	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	<p>RETAIN REG-P5 as notified.</p>	<ul style="list-style-type: none"> The submitter supports this policy.

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283.52	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	RETAIN REG-P6 as notified.	<ul style="list-style-type: none"> The submitter supports this policy.
283.53	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	RETAIN REG-P7 as notified.	<ul style="list-style-type: none"> The submitter supports this policy.
283.54	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>AMEND REG-P8 as follows:</p> <p>“Recognise <u>and provide for</u> the benefits of enabling the repowering of existing wind and solar generation activities, including:</p> <p>...”</p> <p>AND</p> <p>Any further necessary consequential amendments as required.</p>	<ul style="list-style-type: none"> To include the benefits of enabling the repowering of existing wind and solar generation activities.
283.55	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>AMEND the title and contents of REG-P9 as follows:</p> <p>“REG-P9: Managing <u>Avoiding</u> reverse sensitivity”</p> <p>Manage <u>Avoid</u> reverse sensitivity effects by:</p> <ol style="list-style-type: none"> Requiring new sensitive activities to be designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on existing renewable electricity generation activities; and Requiring new renewable electricity generation activities to manage adverse effects on existing sensitive activities in close proximity. <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The wording of this policy is inconsistent with objective REG-O4 and does not give effect to the Northland Regional Policy Statement (5.1.1) which requires the potential for reverse sensitivity to be avoided. Using the words "or otherwise mitigate" does not give effect to the "avoid" directive in the Regional Policy Statement.
283.56	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	RETAIN REG-P10 as notified.	<ul style="list-style-type: none"> The submitter supports this policy.
283.57	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	RETAIN the notes in the Renewable Electricity Generation chapter as notified.	<ul style="list-style-type: none"> The submitter supports this note.
283.58	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>AMEND REG-R1 to apply to all zones.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports this inclusion of this rule but seeks that it is applied to all zones. Renewable Electricity Generation activities are located based on the availability and feasibility of the resource and should not be constrained by zones. Overlays will still apply and can address any sensitivities where relevant.
283.59	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	RETAIN REG-R2 as notified.	<ul style="list-style-type: none"> The submitter supports this rule.
283.60	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	RETAIN REG-R3 as notified.	<ul style="list-style-type: none"> The submitter supports this rule.
283.61	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	RETAIN REG-R4 as notified.	<ul style="list-style-type: none"> The submitter supports this rule.
283.62	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>AMEND REG-R5 to apply to all zones consistently.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports this rule but seeks it to be applied across all zones. Renewable Electricity Generation Activities are located based on availability and feasibility of a resource and should not be constrained by zones. Overlays will still apply and can address any relevant sensitivities.
283.63	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>AMEND REG-R6 to apply to all zones consistently.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports this rule but seeks it to be applied across all zones. Renewable Electricity Generation activities are located based on availability and feasibility of a resource and should not be constrained by zones.

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					<ul style="list-style-type: none"> Overlays will still apply and can address any relevant sensitivities.
283.64	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>AMEND the activity status for REG-R7 from Controlled to Permitted.</p> <p>AND</p> <p>DELETE the Matters of Control in REG-R7.2.a. to REG-R7.2.e.</p> <p>AND</p> <p>AMEND this rule to apply to all zones consistently.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The framework should be more enabling for community scale renewable electricity generation activities as this will better meet the intention of the National Policy Statement for Renewable Electricity Generation. To be aligned with the approach taken with Renewable Electricity Generation chapter of the Proposed Far North District Plan. The rule should be applied to all zones. Renewable Electricity Generation Activities are located based on availability and feasibility of a resource and should not be constrained by zones. Overlays will still apply and can address any relevant sensitivities.
283.65	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>AMEND the title and content of REG-R8 as follows:</p> <p>Large scale renewable energy <u>electricity</u> generation activities</p> <p>1. Activity status: Discretionary <u>Restricted Discretionary</u></p> <p>Where:</p> <p>a. Compliance is achieved with NZS 6808:2010 Acoustics – Wind Farm noise for any proposal involving wind generation.</p> <p><u>2. Matters over which discretion is restricted:</u></p> <p>a. <u>The location, scale and intensity of the activity;</u></p> <p>b. <u>Shadow flicker and glare;</u></p> <p>c. <u>Visual and landscape effects;</u></p> <p>d. <u>Noise and vibration effects;</u></p> <p>e. <u>Functional need or operational need to be in the location;</u></p> <p>f. <u>The significant national or regional benefits associated with the activity;</u></p> <p>g. <u>Proposed measures to mitigate adverse effects, including siting, design, colour, finish, or landscaping; and</u></p> <p>h. <u>Proposed rehabilitation of the site at the end of the operational life of the activity.</u></p> <p>3. Activity status when compliance not achieved: <u>Non-complying Discretionary</u></p>	<ul style="list-style-type: none"> Adverse effects associated with large scale renewable electricity generation are readily understandable. Non-compliance should result in a Discretionary activity status although no reason for this is provided. The rule title should be amended to remain consistent with the other provisions in the Renewable Electricity Generation chapter.
283.66	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Amend	<p>DELETE the height limit in REG-R9.1.b.i.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Limiting the height increase is inappropriate as the rule applies to all types of renewable electricity which significantly vary in height. Limiting the height by any defined metric will impose an inconsistent standard across the types of renewable energy.
283.67	Northpower Limited and Northpower Fibre Limited	Renewable Electricity Generation	Support	<p>RETAIN REG-R10 as notified.</p>	<ul style="list-style-type: none"> The submitter supports this rule as worded.
283.68	Northpower Limited and Northpower Fibre Limited	Infrastructure	Support	<p>RETAIN INF-O1 as notified.</p>	<ul style="list-style-type: none"> The submitter supports this objective.
283.69	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>AMEND INF-O2 as follows:</p> <p>“The adverse effects of infrastructure on the environment are avoided, remedied, or mitigated, or offset while recognising and providing for:</p> <p>1. The functional need or operational need of infrastructure; <u>and</u></p> <p>2. That positive effects of infrastructure may be realised locally, regionally or nationally.”</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The objective should be “recognising and providing for” these components and that “offsetting” needs to be provided for in situations where adverse effects of infrastructure on the environment cannot be avoided, remedied or mitigated.
283.70	Northpower Limited and	Infrastructure	Support	<p>RETAIN INF-O3 as notified.</p>	<ul style="list-style-type: none"> The submitter supports this objective.

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	Northpower Fibre Limited				
283.71	Northpower Limited and Northpower Fibre Limited	Infrastructure	Support	RETAIN INF-O4 as notified.	<ul style="list-style-type: none"> The submitter supports this objective.
283.72	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>AMEND INF-P1 as follows:</p> <p>"Recognise <u>and provide for</u> the benefits of infrastructure by:</p> <ol style="list-style-type: none"> Allowing the development, upgrading, operation, maintenance, repair or removal of infrastructure; and Providing for the functions and responsibilities of infrastructure, including as lifeline utilities during an emergency." <p>AND</p> <p>Any further necessary consequential amendments required.</p> 	<ul style="list-style-type: none"> To align with the amendments sought on INF-O2.
283.73	Northpower Limited and Northpower Fibre Limited	Infrastructure	Support	RETAIN INF-P2 as notified.	<ul style="list-style-type: none"> The submitter supports this policy.
283.74	Northpower Limited and Northpower Fibre Limited	Infrastructure	Support	RETAIN INF-P3 as notified.	<ul style="list-style-type: none"> The submitter supports this policy.
283.75	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>AMEND INF-P4 as follows:</p> <p>"Recognise <u>and provide for</u> the benefits of new technologies in infrastructure that:</p> <ol style="list-style-type: none"> Improve access to, and efficient use and development of, networks and services; Allow for the re-use of redundant services and structures; Increase resilience, safety or reliability of networks and services; or Result in environmental benefits and enhancements." <p>AND</p> <p>Any further necessary consequential amendments required.</p> 	<ul style="list-style-type: none"> To align with previously sought amendments through other submission points.
283.76	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>AMEND INF-P5 as follows:</p> <p>"Provide for new regionally significant infrastructure <u>and infrastructure</u> within an Overlay where:</p> <ol style="list-style-type: none"> There is a demonstrated functional or operational need for the infrastructure to be located within the Overlay; and It is demonstrated through an options assessment that locating within an Overlay is the best practicable option, having particular regard to the financial implications, social, cultural and environmental effects of the preferred option, compared to other alternative options." 	<ul style="list-style-type: none"> To allow the consideration of all infrastructure within overlays to be consistent with other infrastructure enabling provisions within the infrastructure chapter.
283.77	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>AMEND INF-P6 as follows:</p> <p>"Minimise <u>Manage the</u> adverse effects of infrastructure on the environment, while having regard to:</p> <ol style="list-style-type: none"> The functional need and operational need of the network utility <u>infrastructure</u>; The extent to which adverse effects have been addressed through site, route or method selection; The necessity of the infrastructure; The duration or frequency of adverse effects; and The location of existing infrastructure, including: <ol style="list-style-type: none"> The complexity and connectedness of the networks and services; and The potential for co-location and shared use of network utility <u>infrastructure corridors</u>." <p>AND</p> 	<ul style="list-style-type: none"> The term "Minimise" is unhelpful, whereas "manage" highlights that the full effects management hierarchy is available in accordance with INF-P2. The use of "network utility" is out of place and term "infrastructure" should be referenced consistently.

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				Any further necessary consequential amendments required.	
283.78	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>AMEND INF-P7 as follows:</p> <p>"Encourage new linear infrastructure in urban areas to be placed underground unless:</p> <ol style="list-style-type: none"> 1. The adverse effects on the environment are greater than placing the infrastructure above ground; or 2. A natural or physical feature or structure renders underground placement impractical or undesirable; or 3. There are significant operational, functional, technical, cultural, historic heritage or economic reasons that require the infrastructure to be above ground." <p>AND</p> <p>Any further necessary consequential amendments required.</p> 	<ul style="list-style-type: none"> • The use of the word "significant" places an arbitrarily high threshold on these factors which would be difficult to achieve.
283.79	Northpower Limited and Northpower Fibre Limited	Infrastructure	Support	RETAIN INF-P8 as notified.	<ul style="list-style-type: none"> • The submitter supports this policy.
283.80	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>AMEND INF-P9 as follows:</p> <p>"Enable the operation, maintenance and minor upgrade and repair of the National Grid. In the event of any conflict with any other policies within the plan, INF-P9 takes precedence."</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • To remain consistent with all other references to upgrade or upgrading in the Infrastructure chapter.
283.81	Northpower Limited and Northpower Fibre Limited	Infrastructure	Support	RETAIN INF-P10 as notified.	<ul style="list-style-type: none"> • The submitter supports policy, noting that Transpower are better placed to advise acceptability of specific wording.
283.82	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>AMEND INF-P11 as follows:</p> <p>"Ensure new sensitive activities are appropriately located and/or designed to avoid minimise reverse sensitivity effects on infrastructure, including by requiring compliance with New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001."</p>	<ul style="list-style-type: none"> • To be consistent with the approach required in the Regional Policy Statement (5.1.1) which is to avoid the potential for reverse sensitivity effects. • Northpower supports the reference to NZCEP 34:2001.
283.83	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>AMEND INF-P12 as follows:</p> <p>"Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of <u>infrastructure, including</u> Regionally Significant Infrastructure, from being unreasonably compromised by:</p> <ol style="list-style-type: none"> 1. Only allowing sensitive activities within the Gas or Petroleum Pipeline Corridor where these are of a scale and nature that will not compromise the gas or petroleum products transmission network or result in reverse sensitivity effects; 2. Requiring any buildings or structures to be of a nature and scale and to be located and designed to maintain safe distances from <u>infrastructure, including</u> Regionally Significant Infrastructure; 3. Managing earthworks in close proximity to <u>infrastructure, including</u> Regionally Significant Infrastructure; 4. Avoid, remedy or mitigate adverse effects of subdivision, land use or development of a site that contains or is adjacent to any <u>infrastructure, including</u> Regionally Significant Infrastructure other than the National Grid, including: <ol style="list-style-type: none"> a. The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure; b. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided; 	<ul style="list-style-type: none"> • To include infrastructure more generally, not just Regionally Significant Infrastructure. • To replace 'minimise' with 'avoid' to give effect to Northland Regional Policy Statement 5.1.1 which is to avoid the potential for reverse sensitivity effects.

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				<p>c. The extent to which the subdivision design and consequential development will <u>avoid minimise</u> the potential reverse sensitivity effects on an amenity and nuisance effects of the infrastructure; and</p> <p>5. Requiring subdivision of site that contains or is adjacent to any <u>infrastructure, including</u> Regionally Significant Infrastructure other than the National Grid to be designed to avoid or mitigate any adverse effects on access to, and the safe and efficient operation and maintenance and repair of, that infrastructure. "</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	
283.84	Northpower Limited and Northpower Fibre Limited	General	Amend	<p>ADD a new Critical Electricity Lines Overlay within the Proposed District Plan for 11kV lines that meet the Regional Policy Statement criteria for Regionally Significant Infrastructure, 33kV lines, and any lines above 33kV lines.</p> <p>AND</p> <p>ADD provisions within the Infrastructure, Subdivision and Earthworks chapters which protect all of the district's critical electricity lines from inappropriate development. These provisions would relate to building platforms, new buildings and structures, extensions to existing buildings and structures and earthworks within 10m of a Critical Electricity Lines Overlay.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • Critical Electricity Lines Overlay mapping or provisions has not been provided, which is a step back from the provisions of the Operative District Plan and no section 32 evaluation has been provided as to why this course of action has been determined. • To provide regional consistency with Whangarei District Council, and Far North District Council's approaches - both have Critical Electricity Lines Overlay mapping and provisions.
283.85	Northpower Limited and Northpower Fibre Limited	General	Amend	<p>ADD a new Critical Fibre optic Cables Overlay within the proposed mapping system.</p> <p>AND</p> <p>ADD new provisions within the Infrastructure, Subdivision and Earthworks chapters which protect all of the district's critical fibre optic cables from inappropriate development. Provisions would relate to building platforms, new buildings and structures, and earthworks within 10m of a Critical Fibre Optic Cable Overlay.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • To provide identification and mapping of Critical Fibre Optic Cables within the Proposed District Plan. • To provide a new suite of provisions to protect all of the Districts critical fibre optic cables from inappropriate development.
283.86	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>AMEND the activity status for non-compliance with INF-S1 throughout the Infrastructure chapter from Non-Complying to Discretionary.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • If there is non-compliance with these standards, it is more likely than not that a breach will be an operational or functional requirement necessary to ensure distribution of electricity and telecommunications to the District which are lifeline utilities, or to respond to best practice updates.
283.87	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>RETAIN the permitted activity status for INF-R1.</p> <p>AND</p> <p>AMEND INF-R1 so that the activity status for non-compliance with INF-S1 and INF-S2 is Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • If there is non-compliance with INF-S1 and INF-S2 it is more likely than not that a breach will be an operational or functional requirement necessary to ensure distribution of electricity and telecommunications to the District which are lifeline utilities, or to respond to best practice updates. • To be in accordance with the sought changes to the activity status for non-compliance with INF-S1 and INF-S2.
283.88	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>RETAIN the permitted activity status for INF-R2.</p> <p>AND</p> <p>AMEND INF-R2 to include and provide for new 'above ground' infrastructure as a permitted activity.</p> <p>AND</p> <p>AMEND INF-R2 so that the activity status for non-compliance with INF-S1 and INF-S2 is Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • If there is non-compliance with INF-S1 and INF-S2 it is more likely than not that a breach will be an operational or functional requirement necessary to ensure distribution of electricity and telecommunications to the District which are lifeline utilities, or to respond to best practice updates. • To be in accordance with the sought changes to the activity status for non-compliance with INF-S1 and INF-S2. • No reason has been provided for why a rule for new 'above ground' infrastructure has been requested as a permitted activity.

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283.89	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>RETAIN the permitted activity status for INF-R3.</p> <p>AND</p> <p>AMEND INF-R3 so that the activity status for non-compliance with INF-S1 and INF-S2 is Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To be in accordance with the sought changes to the activity status for non-compliance with INF-S1 and INF-S2. Northpower supports the permitted activity status for new infrastructure in existing buildings.
283.90	Northpower Limited and Northpower Fibre Limited	Infrastructure	Oppose	<p>AMEND INF-R4 in collaboration with Network Utility operators and infrastructure providers to develop a workable rule which removes arbitrary and unnecessary restrictions on the provision of infrastructure. The issues include:</p> <ol style="list-style-type: none"> Use of arbitrary numbers. References to poles, towers, replacement pole, telecommunication pole, pi pole with no definitions. References to increase in voltage. The reference to "minor upgrading" should be replaced with "upgrading". Discretionary activity for non-compliance with INF-S1 and INF-S2 rather than Non-Complying. <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> There is no justification for the proposed limits, or use of arbitrary numbers within the proposed rule, and those proposed create significant issues from a compliance perspective for Network Utility operators and infrastructure providers. Provisions or limits on height, diameter and alignment need to be grounded in reality and future proofed for changes in technology. The rule references "poles", "towers", "replacement pole", "telecommunication pole", and "pi pole" without any definitions. These terms have various technical definitions and have been misused throughout this rule. An increase in voltage does not necessarily result in any discernible change or effect from the wider or localised environment. This should not be dealt with through resource consent. The reference to "minor upgrading" in the rule title should be amended to "upgrading" to be consistent with other provisions within the chapter. To be in accordance with the sought changes to the activity status for non-compliance with INF-S1 and INF-S2.
283.91	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>RETAIN the permitted activity status for INF-R5.</p> <p>AND</p> <p>AMEND INF-R5 so that the activity status for non-compliance with INF-S1 and INF-S2 is Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To be in accordance with the sought changes to the activity status for non-compliance with INF-S1 and INF-S2. Northpower supports the permitted activity status for temporary infrastructure, temporary electric generator and self-contained power units.
283.92	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>AMEND INF-R6 as follows:</p> <p>Activity status: Permitted</p> <p>Where:</p> <p>a. The connection does not include a new tower;</p> <p>b. The connection does not exceed three additional poles; and</p> <p>c. There is no connection to a structure or building identified in Schedule 1 - Historic Heritage Resources.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> There is no need to require resource consent for a new tower, or if the connection exceeds three additional poles within the General residential or Commercial zones. To ensure unnecessary compliance costs and delays for customer connections in the applicable zones is avoided.
283.93	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>RETAIN the permitted activity status for INF-R7.</p> <p>AND</p> <p>AMEND INF-R7 so that the activity status for non-compliance with INF-S1 and INF-S2 is Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To be in accordance with the sought changes to the activity status for non-compliance with INF-S1 and INF-S2. The submitter supports the permitted activity status for infrastructure located on or within existing bridges and structures across waterways.
283.94	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>DELETE arbitrary and unjustified limits in INF-R9.</p> <p>AND</p> <p>AMEND INF-R9 so that the activity status for non-compliance with INF-S1 and INF-S2 is Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> There is no justification for the figures referenced in this rule, and they are arbitrary and restrictive. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is appropriate and enables an adequate assessment of effects.

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283.95	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>RETAIN the permitted activity status for INF-R13.</p> <p>AND</p> <p>AMEND the title of INF-R13 as follows:</p> <p>"Below ground electricity distribution lines and <u>Small-scale Electricity and Telecommunications Assets</u>"</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports the permitted activity status for below ground electricity distribution lines in all zones. The rule should also provide for the small-scale electricity and telecommunications assets required for them to ensure that the electricity network remains safe, effective and efficient.
283.96	Northpower Limited and Northpower Fibre Limited	Infrastructure	Oppose	<p>AMEND INF-R14 in collaboration with Network Utility Operators and infrastructure providers to develop a workable rule which removes arbitrary and unnecessary restrictions on the provision of infrastructure. The issues include:</p> <ol style="list-style-type: none"> There is no need for a voltage restriction. The 20m height limit in clause b. is not sufficient for current lines and structures. The blanket restricted discretionary activity status for above ground electricity distribution lines and support structures in all zones apart from General rural zone, Rural lifestyle zone or road adjacent to zones other than General rural zone or Rural lifestyle zone. <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> There is no need for a voltage restriction as an increase in voltage does not necessarily result in any discernible change or effect from the wider or localised environment and any issue can be dealt with by Northpower. 20m height limit in clause b. is not sufficient for current lines and support structures. This should be increased to 25m. The blanket restricted discretionary activity status for the above ground electricity distribution lines and support structures in all zones apart from General rural zone, Rural lifestyle zone, or road adjacent to zones other than General rural zone or Rural lifestyle zone will result in unnecessary compliance costs and delays with distribution and support structures often having to be located in these zones.
283.97	Northpower Limited and Northpower Fibre Limited	Infrastructure	Oppose	<p>AMEND INF-R15 in collaboration with Network Utility Operators and infrastructure providers to develop a workable rule which removes arbitrary and unnecessary restrictions on the provision of infrastructure. The issues include:</p> <ol style="list-style-type: none"> The restriction on voltage is unnecessary. The 250m² gross floor area limit is an arbitrary and unnecessary restriction. The 10m height limit in clause b. is not sufficient for current lines and support structures currently used. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is more appropriate . The blanket discretionary activity status for substations and associated transformers and switching stations in all zones apart from General rural zone, Rural lifestyle Zone, Light industrial zone, Heavy industrial zone, or road adjacent to zones other than those listed above. <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> There is no need for a voltage restriction as an increase in voltage does not necessarily result in any discernible change or effect from the wider or localised environment and any issue can be dealt with by Northpower. A 250m² gross floor area limit is an arbitrary and unnecessary restriction. 10m height limit in clause b. is not sufficient for current lines and support structures. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is appropriate and enables an adequate assessment of effects. The blanket restricted discretionary activity status for the above ground electricity distribution lines and support structures in all zones apart from General rural zone, Rural lifestyle zone, or road adjacent to zones other than General rural zone or Rural lifestyle zone will result in unnecessary compliance costs and delays with distribution and support structures often having to be located in these zones.
283.98	Northpower Limited and Northpower Fibre Limited	Infrastructure		<p>No specific decision requested; however, the submitter has advised that they have no particular view on INF-R21.</p>	<ul style="list-style-type: none"> This rule solely relates to the National Grid and does not have any impact on Northpower's electricity assets.
283.99	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>RETAIN the permitted activity status for INF-R22.</p> <p>AND</p> <p>AMEND INF-R22 so that the activity status for non-compliance with INF-S1 and INF-S2 is Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports the permitted activity status for ancillary equipment. To be in accordance with the sought changes to the activity status for non-compliance with INF-S1 and INF-S2.
283.100	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>RETAIN the permitted activity status for INF-R23.</p> <p>AND</p> <p>AMEND INF-R23 so that the activity status for non-compliance with INF-S1 and INF-S2 is Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To be in accordance with the sought changes to the activity status for non-compliance with INF-S1 and INF-S2. The submitter supports the permitted activity status for below ground telecommunication and radiocommunication facilities, lines, cables and ducts.
283.101	Northpower Limited and	Infrastructure	Oppose	<p>AMEND INF-R24 in collaboration with Network Utility Operators and infrastructure providers to develop a workable rule which removes arbitrary</p>	<ul style="list-style-type: none"> The use of arbitrary numbers for area and height of structures is not supported.

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	Northpower Fibre Limited			<p>and unnecessary restrictions on the provision of infrastructure. The issues are:</p> <ul style="list-style-type: none"> The use of arbitrary numbers for area and height of structures. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is more appropriate. <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> A discretionary activity status for non-compliance with INF-S1 and INF-S2 is appropriate and enables an adequate assessment of effects.
283.102	Northpower Limited and Northpower Fibre Limited	Infrastructure	Oppose	<p>AMEND INF-R27 in collaboration with Network Utility Operators and infrastructure providers to develop a workable rule which removes arbitrary and unnecessary restrictions on the provision of infrastructure. The issues include:</p> <ul style="list-style-type: none"> The use of arbitrary numbers for area, height and diameter of structures. A restricted discretionary activity status for non-compliance with clause a. is more appropriate and consistent with the approach taken in INF-R26. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is more appropriate. The blanket restricted discretionary activity status for antennas attached to a building or structure, not provided for in the National Environmental Standards for Telecommunications Facilities in the General residential zone. <p>AND</p> <p>AMEND INF-R27 so that the activity status for non-compliance with INF-S1 and INF-S2 is Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The use of arbitrary numbers for area, height and diameter of structures is not supported. A discretionary activity status for non-compliance with clause a. is appropriate and enables an adequate assessment of adverse effects, and would be consistent with the sought approach for INF-R26. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is appropriate and enables an adequate assessment of effects The blanket restricted discretionary activity status for antennas attached to a building or structure, not provided for in the National Environmental Standards for Telecommunications Facilities In the General residential zone is not supported as it will result in unnecessary compliance costs and delays as antennas often need to be located in these zones.
283.103	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>RETAIN INF-R28 as notified.</p> <p>AND</p> <p>AMEND to incorporate amendments sought for non-compliance with INF-S1 and INF-S2 in previous submissions.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports the activity status for antennas inside new or existing buildings. To be in accordance with the sought changes to the activity status for non-compliance with INF-S1 and INF-S2.
283.104	Northpower Limited and Northpower Fibre Limited	Infrastructure	Oppose	<p>AMEND INF-R29 in collaboration with Network Utility Operators and infrastructure providers to develop a workable rule which removes arbitrary and unnecessary restrictions on the provision of infrastructure. The issues include:</p> <ul style="list-style-type: none"> The use of arbitrary numbers for area, height and diameter of structures. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is more appropriate. <p>AND</p> <p>AMEND INF-R29 so that the activity status for non-compliance with INF-S1 and INF-S2 to Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> A discretionary activity status for non-compliance with INF-S1 and INF-S2 is appropriate and enables an adequate assessment of effects. The use of arbitrary numbers for area, height and diameter of structures is not supported.
283.105	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>RETAIN the activity status for INF-R34.</p> <p>AND</p> <p>AMEND INF-R34 so that the activity status for non-compliance with INF-S1 and INF-S2 is Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports the activity status of these activities, however, has requested the relief to be in accordance with the sought changes to the activity status for non-compliance with INF-S1 and INF-S2.
283.106	Northpower Limited and Northpower Fibre Limited	Infrastructure	Support	<p>RETAIN INF-R37 as notified.</p>	<ul style="list-style-type: none"> The submitter supports the controlled activity status for this activity.

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283.107	Northpower Limited and Northpower Fibre Limited	Infrastructure		No specific decision requested; however the submission does not have a view on INF-R47 to INF-R57 due to the rules relating to the National Grid.	<ul style="list-style-type: none"> The submitter recognises Transpower is in a better position to provide comment.
283.108	Northpower Limited and Northpower Fibre Limited	Transport	Amend	<p>AMEND the Transport chapter to provide objectives, policies and rules which enable the construction operation, maintenance, and repair and upgrading of existing infrastructure and establishment of new infrastructure within the transport network, in particular the roading corridor.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To recognise the appropriate provision of infrastructure (electricity and telecommunications) in the transport network as this infrastructure is often located within the roading corridor.
283.109	Northpower Limited and Northpower Fibre Limited	Transport	Amend	<p>ADD a new objective for the Transport chapter which reads as follows:</p> <p><u>"Recognise and provide for the construction, operation, maintenance, repair and upgrading of other infrastructure including electricity and telecommunications infrastructure within the transport network, in particular the roading corridor."</u></p> <p>OR</p> <p>Wording to a similar effect.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provide for the construction, operation, maintenance, repair and upgrading of infrastructure within the transport network, in particular the roading corridor.
283.110	Northpower Limited and Northpower Fibre Limited	Transport	Amend	<p>ADD a new policy in the Transport chapter as follows:</p> <p><u>"Recognise and provide for other infrastructure by enabling the construction, operation, maintenance, repair and upgrading of infrastructure in the transport network as a permitted activity."</u></p> <p>or</p> <p>Wording to a similar effect.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provide for the construction, operation, maintenance, repair and upgrading of infrastructure within the transport network, in particular the roading corridor.
283.111	Northpower Limited and Northpower Fibre Limited	Transport	Amend	<p>AMEND TRAN-R3 to exclude "infrastructure".</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> No reason has been provided; however, the submitter seeks clarification that "infrastructure" is excluded from this rule and it's permitted activity requirements.
283.112	Northpower Limited and Northpower Fibre Limited	Transport	Amend	<p>ADD a new rule in the Transport chapter making the construction, operation, maintenance, repair and upgrading of electricity and telecommunications infrastructure within the roading corridor a permitted activity.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provide for the construction, operation, maintenance, repair and upgrading of infrastructure within the transport network, in particular the roading corridor as a permitted activity.
283.113	Northpower Limited and Northpower Fibre Limited	Contaminated Land	Oppose	<p>DELETE the Contaminated Land chapter in its entirety.</p> <p>OR</p> <p>AMEND the provisions contained within the Contaminated Land chapter as suggested in other submission points.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter considers the chapter unnecessary given its duplication with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.
283.114	Northpower Limited and Northpower Fibre Limited	Contaminated Land	Amend	<p>AMEND CL-O2 as follows:</p> <p>Remediation and/or site management of contaminated land contributes:</p> <ol style="list-style-type: none"> To the health and wellbeing of communities; and <u>or</u> Increased development opportunities for future use and development; <u>or</u> <u>the establishment of new infrastructure, or the operation, maintenance, repair and upgrading of existing infrastructure.</u> <p>AND</p>	<ul style="list-style-type: none"> The submitter supports this objective but seeks the balance recognition of infrastructure alongside new use and development. Electricity infrastructure can be located on historically contaminated land and remediation and site management for new and existing infrastructure should be provided for.

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283.115	Northpower Limited and Northpower Fibre Limited	Contaminated Land	Support	RETAIN CL-P1 as notified.	<ul style="list-style-type: none"> The submitter supports this policy.
283.116	Northpower Limited and Northpower Fibre Limited	Contaminated Land	Amend	<p>AMEND CL-P2 as follows:</p> <p>“Unless for the purpose of remediation <u>or for the operational or functional need of new or existing infrastructure</u>, discourage the disturbance of contaminated land, where the level, type and toxicity of the contamination could adversely affect human health and safety and the environment.”</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Earthworks on contaminated land need to be enabled for the operational and functional need of new and existing infrastructure.
283.117	Northpower Limited and Northpower Fibre Limited	Contaminated Land	Amend	<p>AMEND CL-P4.3. as follows:</p> <p>“4. Disposal of contaminated soil must be carried out in a manner that protects avoids further adverse effects on human health <u>and safety</u>, or on <u>and</u> the environment.”</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The use of "avoids further effects" as it is inconsistent with the objectives and does not recognise that avoidance is not achievable nor necessary in every scenario. The full range of the effect's hierarchy (avoid, remedy, mitigate) should be available.
283.118	Northpower Limited and Northpower Fibre Limited	Hazardous Substances	Oppose	<p>DELETE the rules from the Hazardous Substances chapter.</p> <p>AND</p> <p>AMEND the objectives and policies in the Hazardous Substances chapter on the basis of there being no rules for hazardous substances.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To be in accordance with the Whangarei District Council's Plan Change 91 which proposes to retain objectives and policies relating to hazardous substances for the consideration at resource consent stage, but deletes any rules relating to hazardous substances. The submitter supports Whangarei District Council's approach which is consistent with the 2017 Resource Management Act amendments which removed explicit function for local authorities to control the adverse effects of the storage, use, disposal and transportation of hazardous substances.
283.119	Northpower Limited and Northpower Fibre Limited	Natural Hazards	Support	RETAIN NH-O1 as notified.	<ul style="list-style-type: none"> The submitter supports objective.
283.120	Northpower Limited and Northpower Fibre Limited	Natural Hazards	Amend	<p>AMEND NH-O2 as follows (or wording to similar effect):</p> <p>“Infrastructure is located, designed and maintained <u>to support the community's be resilient resilience</u> to natural hazards.”</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports the intent of this objective. Northpower will manage any risks associated with natural hazards to ensure the asset performs in a reliable, safe and cost-effective way. The focus of resilience should be on the resilience of the service to the community rather than each individual asset. The proposed relief will accommodate this position.
283.121	Northpower Limited and Northpower Fibre Limited	Natural Hazards	Amend	<p>ADD a new clause to NH-P6.1. as follows:</p> <p>“1. Within a River Flood Hazard Area:</p> <p>...</p> <p><u>e. No additional fill is placed over underground infrastructure, or causes inundation of existing infrastructure;</u></p> <p>...</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The amendment will ensure any earthworks associated with raising a freeboard above flood levels will avoid infrastructure to avoid causing issues for electricity and telecommunication assets such as: Excessive cover over existing cables resulting in inability to repair or detect fault conditions. Reduction in overhead electricity line to ground clearance (breaching Electrical Code of Practice). Changing natural flow of surface water flooding over electrical assets. Burying pillars resulting in difficulty to locate, maintain and disconnect during emergencies and planned work. Inhibiting access to assets.
283.122	Northpower Limited and Northpower Fibre Limited	Natural Hazards	Amend	<p>ADD the following clause to NH-P7.1. as follows:</p> <p><u>e. No additional fill is placed over underground infrastructure, or causes inundation of existing infrastructure.</u></p> <p>AND</p>	<ul style="list-style-type: none"> The submitter supports this policy however has sought this relief to ensure that any earthworks associated within raising a freeboard above flood levels will avoid infrastructure for the reasons outlined above.

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				Any further necessary consequential amendments required.	
283.123	Northpower Limited and Northpower Fibre Limited	Natural Hazards	Amend	<p>AMEND NH-P10 as follows:</p> <p>"Manage new infrastructure by ensuring it:</p> <ol style="list-style-type: none"> 1. Is not located in a Coastal Erosion Hazard Area or Coastal Flood Hazard Area, or River Flood Hazard Areas unless there a functional need or operational need to <u>be in that location</u> locate in that area and this location is the most appropriate to service the needs of the community; 2. Is designed and constructed to be resilient to manage <u>manage</u> the effects of natural hazards, recognising: <ol style="list-style-type: none"> a. Not all natural hazards are known or mapped; b. Some natural hazard events may result in the temporary disruption to the operation of the infrastructure; c. Potential changes in hazards and a risk, including as a result of sea level rise and climate change; and 3. Does not transfer hazard risks to other locations and mitigates risks to people, property, other infrastructure and the environment." <p>AND</p> <p>Any further necessary consequential amendments required.</p> 	<ul style="list-style-type: none"> • So that it is recognised that infrastructure may need to be located in know hazard areas to service the needs of the community and seeks the provision of resilient infrastructure. • To avoid the requirement that an activity must be demonstrated to have either a functional or operational need to be located in a hazard area, rather than in an area that happens to be subject to a hazard. • To refer to the management of effects rather than resilience. •
283.124	Northpower Limited and Northpower Fibre Limited	Natural Hazards	Amend	<p>AMEND NH-R2.1. and NH-R2.3. as follows:</p> <p>1. ...</p> <p>For all additions and alterations:</p> <ol style="list-style-type: none"> 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; b. <u>No additional fill is placed over underground infrastructure, or causes inundation of existing infrastructure;</u> ..." 3. Matters over which discretion is restricted: <ol style="list-style-type: none"> a. The effects of flood hazards on the building; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; d. <u>Effects on existing infrastructure services;</u> e. Any measures proposed to mitigate the effects of the hazard; and f. The use of the building, including the storage and use of hazardous substances, and any management/ mitigation requirements associated with that use." <p>AND</p> <p>Any further necessary consequential amendments required.</p> 	<ul style="list-style-type: none"> • This rule is supported by the submitter, with the amendment sought to ensure any earthworks associated with raising a freeboard above flood levels will avoid infrastructure further to the submission points above.
283.125	Northpower Limited and Northpower Fibre Limited	Natural Hazards	Amend	<p>AMEND NH-R4.1. and NH-R4.4. as follows:</p> <ol style="list-style-type: none"> 1. For new buildings not containing sensitive activities: <ol style="list-style-type: none"> a. The building has a minimum finished floor level of 300mm above the maximum water level in 1 in 100- year flood event.; <u>and</u> b. <u>No additional fill is placed over underground infrastructure, or causes inundation of existing infrastructure.</u> <p>For new buildings containing sensitive activities:</p> <ol style="list-style-type: none"> a. The building is not in a High-Risk River Flood Hazard Area; and b. The building has a minimum finished floor level of 500mm above the maximum water level in 1 in 100- year flood event.; <u>and</u> 	<ul style="list-style-type: none"> • The submitter supports this rule. • To ensure that any earthworks associated with raising a freeboard above flood levels will avoid infrastructure, further to the submission points above.

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				<p>c. <u>No additional fill is placed over underground infrastructure, or causes inundation of existing infrastructure</u></p> <p>...</p> <p>4. ...</p> <p>Matters over which discretion is restricted:</p> <p>a. The effects of flood hazards on the building;</p> <p>b. The purpose of the building and its vulnerability or resilience to the flood hazard;</p> <p>c. The hazard risks to people or property;</p> <p>d. Cumulative effects and the potential to create, transfer or intensify hazard risks on adjoining sites including on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites;</p> <p>e. <u>Effects on existing infrastructure services;</u></p> <p>f. The effectiveness of any mitigation proposed;</p> <p>g. The storage and use of hazardous substances and any management/ mitigation requirements; and</p> <p>h. Methods to manage activities and uses within the site, including safe egress from buildings and structures on the site and the management of people and property during a flood event."</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	
283.126	Northpower Limited and Northpower Fibre Limited	Natural Hazards	Amend	<p>AMEND NH-R6 as follows:</p> <p>...</p> <p>For buildings not containing sensitive activities:</p> <p>b. The addition/alteration is not in a High- Risk Coastal Hazard Area; and</p> <p>c. The addition/alteration has a minimum finished floor level of 300 mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise).; <u>and</u></p> <p><u>d. No additional fill is placed over underground infrastructure, or causes inundation of existing infrastructure.</u></p> <p>For buildings containing sensitive activities:</p> <p>e. The addition/alteration is not in a High- Risk Coastal Hazard Area; and</p> <p>f. The addition/alteration has a minimum finished floor level of 500mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise).; <u>and</u></p> <p><u>g. No additional fill is placed over underground infrastructure, or causes inundation of existing infrastructure.</u></p> <p>...</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The effects of coastal hazards on the building;</p> <p>b. The hazard risks to people or property;</p> <p>c. The effectiveness of any mitigation measures including freeboard above predicted coastal flood levels;</p> <p><u>d. Effects on existing infrastructure services;</u></p> <p>e. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; and</p> <p>f. The use of the building, including the storage and use of hazardous substances, and any management/ mitigation requirements associated with that use."</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports this rule but seeks the relief to ensure that any earthworks associated with raising a freeboard above flood levels will avoid infrastructure, further to the submission points above.
283.127	Northpower Limited and	Natural Hazards	Amend	<p>AMEND NH-R8 as follows:</p> <p>...</p>	<ul style="list-style-type: none"> The submitter supports this rule however seeks to ensure that any earthworks associated with raising a freeboard above the flood levels will

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	Northpower Fibre Limited		<p>For new buildings not containing sensitive activities:</p> <p>a. The building is not in a High-Risk Coastal Hazard Area; and</p> <p>b. The building has a minimum finished floor level of 300 mm above the level of the Coastal Flood Hazard Area 2 (100- year ARI + 1.2m sea level rise).; and</p> <p><u>c. No additional fill is placed over underground infrastructure, or causes inundation of existing infrastructure.</u></p> <p>For new buildings containing sensitive activities:</p> <p>d. The building is not in a High-Risk Coastal Hazard Area; and</p> <p>e. The building has a minimum finished floor level of 500 mm above the level of the Coastal Flood Hazard Area 2 (100- year ARI + 1.2m sea level rise).; and</p> <p><u>f. No additional fill is placed over underground infrastructure, or causes inundation of existing infrastructure.</u></p> <p>...</p> <p>4. Matters over which discretion is restricted:</p> <p>a. The effects of coastal hazards on the building;</p> <p><u>b. Effects on existing infrastructure services;</u></p> <p>c. The purpose of the building and its vulnerability or resilience to coastal hazards;</p> <p>d. Hazard risks to people or property;</p> <p>e. The effectiveness and durability of any mitigation, including the ability to relocate the building in response to future changes in hazard risk;</p> <p>...</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<p>avoid infrastructure, further to the subdivision points above.</p>
283.128	Northpower Limited and Northpower Fibre Limited	Natural Hazards	<p>Amend</p> <p>DELETE NH-R13 and replace with the following wording:</p> <p><u>New and existing Infrastructure located in a coastal erosion hazard area, coastal flood hazard area, or river flood hazard area</u></p> <p><u>1. Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>a. Operation, maintenance, repair and/or upgrading of above ground infrastructure and below ground infrastructure;</u></p> <p><u>b. Below ground electricity distribution lines and support structures;</u></p> <p><u>c. Above ground electricity distribution lines and support structures;</u></p> <p><u>d. Below ground telecommunications lines and support structures; and</u></p> <p><u>e. Above ground telecommunications lines and support structures.</u></p> <p><u>Note: This rule only applies to the construction, operation, maintenance, repair and upgrading of infrastructure undertaken by a network utility operator.</u></p> <p><u>2. Activity status where compliance not achieved: Restricted Discretionary</u></p> <p><u>3. Matters over which discretion is restricted:</u></p> <p><u>a. Whether there is a functional need or operational need for the infrastructure to be in that location within the natural hazard area;</u></p> <p><u>b. Cumulative effects and the potential to create, transfer or intensify natural hazard risks on adjoining sites including as a result of any proposed mitigation;</u></p> <p><u>c. The nature and extent of the natural hazard, the resilience of the infrastructure to the effects of the hazard and the effectiveness and durability of any mitigation; and</u></p>	<ul style="list-style-type: none"> • To recognise that infrastructure may be located in a coastal erosion hazard area, coastal flood hazard area, or river flood hazard area. • To ensure that required assets within a natural hazard area are not captured by the consenting requirements of the proposed rule. • To provide for the construction, operation, maintenance, repair and upgrading of infrastructure as a permitted activity and avoid resource consents being required. • The consenting requirement for minor upgrading of above-ground infrastructure under this rule also imposes an inhibitive cost for asset upgrades and new small-scale assets which follow development which has already been enabled within the natural hazard area. • Electricity transformers, switching stations and electricity and telecommunications pillars are essential support structures for distribution lines and should be provided for as a permitted activity. •

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				<p><u>d. Methods to manage activities within the site, including safe access to and from the infrastructure during a hazard event."</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	
283.129	Northpower Limited and Northpower Fibre Limited	Historic Heritage	Amend	<p>AMEND the Historic Heritage chapter to provide objectives, policies and rules to enable construction, operation, maintenance, repair and upgrading of existing infrastructure as a permitted activity.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To ensure recognition is made within the Historic Heritage chapter for the appropriate provision of infrastructure for the construction, operation, maintenance, repair and upgrading of infrastructure within sites containing, or in proximity to Heritage Resources.
283.130	Northpower Limited and Northpower Fibre Limited	Historic Heritage	Amend	<p>AMEND the Historic Heritage chapter to include two new policies as follows (or words to similar effect):</p> <p><u>Recognise and provide for the operation, maintenance, repair and upgrading of infrastructure and connections to buildings for network utilities within sites containing scheduled Heritage Resources in a manner that avoids, remedies or mitigates adverse effects on the heritage values of the resource.</u></p> <p>and</p> <p><u>"Recognise and provide for the establishment of new infrastructure in proximity to a scheduled Heritage Resource, where all of the following apply:</u></p> <p><u>a. there is a functional need or operational need for its establishment;</u></p> <p><u>b. there is no practicable alternative;</u></p> <p><u>c. the infrastructure will provide a public benefit that could not otherwise be achieved; and</u></p> <p><u>d. significant adverse effects are avoided, and any other adverse effects are avoided, remedied or mitigated on the heritage values of the scheduled Heritage Resource."</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To recognise and provide for the construction, operation, maintenance, repair and upgrading of infrastructure within sites containing scheduled Historic Heritage Resources. To recognise and provide for the establishment of new infrastructure in proximity to a scheduled Historic Heritage Resource.
283.132	Northpower Limited and Northpower Fibre Limited	Historic Heritage	Amend	<p>ADD a new rule in the Historic Heritage chapter as follows:</p> <p><u>Operation, maintenance, repair and upgrading of existing infrastructure containing a Scheduled Heritage Resource.</u></p> <p><u>Activity Status: Permitted.</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provide for the operation, maintenance, repair and upgrading of existing infrastructure as a permitted activity.
283.133	Northpower Limited and Northpower Fibre Limited	Historic Heritage	Amend	<p>ADD a new rule in the Historic Heritage chapter as follows:</p> <p><u>Infrastructure within a site containing a Scheduled Heritage Resource Activity Status: Restricted Discretionary</u></p> <p><u>This rule shall not apply to:</u></p> <p><u>1. Infrastructure that is located underground;</u></p> <p><u>2. Maintenance, repair or upgrading of any existing above ground infrastructure that is located within 5m either side of the original location;</u></p> <p><u>3. Connections to buildings or structures for network utilities; or</u></p> <p><u>4. New above ground infrastructure that is wholly located within the road reserve.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>a. The operational and functional needs of the infrastructure to be located within the site containing the scheduled Heritage Resource;</u></p> <p><u>b. Whether a scheduled Heritage Resource will be adversely affected by the proposed works;</u></p> <p><u>c. Location, scale, design of the proposed works;</u></p> <p><u>d. Any adverse effects on any archaeological site;</u></p>	<ul style="list-style-type: none"> To provide for electricity and telecommunications infrastructure as a restricted discretionary activity.

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				<p><u>e. Any landscaping or fencing to maintain heritage boundary treatments and curtilage;</u></p> <p><u>f. The location and relationship of works in relation to adjoining sites and the road;</u></p> <p><u>g. Any assessments or advice from a suitably qualified and experienced heritage or cultural expert (where provided); and</u></p> <p><u>h. Any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua (where provided).</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	
283.134	Northpower Limited and Northpower Fibre Limited	Notable Trees	Amend	<p>AMEND TREE-O1 as follows:</p> <p>Protect and retain notable trees which contribute to the character, ecological, visual, and historical or amenity values of the Kaipara District, <u>while enabling the safe and efficient use, development, maintenance, operation and upgrading of infrastructure.</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To ensure tree protection while enabling the safe and efficient use, development, maintenance, operation and upgrading of infrastructure and network utilities.
283.135	Northpower Limited and Northpower Fibre Limited	Notable Trees	Amend	<p>AMEND TREE-P2 as follows:</p> <p>Manage activities within the root protection zone of the notable tree to:</p> <ol style="list-style-type: none"> Ensure the continuing health, structural integrity and amenity value of the tree; Ensure the safety of people, <u>infrastructure and</u> or <u>property; and</u> or Enable maintenance, <u>operation, repair or upgrading</u> of existing infrastructure." <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To more appropriately reference the presence of infrastructure within it. To remove the "and" at the end of (2) as it implies that all three clauses need to be met which does not appear to be the intent as there are likely scenarios where one or the other apply, but not necessarily all.
283.136	Northpower Limited and Northpower Fibre Limited	Notable Trees	Amend	<p>AMEND TREE-P3 as follows:</p> <p>Protect and maintain the values of notable trees listed within Schedule 2 – Notable Trees by ensuring any maintenance or pruning of a notable tree:</p> <ol style="list-style-type: none"> Ensures that the natural shape and form of the tree is retained; Maintains or improves the health of the tree; Is necessary to improve public safety or to prevent damage to property <u>or infrastructure;</u> or Enables the safe and efficient use, <u>development,</u> maintenance, or operation, <u>repair and upgrading</u> of infrastructure. <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports this policy as it enables the safe and efficient use, maintenance or operation of infrastructure, however it should also enable the safe and efficient development and upgrading of infrastructure.
283.137	Northpower Limited and Northpower Fibre Limited	Notable Trees	Support	<p>RETAIN TREE-P4 as notified.</p>	<ul style="list-style-type: none"> The submitter supports this policy.
283.138	Northpower Limited and Northpower Fibre Limited	Notable Trees	Amend	<p>DELETE multiple references within the Notable Trees chapter to different types of arborists (technician, and works)</p> <p>AND</p> <p>AMEND the Notable Trees chapter to use one consistent definition for "arborist".</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provides consistency in the arborist references, and what constitutes an arborist. To reduce confusion and inconsistent implementation. To be in accordance with the relief to add a new definition for 'Arborist'.
283.139	Northpower Limited and Northpower Fibre Limited	Notable Trees	Amend	<p>AMEND TREE-R2 as follows (or to the same effect):</p> <p>maintenance or pruning of a tree listed in Schedule 2 – Notable Trees, except where provided for by TREE-R3 (rule for trimming close to power lines).</p> <p>Where:</p>	<ul style="list-style-type: none"> The above relief has been sought to address the following issues: The restriction on branch diameter to 50mm is unnecessarily restrictive, and inconsistent with other recent district plans in Northland. The restriction to 10% live foliage annually is unnecessarily restrictive.

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				<p>a. The trimming and/or maintenance is necessary to:</p> <ol style="list-style-type: none"> i. Prevent a serious threat to people, <u>infrastructure</u> or property; or ii. Enable the safe and efficient use, <u>and operation, development, maintenance, repair and upgrading</u> of infrastructure; or iii. Improve or maintain tree health; and <p>b. Is limited to one or more of the following:</p> <ol style="list-style-type: none"> i. Pruning of roots less than 50<u>200</u>mm in diameter at the point of severance; or ii. Pruning of roots less than 80mm in diameter at the point of severance, under the supervision of a Works Arborist; or iii. Removal of broken branches, deadwood, or diseased vegetation; and <p>c. In any single consecutive 12 month period, involves no more than <u>33%</u> of live foliage:</p> <ol style="list-style-type: none"> i. With a maximum branch diameter not exceeding 50<u>200</u>mm at the point of severance; or ii. 80mm when under the supervision of a Works Arborist; or <p><u>d. Are required for emergency tree works, then a-c. do not apply.</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • Provision should be made for emergency tree works with no limit on root or branch diameter in accordance with the definition sought by the submitter (in previous submission points).
283.140	Northpower Limited and Northpower Fibre Limited	Notable Trees	Amend	<p>AMEND TREE-R3 to read as follows: Activity status: Permitted Where:</p> <ol style="list-style-type: none"> a. The works are required under, and carried out in accordance with clause 14 of the Electricity (Hazards from Trees) Regulations 2003, or clause 128 of the Telecommunications Act 2001; and b. The works are undertaken by, or under the supervision of, a Works Arborist employed or contracted by the Council or a network utility operator. <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • To refer to the Electricity Regulations 2003 and the Telecommunications Act 2001 without specific clause references as there are other relevant provisions that apply.
283.141	Northpower Limited and Northpower Fibre Limited	Notable Trees	Amend	<p>AMEND TREE-R4.1.e. as follows: Where:</p> <ol style="list-style-type: none"> a. They are for maintenance and repair of existing structures, tracks and footpaths, lawns, gardens, fences and other established activities; b. Maximum area of earthworks is no more than 10% of the RPZ and is not within 3m from the trees trunk; c. The values for which the tree is scheduled and the health or structural integrity are not compromised; d. Any infrastructure is installed by hand-dogging or trench-less means (such as air spade or directional drilling methods); and e. The maximum area of eEarthworks for the purpose of installing, replacing, repairing and maintaining underground network utilities is 4m2 <u>and:</u> <ol style="list-style-type: none"> i. Within 3 meters of the tree trunk under the supervision of a Works Arborist; or ii. Outside three meters of the tree trunk, no supervision is required. <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • To remove the maximum earthworks limit of 1m2 as there is no justification for the use of arbitrary numbers, removing compliance concerns for infrastructure and network utility providers.
283.142	Northpower Limited and Northpower Fibre Limited	Notable Trees	Amend	<p>AMEND the title and content of TREE-R5 as follows: Removal of an unsafe notable tree ... Where:</p>	<ul style="list-style-type: none"> • It is unclear what "unsafe notable trees" means as this is not a defined term. • As with pruning and maintenance, provision needs to be made for emergency tree works as a permitted activity.

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				<p>a. The removal is required in an emergency <u>or is emergency tree works</u>; or</p> <p>b. The tree is certified as:</p> <p>i. Dead;</p> <p>ii. At risk of imminent failure;</p> <p>iii. Having a significant loss of structural integrity and poses an unacceptable risk to safety; and</p> <p>c. The work is to be undertaken by a Works or Technician Arborist; and</p> <p>d. Within ten working days after completing the work, the responsible arborist delivers to council, for its records, a written certificate that the work was necessary."</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	
283.143	Northpower Limited and Northpower Fibre Limited	Sites and Areas of Significance to Maori	Amend	<p>ADD additional objectives and policies to the Sites and Areas of Significance to Māori chapter that recognise the need for the location of new infrastructure within Sites and Areas of Significance to Māori where there is an operation and functional need, with any adverse effects adequately managed.</p> <p>AND</p> <p>ADD an objective to the Sites and Areas of Significance to Māori chapter that provides for the operation, maintenance, repair and upgrading of infrastructure within Sites and Areas of Significance to Māori.</p> <p>AND</p> <p>AMEND existing rules in the Sites and Areas of Significance to Māori chapter to allow for suitable provision of new infrastructure where there is an operational and functional need, and the ongoing operation, maintenance, repair and upgrading of infrastructure within Sites and Areas of Significance to Māori.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • In some instances, there is an operational and functional need for infrastructure to be located within areas identified as being of significance to Māori.
283.144	Northpower Limited and Northpower Fibre Limited	Sites and Areas of Significance to Maori	Amend	<p>AMEND SASM-P3.5. to read as follows:</p> <p>"...5. Maintenance, operation, <u>upgrading</u> and repair of existing infrastructure;..."</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • Infrastructure footprints can change slightly over time as technology improves, and upgrades need to be enabled to avoid unnecessary consenting requirements.
283.145	Northpower Limited and Northpower Fibre Limited	Sites and Areas of Significance to Maori	Support	<p>RETAIN SASM-P5 as notified.</p>	<ul style="list-style-type: none"> • The submitter supports the destruction or demolition of a site or area of significance to Māori if it is necessary to prevent serious threat to infrastructure.
283.146	Northpower Limited and Northpower Fibre Limited	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND ECO-O1 as follows:</p> <p>"Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected, <u>while enabling the safe and efficient use, development, maintenance, operation and upgrading of infrastructure.</u>"</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • It is important that the protection of significant indigenous vegetation and significant habitats of indigenous fauna is balanced with enabling the safe and efficient use, development, maintenance, operation and upgrading of infrastructure and network utilities. • It is important that a policy implements an objective.
283.147	Northpower Limited and Northpower Fibre Limited	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND ECO-P3 as follows:</p> <p>"Manage subdivision, land use and development to protect significant indigenous vegetation and significant habitat of indigenous vegetation and maintain indigenous biodiversity in a way that:</p> <p>1. Does not unreasonably restrict existing primary production activities, particularly on highly productive land;</p> <p>2. Recognises the operational need or functional need of Regionally Significant Infrastructure <u>and infrastructure</u> to traverse or locate within areas of significant indigenous vegetation and significant habitat of indigenous fauna where there are no practical alternative locations;</p>	<ul style="list-style-type: none"> • All infrastructure should be recognised in order to be consistent with the infrastructure enabling provisions in other chapters of the Proposed District Plan. • To provide for the upgrading of infrastructure.

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				<p>3. Allows for operation, <u>use, repair, upgrading and</u> and maintenance of existing structures, including infrastructure; and</p> <p>4. Enables land to be used and developed to support the social, economic and cultural well-being of people and communities."</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	
283.148	Northpower Limited and Northpower Fibre Limited	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND ECO-R1.1.I. as follows:</p> <p>...</p> <p>I. clearance for the operation, use, repair, <u>upgrading</u> or maintenance of the following activities where they have been lawfully established:</p> <p>i. Fences;</p> <p>....</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provide for the upgrading of infrastructure as a permitted activity.
283.149	Northpower Limited and Northpower Fibre Limited	Natural Character	Amend	<p>CLARIFY the relationship between the Natural Character chapter, and the National Environmental Standards for Freshwater Management.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> It is unclear how this chapter interacts with the National Environmental Standards for Freshwater Management in regard to natural wetlands, and whether consideration has been given to the potential for duplication of consenting requirements under these frameworks.
283.150	Northpower Limited and Northpower Fibre Limited	Natural Character	Amend	<p>AMEND NATC-O1 to read as follows:</p> <p>"The natural character of wetland, lake and river margins is preserved, and protected from inappropriate subdivision, use and development, <u>while enabling the safe and efficient use, development, repair, maintenance, operation and upgrading of infrastructure.</u>"</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To ensure the preservation and protection of natural character of wetland, lake and river margins is balanced with enabling the safe and efficient use, development, maintenance, operation and upgrading of infrastructure and network utilities. It is important that policies implement objectives.
283.151	Northpower Limited and Northpower Fibre Limited	Natural Character	Amend	<p>AMEND NATC-P2 as follows:</p> <p><u>2. The use, operation, maintenance, repair and upgrading of existing infrastructure;</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provide clarity, and to remain consistent with infrastructure enabling provisions within other chapters of the Proposed District Plan.
283.152	Northpower Limited and Northpower Fibre Limited	Natural Character	Amend	<p>AMEND NATC-P3 as follows:</p> <p>"Enable buildings or structures, <u>including infrastructure</u> and additions and alterations to existing buildings or structures, <u>including infrastructure</u> within wetland, lake and river margins where:</p> <ol style="list-style-type: none"> There is a functional need or operational need for a building or structures, <u>including infrastructure</u> to be in that location; Public access, customary access and recreational use is maintained or enhanced; and Any adverse effects on natural character are avoided, remedied or mitigated in accordance with NATC-P1." <p>AND</p> <p>Any further necessary consequential amendments required.</p> 	<ul style="list-style-type: none"> For clarification, and to remain consistent with infrastructure enabling provisions within other chapters of the Proposed District Plan.
283.153	Northpower Limited and Northpower Fibre Limited	Natural Character	Amend	<p>ADD a new permitted activity rule to the Natural Character chapter enable new infrastructure within wetland, lake and river margins where there is an operational and functional need, and adverse effects are adequately managed.</p> <p>AND</p> <p>ADD a new permitted activity rule to enable the ongoing operation, maintenance, repair and upgrading of existing infrastructure within wetland, lake and river margins.</p> <p>AND</p>	<ul style="list-style-type: none"> To provide for the development, operation, maintenance, repair and upgrading of the electricity distribution network is appropriately provided for to ensure the continued resilience of this lifeline service throughout Northland.

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				Any further necessary consequential amendments required.	
283.154	Northpower Limited and Northpower Fibre Limited	Natural Character	Amend	<p>AMEND NATC-R3.1. as follows:</p> <p>"1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The earthworks complies with NATC- S2- Earthworks; and</p> <p><u>b. The use, operation, maintenance, repair and upgrading of existing infrastructure; or</u></p> <p>c. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks."</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • Utility Connections is not defined. • Replacing "and" with "or" will ensure that operation, maintenance, repair and upgrading of existing infrastructure is not subject to permitted earthworks thresholds.
283.155	Northpower Limited and Northpower Fibre Limited	Natural Character	Amend	<p>AMEND NATC-R4 as follows:</p> <p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The activity complies with NATC-S3- Indigenous Vegetation Clearance; or</p> <p><u>b. The operation, maintenance, repair and upgrading of existing infrastructure; or</u></p> <p>c. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • "Utility Connections" is not defined in the Proposed District Plan. • To enable the operation, maintenance, repair and upgrading of infrastructure. •
283.156	Northpower Limited and Northpower Fibre Limited	Natural Features and Landscapes	Amend	<p>AMEND the Natural Features and Landscapes chapter to provide consistency between provisions in the Natural Features and Landscapes, and Infrastructure chapters.</p>	<ul style="list-style-type: none"> • To ensure consistency between the direction provided for infrastructure in sensitive environments in the infrastructure chapter and the Outstanding Natural Features and Landscapes.
283.157	Northpower Limited and Northpower Fibre Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-P5 as follows:</p> <p>Enable the <u>establishment</u>, operation, maintenance, <u>repair</u> and upgrading of regionally significant infrastructure <u>and infrastructure</u> in Outstanding Natural Features or Outstanding Natural Landscapes where:</p> <p>1. There is an operational need or functional need to be in that particular location; and</p> <p>...</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • No provision has been made for new, or the repair of existing regionally significant infrastructure. • To recognise for all infrastructure to be consistent with the infrastructure enabling provisions in other chapters of the Proposed District Plan.
283.158	Northpower Limited and Northpower Fibre Limited	Natural Features and Landscapes	Amend	<p>ADD a new objective to the Natural Features and Landscapes chapter to recognise and provide for the operational and functional need for Regionally Significant Infrastructure to be located in these environments where adverse effects are appropriately managed.</p> <p>AND</p> <p>ADD a new objective to the Natural Features and Landscapes chapter that recognises and provides for the operational and functional need for all electricity infrastructure to be located in these environments where adverse effects are appropriately managed.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • To result in better alignment within HFL-P5, the Regional Policy Statement, the New Zealand Coastal Policy Statement and the Infrastructure chapter.
283.159	Northpower Limited and Northpower Fibre Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-R2.6 to also apply to Regionally Significant Infrastructure within Outstanding Natural Landscapes and Outstanding Natural Features outside the coastal environment</p> <p>AND</p>	<ul style="list-style-type: none"> • To provide clarification that the permitted activity status also applies to regionally significant infrastructure within Outstanding Natural Landscapes and Outstanding Natural Features outside the coastal environment.

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				Any further necessary consequential amendments required.	
283.160	Northpower Limited and Northpower Fibre Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-R3.1. as follows:</p> <p>...</p> <p>b. Clearance for the operation, <u>upgrading</u>, repair or maintenance of the following activities where they have been lawfully established:</p> <p>i. Fences;</p> <p>ii. Infrastructure, including effluent disposal systems;</p> <p>iii. Buildings and swimming pools;</p> <p>iv. Driveways, parking areas and access;</p> <p>v. Walking tracks;</p> <p>vi. Cycling tracks;</p> <p>vii. Farming and forestry tracks; and</p> <p>viii. Farm drains.</p> <p><u>c. The indigenous vegetation clearance is associated with regionally significant infrastructure.</u></p> <p>AND</p> <p>AMEND NFL-R3.4. as follows</p> <p>...</p> <p>a. The indigenous vegetation clearance is associated with regionally significant infrastructure; <u>or</u></p> <p><u>b. The indigenous vegetation clearance is for the operation, maintenance, repair and upgrading of existing infrastructure."</u></p> <p>AND</p> <p>AMEND the left-hand column of NFL-R3 as follows:</p> <p>"Outstanding Natural Landscape <u>and Outstanding Natural Feature</u> outside the coastal environment"</p> <p>"Outstanding Natural Landscape <u>and Outstanding Natural Feature</u> within the coastal environment"</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • To provide for the upgrading of infrastructure as a permitted activity. • To apply the permitted activity status to indigenous vegetation clearance for the operation, repair, upgrading or maintenance of existing infrastructure within both Outstanding Natural Features and Outstanding Natural Landscapes in the coastal environment as there is no rule for this at present. • To provide clarification that the permitted activity status also applies to regionally significant infrastructure outside of the coastal environment.
283.161	Northpower Limited and Northpower Fibre Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-R4.1. as follows:</p> <p>...</p> <p>b. The earthworks is for the <u>operation, maintenance, repair or upgrading</u> of lawfully established roads, fences, utility connections, <u>infrastructure,</u> driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; <u>or</u></p> <p><u>c. The earthworks is associated with regionally significant infrastructure.</u></p> <p>AND</p> <p>AMEND NFL-R4.4. as follows:</p> <p>4. Activity status: Discretionary Permitted</p> <p>Where:</p> <p>a. The earthworks is associated with regionally significant infrastructure; <u>or</u></p> <p><u>b. the earthworks is for the operation, maintenance, repair or upgrading of existing infrastructure."</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> • "Utility Connections" is not defined in the Proposed District Plan. • To provide clarity and to remain consistent with infrastructure enabling provisions within other chapters of the Proposed District Plan. • To be in alignment with the provisions in the Natural Features and Landscapes chapter which enables indigenous vegetation clearance associated with regionally significant infrastructure within Outstanding Natural Landscapes in the coastal environment as a permitted activity. • To provide clarification that this permitted activity status also applies to regionally significant infrastructure outside of the Coastal Environment. • To ensure this permitted activity rule applies to earthworks associated with the operation, maintenance, upgrading and repair of existing infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes in the coastal environment to align with the rules within the Ecosystems and Indigenous Biodiversity chapter.
283.162	Northpower Limited and Northpower Fibre Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-R5 as follows:</p> <p><u>"Operation, maintenance, repair and upgrading of existing infrastructure and network utilities, parks and community infrastructure</u></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p><u>a. The activity complies with the following standards:</u></p> <p>i. NFL-S1 Building and Structure Height;</p>	<ul style="list-style-type: none"> • To apply to 'infrastructure' as this is a term defined within the Proposed District Plan unlike "network utilities". • To amend the title to reference 'operation' and 'repair'. • To provide an exemption for operation, maintenance, repair and upgrading of infrastructure from permitted standards.

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				ii. NFL-S2 Gross Floor Area; iii. NFL-S3 Exterior Colour and Reflectivity; and iv. NFL-S6 Minor Upgrading. 2. NFL-R1 to NFL-R2 do not apply to the activities provided for in this rule." AND Any further necessary consequential amendments required.	
283.163	Northpower Limited and Northpower Fibre Limited	Natural Features and Landscapes	Amend	ADD a new rule to the Natural Features and Landscapes chapter as follows (or to a similar effect): <u>"Infrastructure within a site containing an Outstanding Natural Landscape or Outstanding Natural Feature</u> <u>Activity Status: Restricted Discretionary</u> This rule shall not apply to: 1. Infrastructure that is located underground; 2. Operation, maintenance, repair or upgrading of any existing above ground infrastructure; 3. Connections to buildings or structures for network utilities; 4. New Small-scale Electricity and Telecommunications Assets; or 5. New above ground infrastructure that is wholly located within the road reserve. <u>Matters of discretion are restricted to:</u> a. The matters in NFL-P6; and b. The positive effects of the activity." AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> To provide for new electricity and telecommunications infrastructure that is not regionally significant infrastructure as a restricted discretionary activity.
283.164	Northpower Limited and Northpower Fibre Limited	Subdivision	Amend	AMEND the Subdivision chapter to ensure that electricity and telecommunications infrastructure is adequately provided for at the time of subdivision and reverse sensitivity effects on existing infrastructure are avoided. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> To ensure that adequate provision for electricity and telecommunications infrastructure is provided at the time of subdivision to ensure planned and coordinated development, and that existing infrastructure is protected from inappropriate development and future land use.
283.165	Northpower Limited and Northpower Fibre Limited	Subdivision	Support	RETAIN SUB-O4 as notified.	<ul style="list-style-type: none"> The submitter supports this objective.
283.166	Northpower Limited and Northpower Fibre Limited	Subdivision	Amend	ADD a clause to SUB-P1 as follows: Enable subdivision that is designed and located to: ... <u>6. Protect the electricity and telecommunications infrastructure networks from reverse sensitivity effects.</u> AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> To ensure that existing electricity and telecommunications infrastructure is not compromised. To protect electricity and telecommunication infrastructure networks. To achieve alignment with the Regional Policy Statement.
283.167	Northpower Limited and Northpower Fibre Limited	Subdivision	Support	RETAIN SUB-P2 as notified.	<ul style="list-style-type: none"> The submitter supports this policy.
283.168	Northpower Limited and Northpower Fibre Limited	Subdivision	Amend	ADD a new policy to the Subdivision chapter as follows (or to a similar effect): <u>"SUB-PX</u> <u>Ensure that subdivision and future land uses do not generate reverse sensitivity effects on the electricity and telecommunications infrastructure network by:</u> 1. Ensuring suitable setbacks are achieved at the time of subdivision from all electricity and telecommunications infrastructure; and 2. Requiring setbacks at the time of subdivision from mapped Critical Electricity Lines and Critical Fibre Optic Cables." 	<ul style="list-style-type: none"> To direct the protection of critical electricity lines and critical fibre optic cables from reverse sensitivity effects generated by inappropriate subdivision and future land use to achieve alignment with Policy 5.1.1 of the Regional Policy Statement.

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				AND Any further necessary consequential amendments required.	
283.169	Northpower Limited and Northpower Fibre Limited	Subdivision	Amend	AMEND SUB-S5 as follows: “1. All new allotments, except allotments for access, roads, utilities or reserves must be provided with: a. Three waters infrastructure complying with the Kaipara District Council Engineering Standards 2011; and b. The option to <u>Ability to connect above ground or underground</u> to a reticulated electrical supply network at the net-site area boundary or demonstrate that this can be generated and supplied on-site.; and c. <u>The ability to connect to a wireless telecommunications system, or an above ground or underground connection to a telecommunications system at the boundary of the net site area.</u> ” AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> To ensure more directive language. To provide for flexibility for the type of solution depending on circumstances and constraints of the site being subdivided and developed. To require new allotments to connect to a telecommunications supply. To provide for wireless technology.
283.170	Northpower Limited and Northpower Fibre Limited	Subdivision	Amend	ADD a new standard to the Subdivision chapter which requires any proposed building platform to be located at least 20m from the centreline of a Critical Electricity Line or Critical Fibre Optic Cable. Any non-compliance with this standard is to result in a Discretionary activity status. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> Northpower seeks the same protection provided by SUB-S9 and SUB-S10 be provided for electricity distribution and telecommunications networks at subdivision stage to avoid the electricity network being compromised by future built development.
283.171	Northpower Limited and Northpower Fibre Limited	Coastal Environment	Amend	AMEND CE-O1 as follows: “The characteristics, qualities and values of the natural character of the coastal environment are preserved and are protected from inappropriate subdivision, use and development, <u>while enabling the safe and efficient use, development, maintenance, operation, upgrading and repair of infrastructure.</u> ” AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> To ensure the preservation and protection of the natural character of the coastal environment is balanced with enabling the safe and efficient development, use, maintenance, operation, upgrading and repair of infrastructure.
283.172	Northpower Limited and Northpower Fibre Limited	Coastal Environment	Amend	ADD a new policy to the Coastal Environment chapter to recognise and provide for infrastructure within the coastal environment when there is an operational or functional need and where adverse effects are appropriately managed. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> To provide a policy which acknowledges the operational or functional need to locate other electricity infrastructure in the coastal environment where adverse effects are appropriately managed. To support regionally significant infrastructure by a sufficient local distribution network to reach isolated people and communities. To be consistent with Policy 6 of the New Zealand Coastal Policy Statement. To reflect the direction of Policy 5.1.2(d) of the Regional Policy Statement.
283.173	Northpower Limited and Northpower Fibre Limited	Coastal Environment	Amend	AMEND the activity status of CE-R2.4. from Discretionary to Permitted. AND AMEND the left column of CE-R2.4. as follows: “ <u>All coastal environment (including Outstanding Natural Character Area)</u> ” AND Any further necessary consequential amendments.	<ul style="list-style-type: none"> To provide a permitted activity status for buildings and structures associated with regionally significant infrastructure within Outstanding Natural Character Areas in the Coastal Environment. To better align with the provisions in the Natural Features and Landscapes chapter which enable buildings and structures associated with regionally significant infrastructure within Outstanding Natural Landscapes and Outstanding Natural Features in the coastal environment as a permitted activity. To clarify that the permitted activity status also applies to regionally significant infrastructure within the Coastal Environment generally.
283.174	Northpower Limited and Northpower Fibre Limited	Coastal Environment	Amend	AMEND CE-R3.1. as follows: ... b. The indigenous vegetation clearance is for the <u>operation, maintenance, repair or upgrading of lawfully established roads, fences, utility</u>	<ul style="list-style-type: none"> "Utility Connections" is not defined in the Proposed District Plan. To provide clarity, and to remain consistent with infrastructure enabling provisions within other chapters of the Proposed District Plan.

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				<p>connections <u>infrastructure</u>, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; <u>or</u></p> <p><u>c. The indigenous vegetation clearance is associated with regionally significant infrastructure.</u></p> <p>AND</p> <p>AMEND the activity status of CE-R3.4. from Discretionary to Permitted.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To allow for indigenous vegetation clearance for the operation, repair, upgrading and maintenance of all infrastructure within Outstanding Natural Character Areas in the coastal environment to be a permitted activity in order to align with the rules within the Ecosystems and Indigenous Biodiversity chapter. To provide a permitted activity status for indigenous vegetation clearance associated with regionally significant infrastructure within Outstanding Natural Character Areas in the Coastal Environment for better alignment with the provisions in the Natural Features and Landscapes chapter. To provide clarification that the permitted activity status also applies to regionally significant infrastructure within the Coastal Environment generally.
283.175	Northpower Limited and Northpower Fibre Limited	Coastal Environment	Amend	<p>AMEND CE-R4.1. as follows:</p> <p>...</p> <p>b. The earthworks is for the <u>operation, maintenance, upgrading or repair</u> of lawfully established roads, fences, utility connections <u>infrastructure</u>, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.</p> <p><u>c. The earthworks is associated with regionally significant infrastructure.</u></p> <p>AND</p> <p>AMEND CE-R3.4. as follows:</p> <p>a. The earthworks is associated with regionally significant infrastructure; <u>or</u></p> <p><u>b. the earthworks is for the operation, maintenance, repair or upgrading of existing infrastructure.</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> "Utility Connections" is not defined in the Proposed District Plan. To provide clarity and to remain consistent with infrastructure enabling provisions within other chapters of the Proposed District Plan. To provide for earthworks for the operation, repair, upgrading and maintenance of all infrastructure within Outstanding Natural Character Areas in the coastal environment as a permitted activity to align with the rules within the Ecosystems and Indigenous Biodiversity chapter. To provide clarification that the permitted activity status also applies to regionally significant infrastructure within the Coastal Environment generally.
283.176	Northpower Limited and Northpower Fibre Limited	Coastal Environment	Amend	<p>ADD a new rule in the Coastal Environment chapter which reads as follows (or to a similar effect):</p> <p><u>"Infrastructure within the Coastal Environment (including OCNA)</u></p> <p><u>Activity Status: Restricted Discretionary</u></p> <p><u>This rule shall not apply to:</u></p> <p><u>1. Infrastructure that is located underground;</u></p> <p><u>2. Operation, maintenance, repair or upgrading of any existing above ground infrastructure;</u></p> <p><u>3. Connections to buildings or structures for network utilities;</u></p> <p><u>4. New Small-scale Electricity and Telecommunications Assets; or</u></p> <p><u>5. New above ground infrastructure that is wholly located within the road reserve.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>a. The matters in CE-P6; and</u></p> <p><u>b. The positive effects of the activity.</u></p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> To provide for new electricity and telecommunications infrastructure that is not regionally significant infrastructure as a restricted discretionary activity.
283.177	Northpower Limited and Northpower Fibre Limited	Earthworks	Support	<p>RETAIN EW-O1 as notified.</p>	<ul style="list-style-type: none"> The submitter supports this objective.
283.178	Northpower Limited and Northpower Fibre Limited	Earthworks	Amend	<p>AMEND EW-P1 as follows:</p> <p>"Enable earthworks where they provide for:</p> <p>...</p> <p>5. The construction, maintenance, operation, and <u>upgrading and repair</u> of infrastructure."</p> <p>AND</p>	<ul style="list-style-type: none"> To enable earthworks where they provide for the 'repair' of infrastructure.

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				Any further necessary consequential amendments required.	
283.179	Northpower Limited and Northpower Fibre Limited	Earthworks	Support	RETAIN EW-P5 as notified.	<ul style="list-style-type: none"> The submitter supports this policy.
283.180	Northpower Limited and Northpower Fibre Limited	Earthworks	Support	RETAIN EW-R1 as notified.	<ul style="list-style-type: none"> The submitter supports these rules.
283.181	Northpower Limited and Northpower Fibre Limited	Earthworks	Amend	AMEND EW-S1 so that it does not apply to earthworks for the operation, maintenance, <u>upgrading</u> and repair of existing infrastructure. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> So the rule does also not apply to earthworks for upgrading existing infrastructure.
283.182	Northpower Limited and Northpower Fibre Limited	Earthworks	Amend	AMEND EW-S3 to that it does not apply to earthworks for the installation, operation, maintenance, upgrading and repair of existing infrastructure. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The standard should also not apply to earthworks for the operation, maintenance and repair of existing infrastructure.
283.183	Northpower Limited and Northpower Fibre Limited	Noise	Amend	ADD a note in the Noise chapter as follows: <u>3. The noise rules and standards do not apply to the noise generated by the use of generators and mobile equipment (including vehicles) where they are operated by emergency services or lifeline utilities as defined in the Civil Defence Emergency Management Act 2002 for:</u> <u>a. Emergency purposes;</u> <u>b. Testing and maintenance; or</u> <u>c. The ongoing supply of electricity during planned maintenance on the electricity network.</u> AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> To ensure that an exemption from the noise rules and standards is provided in all zones for emergency use of generators required to ensure continued supply of electricity. To ensure resource consent is not required in for emergency use of generators.
283.184	Northpower Limited and Northpower Fibre Limited	Noise	Amend	AMEND NOISE-R10.1. as follows: ... a. The noise is from: i. Emergency service activities and sirens during emergencies; or ii. Testing of emergency generators between the hours of 07:00am and 6:00pm; and b. Except as permitted in a., the noise is not from permanent depots or bases such as fire stations, police stations or the base for emergency aircraft." AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> To align with the requested relief to the Noise Rules - Notes. To ensure an exemption is provided for in all zones for emergency use of generators required to ensure continued supply of electricity. To ensure resource consent is not required in emergency situations.
283.185	Northpower Limited and Northpower Fibre Limited	General	Support	RETAIN the zoning chapters in Part 3 - Area Specific Matters as notified, in that they do not apply to infrastructure activities unless specifically referred to in the Infrastructure chapter.	<ul style="list-style-type: none"> The zone chapters do not apply to infrastructure activities unless specifically referred to in the Infrastructure chapter.
283.186	Northpower Limited and Northpower Fibre Limited	NPL – Northpower Limited	Support	RETAIN Designation NPL-D1 relating to the Kaiwaka substation at 41 Kaiwaka-Mangawhai Road, Kaiwaka as notified.	<ul style="list-style-type: none"> The submitter supports this designation as worded and identified on the Proposed District Plan Maps.
283.187	Northpower Limited and Northpower Fibre Limited	NPL – Northpower Limited	Amend	AMEND Designation NPL-D2 relating to the Mareretu substation as follows: Physical address – Paparoa-Oakleigh <u>3A Wairere Road, Dargaville.</u> AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The physical address has not been amended to 3A Wairere Road, Paparoa as requested.
283.188	Northpower Limited and Northpower Fibre Limited	NPL – Northpower Limited	Support	RETAIN Designation NPL-D3 relating to the Ruawai substation at Dunn Road, Ruawai/School Road, Ruawai as notified.	<ul style="list-style-type: none"> The submitter supports this designation as worded and identified on the Proposed District Plan Maps.

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283.189	Northpower Limited and Northpower Fibre Limited	NPL – Northpower Limited	Support	RETAIN Designation NPL-D4 relating to the Dargaville substation, 117-125 Gordon Street, Dargaville as notified.	<ul style="list-style-type: none"> The submitter supports this designation as worded and identified on the Proposed District Plan Maps.
283.190	Northpower Limited and Northpower Fibre Limited	NPL – Northpower Limited	Support	RETAIN Designation NPL-D5 relating to the Maungatūroto substation at 43 Hurndall Street East, Maungatūroto/SH12 as notified.	<ul style="list-style-type: none"> The submitter supports this designation as worded and identified on the Proposed District Plan Maps.
283.191	Northpower Limited and Northpower Fibre Limited	NPL – Northpower Limited	Support	RETAIN Designation NPL-D6 relating to the Mangawhai substation at Cove Road/Molesworth, Mangawhai as notified.	<ul style="list-style-type: none"> The submitter supports this designation as worded and identified on the Proposed District Plan Maps.
283.192	Northpower Limited and Northpower Fibre Limited	NPL – Northpower Limited	Amend	<p>AMEND Designation NPL-D7 relating to Dargaville telecommunications as follows:</p> <p>Physical address – 40 8 Mountview Place, Dargaville</p> <p>AND</p> <p>DELETE all conditions from NPL-D7 relating to Dargaville telecommunications.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The physical address has not been amended to 8 Mountview Place Dargaville as requested. The conditions have not been removed as requested and advised would be the case by KDC staff. The submitter opposes the introduction of conditions relating to the tower as it has already been established on the site as outlined in the Designations review by Northpower provided to Council on 19 March 2025.
283.193	Northpower Limited and Northpower Fibre Limited	NPL – Northpower Limited	Support	RETAIN Designation NPL-D8 relating to Mangawhai Central Substation located at 83 Molesworth Drive, Mangawhai as notified.	<ul style="list-style-type: none"> The submitter supports this designation as worded and identified on the Proposed District Plan Maps.
283.194	Northpower Limited and Northpower Fibre Limited	Strategic Direction	Amend	ADD objectives and policies for Regionally Significant Infrastructure in the Strategic Direction chapter, and infrastructure more generally.	<ul style="list-style-type: none"> While there are some objectives provided around making sure that development is supported by appropriate and affordable infrastructure, these do not recognise and provide for the benefits and development, operation, maintenance, upgrading and repair of infrastructure and renewable electricity generation activities in accordance with the National Policy Statement on Renewable Electricity Generation and the Regional Policy Statement. The submitter considers that it is important that strategic direction is provided at this level for these topics and note that other District Plans in Northland have specifically included strategic direction in this regard. Such an approach is required to give effect to the provisions of the Regional Policy Statement relating to Regionally Significant Infrastructure and infrastructure more broadly.
283.195	Northpower Limited and Northpower Fibre Limited	General	Support	No specific decision requested; however the submission supports a compact urban form being achieved in the spatial extent of zoning to be applied in the Proposed District Plan.	<ul style="list-style-type: none"> No reasons provided.
283.196	Northpower Limited and Northpower Fibre Limited	General	Amend	<p>AMEND the Proposed District Plan to respond to national directions throughout the process and undertake further engagement with infrastructure providers to ensure that the new direction regarding infrastructure is adequately given effect to in the Proposed District Plan provisions.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The consultation process closed on 27 July 2025, following the submission period closing for the Proposed District Plan, and the new and amended direction is intended to be in force before the end of 2025. The draft consultation version of these documents outlines significant changes to the recognition and provision of infrastructure and renewable energy activities that will have implications on the Proposed District Plan provisions. This means that by the time hearings for the Proposed District Plan eventuate in 2026, new national direction will be in force that the Proposed District Plan will be required to “give effect” to. It is highly likely that further significant redrafting of the provisions will be required throughout the process.
283.197	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the nested definitions for "Industrial activities" as notified.	<ul style="list-style-type: none"> The submitter supports the inclusion of grouped nested definitions.
283.198	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the nested definitions for "Residential activities" as notified.	<ul style="list-style-type: none"> The submitter supports the inclusion of grouped nested definitions.

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283.199	Northpower Limited and Northpower Fibre Limited	Definitions	Support	RETAIN the nested definitions for "Rural activities" as notified.	<ul style="list-style-type: none"> The submitter supports the inclusion of grouped nested definitions.
283.200	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	AMEND the activity status for non-compliance with INF-S2 throughout the Infrastructure chapter from Non-Complying to Discretionary. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> If there is non-compliance with these standards, it is more likely than not that a breach will be an operational or functional requirement necessary to ensure distribution of electricity and telecommunications to the District which are lifeline utilities, or to respond to best practice updates.
283.201	Northpower Limited and Northpower Fibre Limited	Infrastructure	Oppose	AMEND INF-R25 in collaboration with Network Utility Operators and infrastructure providers to develop a workable rule which removes arbitrary and unnecessary restrictions on the provision of infrastructure. The issues are: <ul style="list-style-type: none"> The use of arbitrary numbers for area and height of structures. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is more appropriate. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The use of arbitrary numbers for area and height of structures is not supported. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is appropriate and enables an adequate assessment of effects.
283.202	Northpower Limited and Northpower Fibre Limited	Infrastructure	Oppose	AMEND INF-R26 in collaboration with Network Utility Operators and infrastructure providers to develop a workable rule which removes arbitrary and unnecessary restrictions on the provision of infrastructure. The issues are: <ul style="list-style-type: none"> The use of arbitrary numbers for area and height of structures. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is more appropriate. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The use of arbitrary numbers for area and height of structures is not supported. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is appropriate and enables an adequate assessment of effects.
283.203	Northpower Limited and Northpower Fibre Limited	Infrastructure	Oppose	AMEND INF-R30 in collaboration with Network Utility Operators and infrastructure providers to develop a workable rule which removes arbitrary and unnecessary restrictions on the provision of infrastructure. The issues include: <ul style="list-style-type: none"> The use of arbitrary numbers for area, height and diameter of structures. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is more appropriate. AND AMEND INF-R30 so that the activity status for non-compliance with INF-S1 and INF-S2 to Discretionary rather than Non-Complying. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> There are several issues with the rule as drafted.
283.204	Northpower Limited and Northpower Fibre Limited	Infrastructure	Oppose	AMEND INF-R31 in collaboration with Network Utility Operators and infrastructure providers to develop a workable rule which removes arbitrary and unnecessary restrictions on the provision of infrastructure. The issues include: <ul style="list-style-type: none"> The use of arbitrary numbers for area, height and diameter of structures. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is more appropriate. AND AMEND INF-R31 so that the activity status for non-compliance with INF-S1 and INF-S2 to Discretionary rather than Non-Complying. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> There are several issues with the rule as drafted.
283.205	Northpower Limited and	Infrastructure	Oppose	AMEND INF-R32 in collaboration with Network Utility Operators and infrastructure providers to develop a workable rule which removes arbitrary	<ul style="list-style-type: none"> There are several issues with the rule as drafted.

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	Northpower Fibre Limited			<p>and unnecessary restrictions on the provision of infrastructure. The issues include:</p> <ul style="list-style-type: none"> The use of arbitrary numbers for area, height and diameter of structures. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is more appropriate. <p>AND</p> <p>AMEND INF-R32 so that the activity status for non-compliance with INF-S1 and INF-S2 to Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	
283.206	Northpower Limited and Northpower Fibre Limited	Infrastructure	Oppose	<p>AMEND INF-R33 in collaboration with Network Utility Operators and infrastructure providers to develop a workable rule which removes arbitrary and unnecessary restrictions on the provision of infrastructure. The issues include:</p> <ul style="list-style-type: none"> The use of arbitrary numbers for area, height and diameter of structures. A discretionary activity status for non-compliance with INF-S1 and INF-S2 is more appropriate. <p>AND</p> <p>AMEND INF-R33 so that the activity status for non-compliance with INF-S1 and INF-S2 to Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> There are several issues with the rule as drafted.
283.207	Northpower Limited and Northpower Fibre Limited	Infrastructure	Amend	<p>RETAIN the activity status for INF-R35.</p> <p>AND</p> <p>AMEND INF-R35 so that the activity status for non-compliance with INF-S1 and INF-S2 is Discretionary rather than Non-Complying.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The submitter supports the activity status of these activities, however, has requested the relief to be in accordance with the sought changes to the activity status for non-compliance with INF-S1 and INF-S2.
283.208	Northpower Limited and Northpower Fibre Limited	Earthworks	Support	<p>RETAIN EW-R2 as notified.</p>	<ul style="list-style-type: none"> Supports earthworks and land disturbance being enabled within all zones.
283.209	Northpower Limited and Northpower Fibre Limited	General	Support	<p>RETAIN the exclusion for infrastructure provided by a network utility operator from compliance with the setbacks from the Coastal Marine Area in various zones.</p>	<ul style="list-style-type: none"> No reasons provided.
284.1	New Zealand Defence Force	General		<p>No specific decision requested but the submitter notes its interest in the Proposed District Plan provisions that may enable any future development or increased activity in proximity to Pouto Point because of the potential for reverse sensitivity issues to arise.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> NZDF operates the Kaipara Air Weapons Range (KAWR) in South Head across the harbour from Pouto Point. The KAWR is designated in the Auckland Unitary Plan (Operative in Part) as designations 4312 and 4314, for Defence Purposes. Pouto Point is situated within Military Operating Area 106 and opposite Military Operating Area 103. These Military Operating Areas are airspace designated by the Director Civil Aviation Authority. Activities undertaken by NZDF in Military Operating Areas may include live firing or exercises involving explosives. This may lead to the potential for reverse sensitivity effects to arise from Pouto Point.
284.2	New Zealand Defence Force	General	Amend	<p>PROVIDE appropriate provision for temporary military training activities in all zones in the Proposed District Plan, either in a general chapter or on a zone-by-zone basis (depending on the structure of the Proposed District Plan). Ensure the temporary military training activities provisions are consistent with other District Plans throughout the country to enable NZDF to meet its statutory purposes and Government expectations.</p> <p>AND</p> <p>ADD specific noise provisions to address the effects of temporary military training activities as</p>	<ul style="list-style-type: none"> NZDF may need to undertake temporary military training activities within the district from time to time. Temporary military training activities are critical to maintaining armed forces. NZDF undertake temporary military training activities around the country in order to meet statutory purposes under Section 5 of the Defence Act 1990. Many temporary military training activities are carried out "off base" by NZDF personnel and can include a range of activities that may need to occur across District boundaries. Particular locations are chosen in accordance with the

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				per the professional acoustic advice commissioned by NZDF. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	specific requirements of temporary military training activities, and logistics.
284.3	New Zealand Defence Force	General	Support	RETAIN and ADD appropriate provisions to enable NZDF to undertake temporary military training activities to uphold its statutory purposes under Section 5 of the Defence Act 1990 and as part of its function of maintaining the nation's security.	<ul style="list-style-type: none"> A specific chapter for Temporary Activities and provisions enabling temporary military training activities across all zones in the district subject to appropriate standards is supported.
284.4	New Zealand Defence Force	Cross Boundary Matters	Support	RETAIN provisions that recognise effects occur across boundaries, including in the Cross-boundary matters section. OR Wording to similar effect AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> NZDF operates the Kaipara Air Weapons Range, designated in the AUP(OP). While this is not located within the Kaipara District, the operation of this facility may be impacted by development within Kaipara due to its proximity to Pouto Point.
284.5	New Zealand Defence Force	Definitions	Amend	AMEND the definition of "Infrastructure" to include Defence Facilities as follows: Infrastructure includes... <u>(m) Defence facilities</u> OR Wording to similar effect AND Any necessary further alternative or consequential relief as necessary to give effect to the submission	<ul style="list-style-type: none"> Defence facilities are critical for New Zealand's security and for the safety and wellbeing of the community so they should be identified as infrastructure. This would be consistent with a number of District Plans throughout New Zealand. While NZDF does not currently have facilities within the Kaipara District, this does not preclude the potential future need for facilities in the District.
284.6	New Zealand Defence Force	Definitions	Support	RETAIN the approach set out in the definition of "Noise sensitive activities". OR Wording to similar effect. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission	<ul style="list-style-type: none"> Definition includes appropriate and relevant noise sensitive activities.
284.7	New Zealand Defence Force	Definitions	Amend	ADD a new definition of "Reverse sensitivity" as follows: <u>The potential for an existing lawful activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by the lawfully established existing activity.</u> OR Wording to similar effect. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> The Kaipara Air Weapons Range is located across the harbour from Pouto Point and may be subject to reverse sensitivity effects due to encroaching residential development.
284.8	New Zealand Defence Force	Definitions	Amend	AMEND the definition of "Regionally Significant Infrastructure" to include 'Defence Facilities' as follows: <u>Regionally significant infrastructure includes:</u> ... <u>(j) Defence facilities</u> OR Wording to similar effect. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> Defence facilities are nationally and regionally significant and are critical to enabling NZDF to meet statutory Defence purposes under the Defence Act 1990. Defence facilities are key strategic infrastructure of national and regional importance. NZDF facilities enable people and communities to provide for their wellbeing through their various activities.
284.9	New Zealand Defence Force	Definitions	Support	RETAIN the definition of "Temporary Military Training Activity" as per the National Planning Standards. OR	<ul style="list-style-type: none"> Temporary military training activities are critical to maintaining armed forces. NZDF therefore undertakes temporary military training activities around the country in order to meet statutory

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				<p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<p>purposes under section 5 of the Defence Act 1990, and in order to meet Government output and capability requirements.</p> <ul style="list-style-type: none"> • Temporary military training activities can include a range of activities, from office / classroom-based activities to large scale military exercise, They may be undertaken over a period of hours, days or weeks on an intermittent or continuous basis, during both day and night.
284.10	New Zealand Defence Force	Infrastructure	Support	<p>RETAIN the application of the infrastructure chapter to all forms of infrastructure, including non-linear forms of infrastructure as set out in the Overview of the Infrastructure chapter.</p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> • It is important to recognise the positive effects of infrastructure while acknowledging that infrastructure can have adverse environmental effects.
284.11	New Zealand Defence Force	Infrastructure	Support	<p>RETAIN the approach set out in INF-O2, including recognising the positive effects of infrastructure.</p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> • It is important to recognise the positive effects of infrastructure while acknowledging that infrastructure can have adverse environmental effects.
284.12	New Zealand Defence Force	Infrastructure	Support	<p>RETAIN the approach set out in INF-P1, including recognising the benefits of infrastructure and recognising and providing for the functions and responsibilities of infrastructure including as lifeline utilities during an emergency.</p> <p>OR</p> <p>Wording to similar effect</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> • It is important to recognise and provide for the functions and responsibilities of infrastructure including as lifeline utilities during an emergency.
284.13	New Zealand Defence Force	Infrastructure	Amend	<p>RETAIN INF-P3 relating to regionally significant infrastructure.</p> <p>AND</p> <p>AMEND INF-P3.2 to address potential future regionally significant infrastructure as follows:</p> <p>2. Protect the effectiveness and efficiency of existing and planned regionally significant infrastructure.</p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> • NZDF does not preclude the potential need for defence facilities in Kaipara District in the future.
284.14	New Zealand Defence Force	Infrastructure	Support	<p>RETAIN the approach set out in INF-P11 to address reverse sensitivity effects on infrastructure.</p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> • On the basis that the submitter has requested amendments to the definition of regionally significant infrastructure are adopted, this policy would provide defence facilities with appropriate support and protection.
284.15	New Zealand Defence Force	Infrastructure	Support	<p>RETAIN the approach set out in INF-P12.</p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> • On the basis that the submitter's requested amendments to the definition of regionally significant infrastructure are adopted, this policy would provide defence facilities with appropriate support and protection.

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284.16	New Zealand Defence Force	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN approach set out in ECO-R2.</p> <p>OR</p> <p>Wording to similar effect</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> NZDF supports a permitted activity rule which provides for a specified (small) area of indigenous vegetation clearance and associated land disturbance.
284.17	New Zealand Defence Force	Natural Character	Support	<p>RETAIN approach set out in NATC-P3.</p> <p>OR</p> <p>Wording to similar effect</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> NZDF supports this policy which provides for use and development where there is a functional or operational need to be located within riparian margins. TMTA, for example, may at times have a functional or operational need to be located within riparian margins e.g., Water take structures.
284.18	New Zealand Defence Force	Natural Character	Support	<p>RETAIN approach set out in NATC-R2.</p> <p>OR</p> <p>Wording to similar effect</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> NZDF supports a permitted activity for new buildings and structures within wetland, lake and river margins for pumphouses and river crossings. This may cover water pumps or treatment structures in the riparian margin (located within 20 m of a river) if they are fixed, even temporarily.
284.19	New Zealand Defence Force	Natural Features and Landscapes	Amend	<p>AMEND NFL-R2 to provide for temporary buildings and structures associated with temporary military training activities as a permitted activity, as follows:</p> <p>Where:</p> <p>a. The building or structure is:</p> <p><u>A temporary building or structure for temporary military training activities</u></p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p> <p>OR</p> <p>AMEND the Natural Features and Landscapes chapter to specifically exclude the application of the Natural Features and Landscapes chapter to temporary military training activities.</p> <p>OR</p> <p>Wording to similar effect</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> This rule would require temporary buildings and structures associated with temporary military training activities to obtain a resource consent. Therefore, the submitter seeks that temporary military training activities buildings and structures be permitted in the Natural Features and Landscapes chapter or by excluding the application of the Natural Features and Landscapes chapter to temporary military training activities.
284.20	New Zealand Defence Force	Public Access	Amend	<p>AMEND PA-P1 to specifically provide for public access restrictions where appropriate e.g., for health and safety reasons, or reasons which would conflict with defence activities / temporary military training activities.</p> <p>OR</p> <p>ADD a new policy to the Public Access chapter which provides for public access to be excluded from areas for health and safety reasons, or reasons which would conflict with defence activities / temporary military training activities as follows:</p> <p><u>PA-P3 Restriction of public access</u></p> <p><u>Only allow restriction of public walking access to, along and adjacent to the coastal marine area where the restriction is necessary to:</u></p> <p><u>... [including any other reasons as necessary]</u></p> <p><u>a. Protect public health or safety, or</u></p> <p><u>b. Provide for temporary activities or special events, or</u></p> <p><u>c. Provide for the safe and efficient operation of regionally significant infrastructure, or</u></p> <p><u>d. Address other exceptional circumstances sufficient to justify the restriction.</u></p> <p>OR</p> <p>Wording to similar effect.</p>	<ul style="list-style-type: none"> Public access may need to be restricted at times, such as during activities undertaken by NZDF.

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				AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	
284.21	New Zealand Defence Force	Coastal Environment	Support	RETAIN approach set out in CE-P5. OR Wording to similar effect. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> NZDF supports this policy which provides for use and development where there is a functional or operational need for regionally significant infrastructure to be located within the coastal environment.
284.22	New Zealand Defence Force	Coastal Environment	Amend	AMEND CE-R2 to provide for temporary buildings and structures and earthworks associated with temporary military training activities as a permitted activity, explicitly in the Coastal Environment chapter or preferably by excluding the application of the Coastal Environment chapter to temporary military training activities as follows: Notes: <u>6. The rules in the Coastal Environment chapter to do not apply to temporary military training activities.</u> OR Wording to similar effect. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> Temporary military training activities may require the placement of temporary buildings and structures in the coastal environment to enable training exercises such as beach landings.
284.23	New Zealand Defence Force	Earthworks	Support	RETAIN approach set out in EW-R1. OR Wording to similar effect. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> NZDF supports a permitted earthworks rule which enables a specified area of earthworks outside of mapped significant ecological areas.
284.24	New Zealand Defence Force	Noise	Amend	RETAIN approach set out in NOISE-O2 to protect noise generating activities. OR Wording to similar effect AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> NZDF supports the recognition of reverse sensitivity as an issue and the direction to provide for the protection of noise generating activities.
284.25	New Zealand Defence Force	Noise	Support	RETAIN approach set out in NOISE-P6. OR Wording to similar effect AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> Temporary activities may produce temporary noise effects which are not consistent with the typical amenity values of the receiving environment, however, such effects are by nature temporary, and therefore should be provided for notwithstanding of the amenity values of the receiving environment.
284.26	New Zealand Defence Force	Noise	Amend	AMEND NOISE-R6 to clarify that it applies to permanent helicopter landing areas excluding temporary helicopter landings including those associated with temporary military training activities. OR ADD a definition for "Helicopter landing area" as follows: <u>Helicopter landing area means any are of land, building or structure intended or designed to be used whether wholly or partly, for helicopter movement or servicing, other than:</u> 1. <u>Helicopter landings for emergencies by New Zealand Defence Force.</u> 2. <u>Helicopter landings associated with temporary military training activities.</u> 3. ... OR	<ul style="list-style-type: none"> Helicopter landing area is not defined in the Proposed District Plan, and the submitter expects that NOISE-R6 is only meant to cover permanent facilities. Therefore, submitter considers there needs to be better clarification how NOISE-R6 applies to permanent versus temporary landings.

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284.28	New Zealand Defence Force	Noise	Amend	<p>AMEND the activity status of NOISE-R7 as follows:</p> <p>2. Activity status when compliance not achieved: <u>Controlled Restricted Discretionary</u></p> <p>3. Matters over which <u>discretion control</u> is <u>restricted reserved</u>:</p> <p>a. <u>The level of noise and disruption to activities that will be experienced on adjacent sites;</u></p> <p>b. <u>The timing and duration of the noise, including potential sleep disturbance effects;</u></p> <p>c. <u>The number of events proposed and periods of respite between events;</u></p> <p>d. <u>The cumulative noise effects of the proposal and any other consented activities; and</u></p> <p>e. <u>The proposed measures to manage noise levels throughout the event, including advanced communications prior to the event.</u></p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> The inclusion of temporary military training activities rules is supported. Temporary military training activities that do not meet permitted activity standards should be provided for as a Controlled activity. Controlled activity provides a level of certainty to NZDF that an activity can proceed and allows Council to ensure relevant effects are appropriately managed. Control should be limited to effects relating to the permitted activity noise standards only.
284.29	New Zealand Defence Force	Noise	Amend	<p>ADD new permitted activity rule for noise from all other temporary military training activities sources (see submission for wording sought).</p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> Refer to the submission for full details. NZDF has developed noise standards specific to TMTA and has successfully sought inclusion of these in a number of District Plans across New Zealand. NZDF requests that its noise standards for all other sources/ fixed noise are used for temporary military training activities in addition to the standards for noise from temporary military training activities involving weapons and explosives. Note: These are an updated version of the standards provided with NZDF's previous feedback on the Draft Kaipara District Plan.
284.30	New Zealand Defence Force	Noise	Oppose	<p>AMEND NOISE-R14 to include an exemption for temporary military training activities, as follows:</p> <p><u>Note: This rule does not apply to temporary military training activities.</u></p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> NZDF needs to make it clear that this rule does not apply to temporary military training activities or NZDF activities.
284.31	New Zealand Defence Force	Temporary Activities	Amend	<p>ADD a Note to the Temporary Activities chapter to clarify the relationship between rules and make it clear that TEMP-R2 is the only rule applying to temporary military training activities, as follows:</p> <p>NOTES:</p> <p><u>4. Temporary military training activities are only subject to TEMP-R2.</u></p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> Clarification is sought that only specific rules in the Temporary Activities chapter apply to temporary military training activities.
284.32	New Zealand Defence Force	Temporary Activities	Amend	<p>AMEND TEMP-R1 to clearly identify which activities are subject to this rule, as follows:</p> <p>TEMP-R1 Temporary activities excluding any temporary activity not listed below.</p> <p>OR</p>	<ul style="list-style-type: none"> There is a lack of clarity in the wording which appears to have a double negative and could apply to temporary military training activities (as an activity listed below this rule).

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				<p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	
284.33	New Zealand Defence Force	Temporary Activities	Support	<p>RETAIN the approach set out in the Introduction to the Temporary Activities chapter, specifically the note which provides for temporary military training activities.</p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> NZDF supports the note in the introduction which specifically provides for TMTA.
284.34	New Zealand Defence Force	Temporary Activities	Support	<p>RETAIN approach set out in TEMP-O1 including recognising the positive contribution of temporary activities.</p> <p>OR</p> <p>Wording to similar effect</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> It is appropriate to recognise the benefits of temporary activities which contribute to well-being of communities.
284.35	New Zealand Defence Force	Temporary Activities	Support	<p>RETAIN approach set out in TEMP-P1, including recognising the positive contribution of temporary activities.</p> <p>OR</p> <p>Wording to similar effect</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> It is appropriate to recognise the benefits of temporary activities which contribute to well-being of communities.
284.36	New Zealand Defence Force	Temporary Activities	Amend	<p>AMEND TEMP-P4 for clarity, as follows:</p> <p>Provide for temporary military training activities for <u>of</u> a limited duration.</p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any necessary further alternative or consequential relief as necessary to give effect to the submission.</p>	<ul style="list-style-type: none"> Amendment will provide clarity to plan users.
284.37	New Zealand Defence Force	Temporary Activities	Amend	<p>RETAIN TEMP-R2 which is the permitted activity rule for temporary military training activities in all zones.</p> <p>AND</p> <p>AMEND the standards in TEMP-R2 to better reflect temporary military training activities operational requirements e.g., as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity does not exceed a duration of 31 consecutive <u>consecutive</u> days within a consecutive-12-month period on any site (excluding set up and pack down activities);</p> <p>b. Any ancillary building or structure is removed within seven days of the activity being completed <u>unless provided for elsewhere in this plan as a permitted activity (or resource consents obtained for the structure)</u>; [or alternatively clause b. could be deleted] and</p> <p>c. The activity complies with TEMP-S2 - Temporary Military Training.</p> <p>AND</p> <p>AMEND activity status of TEMP-R2.2. to Controlled rather than Restricted Discretionary.</p> <p>AND</p> <p>AMEND TEMP-R2.3. as follows:</p> <p>3. Matters over which discretion <u>control</u> is restricted <u>reserved</u>:</p>	<ul style="list-style-type: none"> Including provision for temporary military training activities as permitted activities provides certainty that such activities can take place when required, while providing adequate protection of the environment through compliance with appropriate standards. In relation to (a), NZDF notes that temporary military training activities are by their nature temporary and can vary in duration depending on the training being undertaken. While some sites may be used more than once, the duration of an exercise is unlikely to exceed 31 consecutive days. It is also appropriate to exclude any set up and pack down activities from this duration limit, because set up and pack down does not generally form part of the temporary military training activities itself. In relation to (b), NZDF notes that from time to time, and at the landowner's request, buildings or structures constructed as part of temporary military training activities may be permanent and not removed at the conclusion of the training exercise, provided it is a permitted activity, or a resource consent obtained. Buildings or structures constructed as part of temporary military training activities should not be required to be removed when they are intended to be permanent and meet relevant permitted activity rules in the Proposed District Plan (or otherwise a resource consent is obtained). Controlled activity status provides a level of certainty to NZDF that an activity can proceed and allows Council the control to ensure

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				... OR Wording to similar effect. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	relevant effects are appropriately managed. The existing matters of discretion can be used as matters of controls.
284.38	New Zealand Defence Force	Temporary Activities	Amend	AMEND TEMP-S2 to remove the requirement to provide a noise management plan for temporary military training activities as follows: 1. Temporary military training activities in General residential zone involving weapons firing or the use of explosives must provide notice, and a noise management plan prepared by a suitably qualified acoustic engineer, to the Council at least 48 hours prior to the commencement of the activity, with the notice specifying... OR Wording to similar effect. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> The requirement to provide a noise management plan is opposed. NZDF consider that while it is unlikely that temporary military training activities involving weapons firing or use of explosives would be undertaken in the General residential zone, notice would be provided to Council of the activity and compliance would be required with the standards in the Noise chapter.
284.39	New Zealand Defence Force	General Residential Zone	Amend	AMEND policy framework of the General residential zone to ensure reverse sensitivity effects on existing established activities, including New Zealand Defence Force's activities and operations at South Head, are avoided. AND Any necessary further alternative or consequential relief as necessary to give effect to the submission.	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as: <ul style="list-style-type: none"> The mapped extent of the residential zone around Pouto Point is proposed to increase under the Proposed Plan, enabling more residential development in proximity to this area. A greater intensity of residential development in this location has the potential to result in reverse sensitivity effects on NZDF.
285.1	S & R Brunt	Planning Maps	Amend	AMEND the zoning of the area between Tomarata Road, Coal Hill Road, and Ocan Sounds Line from General rural zone to Rural lifestyle zone (refer to the map on page 3 of the submission). AND any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> Rural lifestyle zoning along this edge would establish a graduated transition from rural to urban land uses. No loss of highly productive land as the site is not on highly productive land. Infrastructure efficiency - Tomarata Road is sealed and in good condition. The rezoning will still give effect to the National Policy Statement for Highly Productive Land and the Northland Regional Policy Statement. The rezoning will enable the submitter to provide for their economic and social wellbeing by providing reasonable subdivision pathways.
285.2	S & R Brunt	Planning Maps	Oppose	DELETE the Mangawhai/Hakaru Managed Growth Area overlay from the area between Tomarata Road, Coal Hill, and Ocan Sounds Line (shown on the map on page 3 of the submission).	<ul style="list-style-type: none"> The Mangawhai/Hakaru Managed Growth Area overlay is a blunt tool with weak justifications. The scope of the effects on traffic and social infrastructure are very broad and appear to be based on information provided by residents rather than modelled data. The rural lifestyle subdivision near the existing urbanised area places little constraint on existing Council infrastructure given infrastructure on these sites is self-contained. The blanket nature of the overlay is inefficient under s7(b) Resource Management Act.
285.3	S & R Brunt	Vision for Kaipara	Support	RETAIN SD-VK-O1. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The District Plan should provide for the wellbeing of the community and zones should provide for development.
285.4	S & R Brunt	Vision for Kaipara	Amend	PROVIDE a supplementary peer-reviewed s32AA Evaluation of the Mangawhai/Hakaru Managed Growth Area before any decisions are finalised, to confirm alignment with SD-VK-O2. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The Mangawhai/Hakaru Managed Growth Area does not readily facilitate growth and, therefore, does not align with this objective.
285.5	S & R Brunt	Vision for Kaipara	Support	RETAIN SD-VK-O3. AND	<ul style="list-style-type: none"> The District Plan should support primary production activities and manage reverse sensitivity effects.

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285.6	S & R Brunt	Vision for Kaipara	Support	RETAIN SD-VK-O4 (inferred). AND any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> No reasons provided.
285.7	S & R Brunt	Vision for Kaipara	Support	RETAIN SD-VK-O6. AND any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> No reasons provided.
285.8	S & R Brunt	Vision for Kaipara	Amend	RETAIN SD-VK-O7 subject to submitter's rezoning request being accepted (inferred). AND ADD a Rural lifestyle zone beside Mangawhai (between Garbolino Road and Tara Road) to align with SD-VK-O7. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The absence of a Rural lifestyle zone area beside Mangawhai does not support SD-VK-O7. One residential zone also does not align with SD-VK-O7.
285.9	S & R Brunt	Planning Maps	Oppose	AMEND the Proposed District Plan to apply the Rural lifestyle zone at the urban fringe consistent with the Harbour Overlay in the Operative Plan. AND AMEND the Proposed District Plan by reconsidering or removing the Mangawhai/Hakaru Managed Growth overlay, particularly where it contradicts the intentions of the operative plan and structure/spatial plans. AND AMEND the Proposed District Plan to recognise Mangawhai/Hakaru as a growth node with criteria for infrastructure-triggered staging and collaborative funding models. AND PROVIDE an expanded Section 32 analysis to assess alternative growth-management mechanisms under Resource Management Act Sections 32(1) and (2). AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The Mangawhai/Hakaru area must be recognised as a growth node to meet current predicted and future demand in the right place. Not doing so is misaligned with many of the Strategic Direction objectives in the Proposed District Plan. Limiting development in the Mangawhai/Hakaru Managed Growth Area overlay is not the most appropriate way to manage current and future infrastructure and servicing requirements.
285.10	S & R Brunt	Subdivision	Amend	AMEND the Proposed District Plan to provide a stronger, evidence-based infrastructure limitation policy framework including thresholds tied to infrastructure. AND ADD direct reference to or embed critical servicing and design elements into the Proposed District Plan or make subject to consultation if updated. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> Without quantified thresholds or triggers for infrastructure constraints, there is ambiguity about when subdivision becomes too much. Continuous deferment to the Kaipara District Council Standards creates uncertainty and potential disconnect between planning and infrastructure outcomes.
285.11	S & R Brunt	Subdivision	Support	No specific decision requested; however, the submission supports in part SUB-O4 and observes that the Mangawhai/Hakaru Growth Area does not support subdivision where infrastructure is available or not significantly constrained. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The Mangawhai/Hakaru area is stated to be subject to constrained infrastructure, however the Mangawhai/Hakaru Growth Area does not support subdivision where infrastructure is available or not significantly constrained.
285.12	S & R Brunt	Subdivision	Amend	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> ; AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> It is inappropriate to require Rural lifestyle subdivision to connect to the Council's reticulated systems.

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285.13	S & R Brunt	Subdivision	Oppose	<p>AMEND the Mangawhai/Hakaru Managed Growth Area overlay to exclude the area between Garbolino Road and Tara Road or deleted altogether.</p> <p>AND</p> <p>ADD other measures/mechanisms to ensure consolidated infrastructure, including transportation and social infrastructure is provided to sustainably manage future growth.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to this submission.</p>	<ul style="list-style-type: none"> The areas inside the Mangawhai/Hakaru Managed Growth Area are not all appropriately considered. This policy does not take into account other measures/mechanisms that can ensure consolidated infrastructure is provided to sustainably manage future growth.
285.14	S & R Brunt	Subdivision	Oppose	<p>AMEND the Proposed District Plan policy framework to one that provides for interim subdivision where infrastructure capacity is proven, alternatives are offered or development/financial contributions can resolve effects. The submission references SUB-R3.11.</p> <p>AND</p> <p>ADD staging or triggers for releasing subdivision capacity.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to this submission.</p>	<ul style="list-style-type: none"> The measure tries to "freeze" subdivision capacity pending structure planning or infrastructure upgrades but does not commit to a timeline or a 'sunset' trigger to resume eligibility to subdivide.
285.15	S & R Brunt	Subdivision	Amend	<p>No specific decision requested but submission opposes SUB-R4.1.c.</p> <p>AND</p> <p>RETAIN SUB-R4.1.e.</p> <p>AND</p> <p>PROVIDE a policy framework that provides for interim subdivision in the Mangawhai/Hakaru Managed Growth Area overlay where infrastructure capacity is proven, alternative is offered or development/financial contributions can resolve effects.</p> <p>AND</p> <p>PROVIDE identification of staging or triggers for releasing subdivision capacity in the Mangawhai/Hakaru Managed Growth Area overlay.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to this submission.</p>	<ul style="list-style-type: none"> Clause 1.c "freezes" subdivision capacity in the Mangawhai/Hakaru Managed Growth Area overlay but does not commit to a timeline. Clause 1.e is supported as it provides the option to provide a site-specific assessment of LUC Classification.
285.16	S & R Brunt	Vision for Kaipara	Amend	<p>AMEND SD-VK-O2 to clarify what is meant by SD-VK-O2.3 and how it may be implemented in practice.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to this submission.</p>	<ul style="list-style-type: none"> Clarification is sought.
286.1	S Sutherland	General	Amend	<p>ADD precautionary and prohibitive Genetic Engineering/Genetically Modified Organism provisions, policies, and rules consistent with the Draft District Plan.</p>	<ul style="list-style-type: none"> Including the GE/GMO provisions in Proposed District Plan would align with other Northland Councils who have maintained GE free status in their plans. Kaipara District Council need to protect ratepayers and the District's biosecurity, especially in light of the Government's proposed Gene Technology Bill. It is critical to the District's identity as "GE Free Northland" and "Northland, Naturally". New Zealand has a unique position as an island. Region's biosecurity, wider environment, economy and existing GE free producers are protected from the risks of outdoor GE/GMO experiment, field trials or releases. Submitter notes that citizens of the District have a right to know what is in their food, a right that their food is healthy and nourishing, and their environment is clean and safe.
287.1	Silver Fern Farms	General	Amend	<p>No specific decision requested but submitter seeks that the Proposed District Plan appropriately provides for the continued operation of the activities at the Silver Fern Farms site in Dargaville, including by avoiding the</p>	<ul style="list-style-type: none"> The Silver Fern Farms site is well located with respect to the land transport network and is clustered with generally compatible land uses. There are significant sunk costs associated with

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				encroachment of incompatible activities into the surroundings of the site.	the Site, which could not be recovered if it was required to downsize, close or relocated.
287.2	Silver Fern Farms	Definitions	Amend	<p>ADD a definition of "Reverse Sensitivity", as follows:</p> <p><u>Reverse sensitivity means the potential for the operation of a lawfully established, permitted or consented activity, or activities otherwise anticipated by the Plan, to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by that activity.</u></p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> The term "reverse sensitivity" is referred to in several objectives and policies but is not defined in Proposed District Plan. To avoid doubt about the direction and implementation of these provisions, Silver Fern Farms seek that the term is defined. They proposed the drafting recommended for the Definitions chapter of the Proposed Timaru District Plan.
287.3	Silver Fern Farms	Hazardous Substances	Amend	<p>No specific decision requested but submitter seeks that the Proposed District Plan recognises the benefits of, and provides for the operation of, hazardous facilities, while minimising the risk of reverse sensitivity effects on these facilities. Submitter notes that the Silver Fern Farms site will meet the definition of "Hazardous Facility" and may meet the thresholds to qualify as a "Significant Hazardous Facility".</p>	<ul style="list-style-type: none"> The Silver Fern Farms site will meet the definition of "Hazardous Facility" and may meet the thresholds to qualify as a "Significant Hazardous Facility".
287.4	Silver Fern Farms	Definitions	Amend	<p>AMEND the definition of Hazardous Facility, as follows:</p> <p>DELETE elements of the definition associated with the transport of hazardous substances (which are covered by HSNO), the contradictory approach towards vehicles, which appear to be included and then excluded from the definition</p> <p>AND</p> <p>DELETE the ambiguous reference to "short periods of time".</p> <p>AND</p> <p>AMEND the reference to "Activity Status Table" by deleting it and replacing it with reference to "<u>HS-1</u>".</p> <p>AND</p> <p>Rationalise the definition accordingly.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> Explicit reference to HS-1 in relation to the referred "Activity Status Table" would provide clarity. It is unclear why the "Hazardous Facility" definition needs to refer to vehicles as part of "storage". "Short periods of time" is a subjective phrase that may cause uncertainty in plan administration. The inclusion of vehicles in the definition is problematic. It captures vehicles used for transporting hazardous substances, in any quantity, and irrespective of whether the vehicle is loaded or not, although presumably the intent is that the latter must be assumed. There is also a contradiction between the direction that "storage includes vehicles" and the second dot point which excludes "Motor vehicles" from this consideration.
287.5	Silver Fern Farms	Hazardous Substances	Amend	<p>AMEND HS-P3, as follows:</p> <p>Avoid as far as practicable reverse sensitivity effects from sensitive land use activities on lawfully established <u>hazardous facilities and significant hazardous facilities.</u></p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> There is a discrepancy between the direction HS-O2 which can be read as seeking the protection of all "Hazardous Facilities" from reverse sensitivity effects and policy HS-P3 which can be read as applying only to "Significant Hazardous Facilities." The policy should not be limited only to Hazardous Facilities that qualify as "Significant Hazardous Facilities."
287.6	Silver Fern Farms	Hazardous Substances	Support	<p>RETAIN HS-R1, particularly the activity statuses for "Hazardous Facilities" and "Significant Hazardous Facilities".</p>	<ul style="list-style-type: none"> No reasons provided.
287.7	Silver Fern Farms	Natural Hazards	Support	<p>No specific decision requested but Silver Fern Farms seeks a flexible management approach to the management of natural hazard risks. The submitter notes that the policy and rule framework (particularly NH-P4.6, NH-P6.3, NH-</p>	<ul style="list-style-type: none"> No reasons provided.

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				P7.3, and the matters of discretion of NH-R1 to NH-R8) signals that risks associated with hazardous substance use and storage on flood-prone land can be mitigated through standard measures.	
287.8	Silver Fern Farms	Natural Hazards	Amend	<p>AMEND NH-R12 to differentiate between "Significant Hazardous Facilities" located in the Heavy industrial zone, and those located in other zones, as follows:</p> <p><u>Heavy Industrial Zone</u></p> <p>1. <u>Restricted discretionary</u></p> <p><u>Matters over which discretion is restricted:</u></p> <p>a. <u>The effects of coastal or flood hazards on the building;</u></p> <p>b. <u>The purpose of the building and its vulnerability or resilience to coastal or flood hazards;</u></p> <p>c. <u>Hazard risks to people or property;</u></p> <p>d. <u>Cumulative effects and the potential to create, transfer or intensify hazard risks onto adjoining sites including on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites;</u></p> <p>e. <u>The effectiveness of any mitigation proposed;</u></p> <p>f. <u>The storage and use of hazardous substances and any management/ mitigation requirements; and</u></p> <p>g. <u>Methods to manage activities and uses within the site, including safe egress from buildings and structures on the site and the management of people and property during a flood event.</u></p> <p>All <u>other</u> zones</p> <p>1. Activity status: Non-Complying</p> <p>2. Activity status when compliance not achieved: Not Applicable.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> This amendment will maintain the overarching zone framework that directs "heavy industry" such as "Significant Hazardous Facilities" to the Heavy Industrial Zone and discourages "heavy" industry in other zones. The upgrade and/or expansion of "significant Hazardous Facilities" should be anticipated in the Heavy industrial zone, notwithstanding natural hazard risks (which can be mitigated). The rule needs to be amended to more appropriately recognise: the fixed nature of existing "Significant Hazardous Facilities", which cannot practicably relocate in response to additional planning controls; measures available to mitigate risk at the interface of hazardous substance storage and natural hazards; and the outcomes anticipated by the Heavy industrial zone, which is designed to accommodate robust activities such as "Significant Hazardous Facilities" that are inappropriate to locate in other zones.
287.9	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN the Heavy industrial zone chapter subject to the amendments sought in other submission points to improve policy settings and rules relating to reverse sensitivity effects and to retain the Operative Plan's recognition of the Silver Fern Farms site.</p>	<ul style="list-style-type: none"> No reasons provided.
287.10	Silver Fern Farms	Light Industrial Zone	Support	<p>RETAIN the Light industrial zone chapter subject to the amendments sought in other submission points to improve policy settings and rules relating to reverse sensitivity effects and to retain the Operative Plan's recognition of the Silver Fern Farms site.</p>	<ul style="list-style-type: none"> No reasons provided.
287.11	Silver Fern Farms	Definitions	Amend	<p>RETAIN the definition of "Coastal Flood Hazard Area"</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> The definition is repeated under slightly different headings and the duplication should be rationalised. It may be appropriate to delete the "Coastal Hazard Area" definition and retain the more specific "Coastal Flood Hazard Area" definition, to avoid potential overlap with the separate definitions pertaining to coastal erosion hazards.
287.12	Silver Fern Farms	Definitions	Amend	<p>DELETE the definition of "Coastal Hazard Area"</p> <p>OR</p> <p>AMEND the definition of "Coastal Hazard Area" to clarify that this definition addresses both coastal flood and coastal erosion hazards, with consequential amendments to provisions that use this term.</p>	<ul style="list-style-type: none"> The definition is repeated under slightly different headings and the duplication should be rationalised. It may be appropriate to delete the "Coastal Hazard Area" definition and retain the more specific "Coastal Flood Hazard Area" definition, to avoid potential overlap with the separate definitions pertaining to coastal erosion hazards.

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				OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	
287.13	Silver Fern Farms	Definitions	Support	RETAIN the definition of "Educational Facility" as per the National Planning Standards. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> This definition is duplicated with the definition of "Educational Facilities" and should be rationalised to be consistent with the National Planning Standards.
287.14	Silver Fern Farms	Definitions	Oppose	DELETE the definition of "Education Facilities". AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> This definition is duplicated with the definition of "Educational Facility" and should be rationalised to be consistent with the National Planning Standards.
287.15	Silver Fern Farms	Definitions	Amend	AMEND the definitions of "Hazardous Substance" and "Hazardous Substances" by deleting one to remove duplication. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Unnecessary duplication. Definitions should be rationalised in a manner consistent with the National Planning Standards.
287.17	Silver Fern Farms	Definitions	Support	RETAIN the definition of "High Risk Coastal Hazard Area" OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Definition appropriately captures both high risk coastal erosion and coastal flooding hazards.
287.18	Silver Fern Farms	Definitions	Amend	AMEND to retain one definition and delete the other one for the definitions "High Risk Flood Area" and "High Risk River Flood Area". OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Inefficient duplication of the two definitions. A single definition should be applied.
287.20	Silver Fern Farms	Definitions	Support	RETAIN the definition of Industrial Activity.	<ul style="list-style-type: none"> Definition is consistent with the National Planning Standards.
287.21	Silver Fern Farms	Definitions	Amend	AMEND to retain only one definition of "Natural Hazard" OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Term is defined twice, with the second iteration misspelled. Duplication should be rationalised in a manner consistent with the National Planning Standards.
287.23	Silver Fern Farms	Definitions	Support	RETAIN the definition of "Noise Sensitive Activities" as notified. OR Provisions or wording to similar effect. AND	<ul style="list-style-type: none"> Definition is appropriately focused on activities sensitive to noise.

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				Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	
287.24	Silver Fern Farms	Definitions	Support	RETAIN the definition of "Offensive Trade" as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Definition adequately encompasses the range of potential offensive activities.
287.25	Silver Fern Farms	Definitions	Amend	AMEND the definition of "Sensitive Activity" to include reference to " <u>community facility</u> ". OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The activities nominated are typically defined as "sensitive" and are supported. The term "Community Facility" includes a variety of uses that may be sensitive to adverse effects. As such, it is recommended that "Community Facility" be referenced in the definition.
287.26	Silver Fern Farms	Definitions	Support	RETAIN the definition of "Significant Hazardous Facility" as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to define Significant Hazardous Facilities to ensure these important sites receive particular attention in the planning framework and in the zone provisions, and in the management of reverse sensitivity effects.
287.27	Silver Fern Farms	Definitions	Oppose	DELETE the definition of "Vulnerable Activities". OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The term overlaps with the definition of "Sensitive Activities" and appears to serve no purpose as it does not appear in the Hazardous Substances or Natural Hazards chapters.
287.28	Silver Fern Farms	Vision for Kaipara	Support	RETAIN SD-VK-O6 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Appropriate for the Proposed District Plan to provide direction on reverse sensitivity effects at the strategic level.
287.29	Silver Fern Farms	Natural Hazards and Resilience	Support	RETAIN SD-NH-O1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Appropriate to anticipate the mitigation of natural hazard risks.
287.30	Silver Fern Farms	Urban Form and Development	Support	RETAIN SD-UFD-O2 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND	<ul style="list-style-type: none"> Appropriate to enable development in commercial and industrial zones.

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				All further relief necessary to give effect to the concerns raised in the submission.	
287.31	Silver Fern Farms	Urban Form and Development	Amend	<p>AMEND SD-UFD-P5, as follows:</p> <p>Use the Heavy industrial zone predominantly for large-scale industrial activities <u>and significant hazardous facilities</u> that may generate adverse effects on the environment.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is recommended that significant hazardous facilities be directed to this zone, as they are unlikely to be appropriate in most other zones.
287.32	Silver Fern Farms	Urban Form and Development	Support	<p>RETAIN SD-UFD-P6 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> Appropriate to specifically provide for industrial activities that do not generate the level of effects associated with heavy industry.
287.33	Silver Fern Farms	Contaminated Land	Support	<p>RETAIN the approach in the Contaminated Land chapter to not include rules.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is appropriate for the Contaminated Land chapter to not include rules and instead defer to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.
287.34	Silver Fern Farms	Hazardous Substances	Support	<p>RETAIN HS-O1 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> Appropriate to provide flexibility to manage hazardous substance-related risks to an acceptable level.
287.35	Silver Fern Farms	Hazardous Substances	Support	<p>RETAIN HS-O2 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> Critical to protect established activities from new sensitive activities.
287.36	Silver Fern Farms	Hazardous Substances	Amend	<p>AMEND HS-P2 by replacing the reference to "facilities for the use, storage or disposal of hazardous substances in significant quantities" with reference to "<u>Significant Hazardous Facilities</u>".</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> Policy appears to be targeted at prompting risk assessments for new Significant Hazardous Facilities but it does not expressly say so. Therefore, it is unclear if it applies to Significant Hazardous Facilities only or if it applies to both Significant Hazardous Facilities and Hazardous Facilities as defined in the Proposed District Plan. This amendment will align with the definition of "Significant Hazardous Facilities" and rule HS-R1(2)
287.37	Silver Fern Farms	Hazardous Substances	Support	<p>RETAIN HS-R1 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p>	<ul style="list-style-type: none"> Appropriate to provide a permitted allowance for hazardous substances. Also appropriate to provide for activities that exceed the specified thresholds as a restricted discretionary activity as the effects of an exceedance of permitted

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				Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	volumes can be subject to a confined assessment of risk.
287.38	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-O1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Appropriate to promote the minimisation of natural hazards risks, rather than requiring outright avoidance of such risks.
287.39	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-P4 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Policy provides appropriate direction to applicants and decision-makers.
287.40	Silver Fern Farms	Natural Hazards	Amend	AMEND NH-P6, as follows: NH-P6 Manage subdivision and development in that may be affected by <u>river</u> flood hazards and overland flow. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Policy provides appropriate guidance but to differentiate from NH-P7, submitter considers it may be appropriate to amend the title of this policy to refer to "river" flood hazards expressly.
287.41	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-P7 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Policy provides appropriate guidance for consideration of proposals that intersect areas of identified coastal hazards.
287.42	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-P9 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Policy provides appropriate guidance for the consideration of earthworks proposals that intersect areas of identified natural hazards.
287.43	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-P12 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to provide direction to guide applications for natural hazard protection structures.
287.44	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-R1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND	<ul style="list-style-type: none"> The activity status framework is appropriate to assess proposals intersecting areas of river flood hazard.

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				All further relief necessary to give effect to the concerns raised in the submission.	
287.45	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-R5 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The activity status framework is appropriate to assess proposals intersecting areas of coastal erosion and/or coastal flood hazard.
287.46	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-R9 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The framework provided for hazard protection structures is considered appropriate.
287.47	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-R11 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The rule framework sets appropriate thresholds.
287.48	Silver Fern Farms	Subdivision	Amend	AMEND SUB-O1 as follows: Subdivision enables efficient use of land and achieves patterns of development that are consistent with the anticipated land use outcomes for the zone <u>while avoiding adverse effects on existing activities in adjoining zones.</u> OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> SUB-O3 refers to reverse sensitivity in the context of rural subdivision, however there is no similar reference for non-rural subdivisions.
287.49	Silver Fern Farms	Subdivision	Amend	AMEND SUB-P1.3, as follows: Enable subdivision that is designed and located to: ... 3. Avoid or appropriately mitigate the risks of natural hazards <u>or reverse sensitivity effects.</u> OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> To give effect to the amendment sought by the submitter to SUB-O1, it is appropriate to reference cross-zone effects in the policy.
287.50	Silver Fern Farms	Subdivision	Amend	AMEND SUB-R3.3.g, as follows: g. Measures to mitigate potential reverse sensitivity effects on existing land uses, such as the use of no-complaints covenants or siting of building platforms; and... OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The presence of a "no complaints" covenant does not exempt a local authority from its duties to investigate nuisance complaints under the Resource Management Act. The Submitter is concerned that including "no complaints" covenants may result in them being mistakenly applied as a solution for reverse sensitivity effects when they are no substitute for more robust measures, such as the maintenance of appropriate separation between incompatible zones and activities.

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287.51	Silver Fern Farms	Earthworks	Support	<p>RETAIN EW-R1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> The proposed framework is considered appropriate to manage the limited range of effects associated with earthworks.
287.52	Silver Fern Farms	Earthworks	Support	<p>RETAIN EW-R2 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> The proposed permitted activity status for land disturbance is appropriate given the negligible effects of this activity.
287.53	Silver Fern Farms	Earthworks	Support	<p>RETAIN EW-S1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> The permitted allowances are compatible with the range of activities provided for in the industrial zones.
287.54	Silver Fern Farms	Noise	Support	<p>RETAIN NOISE-O2 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is appropriate to protect established activities from reverse sensitivity effects associated with noise. It is understood that "authorised activities" means consented activities and permitted activities. This is considered appropriate.
287.55	Silver Fern Farms	Noise	Support	<p>RETAIN NOISE-P1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is appropriate to enable noise emissions that are compatible with the zone.
287.56	Silver Fern Farms	Noise	Support	<p>RETAIN NOISE-P2 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> The policy is appropriate to provide guidance for the resolution of land use conflicts relating to noise.
287.57	Silver Fern Farms	Noise	Support	<p>RETAIN NOISE-P3 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> This approach is typical and supported.
287.58	Silver Fern Farms	Noise	Support	<p>RETAIN NOISE-R1 as notified. OR Provisions or wording to similar effect. AND</p>	<ul style="list-style-type: none"> Permitted status for noise that complies with relevant standards, with a back-up restricted discretionary pathway is appropriate.

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				Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	
287.59	Silver Fern Farms	Noise	Support	RETAIN NOISE-S5 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The proposed noise limits are appropriate.
287.60	Silver Fern Farms	Noise	Support	RETAIN NOISE-S7 as notified.	<ul style="list-style-type: none"> The proposed noise limits within receiving zones are appropriate.
287.61	Silver Fern Farms	Noise	Support	RETAIN NOISE-MAT1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The assessment matters are appropriate to facilitate assessments of applications.
287.62	Silver Fern Farms	Heavy Industrial Zone	Amend	AMEND the Overview of the Heavy industrial chapter as follows: The Industrial zones provide for a range of industrial activities, including manufacturing, fabrication, processing, distribution, repairs, storage and disposal of materials or goods. In the Kaipara District, there is a need for two industrial zones to cater for the wide range of anticipated effects. The Heavy industrial zone is used predominantly for industrial activities that generate potentially significant adverse effects, <u>with key heavy industrial sites including Silver Fern Farms' meat processing plant at Dargaville.</u> The zone may also be used for light industrial activities and industry-associated activities that are compatible with the potentially significant adverse effects generated from heavy industrial activities. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The introduction appropriately describes the role of the Heavy industrial zone and the anticipated character and effects if activities that will locate in the Heavy industrial zone. Given the significance of Silver Fern Farms' Dargaville site to the district, express recognition in the Overview of the Heavy industrial zone chapter is sought. This is similar to clause 14.1 of the Operative District Plan.
287.63	Silver Fern Farms	Heavy Industrial Zone	Support	RETAIN HIZ-O1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to specify that heavy industry is the primary use in this zone.
287.64	Silver Fern Farms	Heavy Industrial Zone	Support	RETAIN HIZ-O2 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to direct incompatible activities to another zone.
287.65	Silver Fern Farms	Heavy Industrial Zone	Amend	RETAIN HIZ-O3. AND AMEND HIZ-O3 to remove duplication as follows:	<ul style="list-style-type: none"> The objective heading is repeated at the start of the text and this should be resolved.

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				<p>Managing effects at the zone boundaries The adverse effects of activities are contained within the zone boundary to avoid significant adverse effects on amenity within other zones, recognising:</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	
287.66	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-O4.</p> <p>AND</p> <p>AMEND HIZ-O4 to remove duplication as follows:</p> <p>Reverse sensitivity effects Industrial activities are protected from potential reverse sensitivity effects arising from incompatible subdivision, land use and development within the zone.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p>	<ul style="list-style-type: none"> The objective heading is repeated at the start of the text and this should be resolved.
287.67	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-O5.</p> <p>AND</p> <p>AMEND HIZ-O5 to remove duplication as follows:</p> <p>Provision of infrastructure Subdivision, land use and development in the Heavy industrial zone is appropriately serviced by public reticulated infrastructure or serviced by onsite facilities.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p>	<ul style="list-style-type: none"> The objective heading is repeated at the start of the text and this should be resolved.
287.68	Silver Fern Farms	Heavy Industrial Zone	Amend	<p>AMEND HIZ-P1.3, as follows:</p> <p>3. Avoiding establishment of sensitive activities that are likely to result in reverse sensitivity effects, except where there is an identified operational need.</p>	<ul style="list-style-type: none"> The second part of clause (3) infers that operational need may justify the establishment of an activity "likely to result in reverse sensitivity effects". This is at odds with the broader scheme of the Heavy industrial zone and should be deleted.
287.69	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-P2 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is appropriate to recognise the benefits of existing heavy industrial activities and provide for the management of associated effects.
287.70	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-P3 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is appropriate to focus amenity considerations on the zone boundaries and road frontages and to recognise that the location, scale and form of development in the zone is substantially led by the functional requirements of industrial activities.
287.71	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-P6 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is appropriate to anticipate transitional/modified amenity values at the interfaces between the Heavy industrial zone and other zones.

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287.72	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-R1 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> This framework is typical of industrial zones and is supported.
287.73	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-R3 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is critical to enable industrial activities in this zone.
287.74	Silver Fern Farms	Heavy Industrial Zone	Amend	<p>AMEND HIZ-R6 to preclude overnight accommodation as a permitted activity.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is not clear if the definition of "community corrections activities" precludes overnight accommodation.
287.75	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-R9 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> The limited allowance provided is acceptable and the discretionary consenting pathway for exceedances is supported.
287.76	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-R13 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> A discretionary activity status is appropriate.
287.77	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-R14 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is appropriate to restrict incompatible activities by way of a non-complying activity status.
287.78	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-R15 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is appropriate to restrict incompatible activities to the Heavy industrial zone by way of the proposed non-complying activity status.
287.79	Silver Fern Farms	Heavy Industrial Zone	Support	<p>RETAIN HIZ-R16 as notified.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p>	<ul style="list-style-type: none"> It is appropriate to restrict incompatible activities to the Heavy industrial zone by way of the proposed non-complying activity status.

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				Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	
287.80	Silver Fern Farms	Heavy Industrial Zone	Support	RETAIN HIZ-R17 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to restrict incompatible activities to the Heavy industrial zone by way of the proposed non-complying activity status.
287.81	Silver Fern Farms	Heavy Industrial Zone	Amend	ADD new rule HIZ-R18 Noise sensitive activities, as follows: <u>HIZ-R18 Noise sensitive activities</u> <u>1. Activity status: Non-complying</u> <u>2. Activity status when compliance not achieved: Not Applicable</u> OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Given their potential to cause reverse sensitivity effects it would be appropriate to specify that "Noise sensitive activities" (a defined term) are a non-complying activity in the Heavy industrial zone. Otherwise, such activities will be discretionary pursuant to HIZ-R13 which is at odds with the non-complying activity status accorded to various noise sensitive activities in rules HIZ-R14 to HIZ-R17. Submitter notes that adding this rule will require rationalisation of the other non-complying activity rules.
287.82	Silver Fern Farms	Heavy Industrial Zone	Support	RETAIN HIZ-S2 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The setback standard appropriately balances the functional needs of industrial development with responsiveness to non-industrial zone interfaces.
287.83	Silver Fern Farms	Light Industrial Zone	Support	RETAIN the Overview in the Light industrial zone chapter as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The overview provides appropriate context for the operational provisions of the zone.
287.84	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-O1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to reiterate that the zone will be predominantly occupied by industry.
287.85	Silver Fern Farms	Light Industrial Zone	Amend	AMEND LIZ-O2, as follows: The Light industrial zone is not developed or used for non-industrial activities unless they are associated with industrial activities and compatible with the potential adverse effects generated from light industrial activities. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Amendment is sought because this zone will not solely host "light" industry. This is especially relevant given the Proposed District Plan does not include a General Industrial Zone.

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287.86	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-O3 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to manage activities to avoid significant adverse effects on amenity within other zones.
287.87	Silver Fern Farms	Light Industrial Zone	Amend	AMEND LIZ-P1.3, as follows: 3. Avoiding establishment of sensitive activities that are likely to result in reverse sensitivity effects, except where there is an identified operational need.	<ul style="list-style-type: none"> The second part of clause (3) infers that operational need may justify the establishment of an activity "likely to result in reverse sensitivity effects". This is at odds with the broader scheme of the Heavy industrial zone, and should be deleted. Applications for incompatible activities will be discretionary or non-complying and can navigate the "avoidance" policy setting accordingly.
287.88	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-P2 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to provide for heavy industry in the Light industrial zone subject to the management of adverse effects on other activities and zones.
287.89	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-P3 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to use the Light industrial zone as a transitional interface between compatible zones.
287.90	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-P4 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to consider the functional and operational needs of activities when considering the appearance of development in the Light industrial zone.
287.91	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-R1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The proposed rule framework is an efficient approach.
287.92	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-R3 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The activity statuses are supported for this zone.
287.93	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-R14 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND	<ul style="list-style-type: none"> A restricted activity status is supported.

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				All further relief necessary to give effect to the concerns raised in the submission.	
287.94	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-R15 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> Discretionary activity status is supported.
287.95	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-R16 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> A non-complying activity status is supported, to maintain viability of the Light industrial zone.
287.96	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-R17 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> A non-complying activity status is supported, to maintain viability of the Light industrial zone.
287.97	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-R18 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> A non-complying activity status is supported, to maintain viability of the Light industrial zone.
287.98	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-S1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The 15 m maximum height limit appropriately provides for industrial development. A restricted discretionary consenting pathway for exceedances is appropriate.
287.99	Silver Fern Farms	Light Industrial Zone	Support	RETAIN LIZ-S3 as notified.	<ul style="list-style-type: none"> The minimum building setback of 5 m is an appropriate response to interfaces with non-industrial zones.
287.100	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-R2 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The activity status framework is appropriate to assess proposals intersecting areas of river flood hazard.
287.101	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-R3 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The activity status framework is appropriate to assess proposals intersecting areas of river flood hazard.

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287.102	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-R4 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The activity status framework is appropriate to assess proposals intersecting areas of river flood hazard.
287.103	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-R6 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The activity status framework is appropriate to assess proposals intersecting areas of coastal erosion and/or coastal flood hazard.
287.104	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-R7 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The activity status framework is appropriate to assess proposals intersecting areas of coastal erosion and/or coastal flood hazard.
287.105	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-R8 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The activity status framework is appropriate to assess proposals intersecting areas of coastal erosion and/or coastal flood hazard.
287.106	Silver Fern Farms	Natural Hazards	Support	RETAIN NH-R10 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The framework provided for hazard protection structures is considered appropriate.
288.1	Strategic Property Limited as Development Manager of Mangawhai Central	General	Amend	No specific decision requested but the submission expresses support for the Proposed District Plan in part, subject to the amendments requested in the submission.	<ul style="list-style-type: none"> No reasons provided.
288.2	Strategic Property Limited as Development Manager of Mangawhai Central	Planning Maps	Support	RETAIN the Mangawhai/Hakaru Managed Growth Area.	<ul style="list-style-type: none"> The overlay will assist with the Proposed District Plan's objective of managing growth in areas where there is high demand.
288.3	Strategic Property Limited as Development Manager of Mangawhai Central	Subdivision	Support	RETAIN the discretionary activity status in SUB-R3.11 for subdivision in the Mangawhai/Hakaru Managed Growth Area overlay.	<ul style="list-style-type: none"> This means Council have full discretion to assess new developments. This approach is preferable to the Operative District Plan provisions. This rule and activity status will ensure that all potential adverse effects are able to be considered by Kaipara District Council when assessing applications so subdivide land.
288.4	Strategic Property Limited as Development Manager of	General Residential Zone	Support	RETAIN the minimum site size of 600 m ² per allotment in GRZ-R3.	<ul style="list-style-type: none"> This will assist in managing growth within the Mangawhai/Hakaru Managed Growth Area where there is demonstrably high demand for existing bulk infrastructure facilities and capacity is constrained. It is acknowledged that this site size is in keeping with the established

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	Mangawhai Central				development pattern within Mangawhai and Mangawhai Heads.
288.5	Strategic Property Limited as Development Manager of Mangawhai Central	Estuary Estates (Mangawhai Central)	Support	<p>AMEND EESPZ-TEMP-R1 to include provision for show homes, and to increase the total duration for temporary activities from 12 months to 24 months, as follows:</p> <p>Where:</p> <p>a. Temporary buildings, offices, storage sheds, storage yards, scaffolding and false work, workshops, <u>show homes</u> or uses of a similar character are:</p> <p>i. Ancillary to and required for a building or construction project;</p> <p>ii. Located on the site same as the building or construction project; and</p> <p>iii. Limited to the duration of the project for a period of 12 24 months (whichever is the lesser).</p> <p>AND</p> <p>Any necessary consequential or further amendments to give effect to the relief sought and reasons given.</p>	<ul style="list-style-type: none"> This is the duration for temporary activities associated with construction activities in other districts and a duration of two years is also appropriate for ancillary activities given the scale of delivery for the Mangawhai Central project.
288.6	Strategic Property Limited as Development Manager of Mangawhai Central	Estuary Estates (Mangawhai Central)	Oppose	<p>AMEND EESPZ-S9.3 as follows:</p> <p>3. Wetlands 1 and 3 shall be perimeter fenced <u>or protected through an alternative solution endorsed by a qualified ecologist</u>, together with the boundary line between Wetlands 1 and 3, in general accordance with the fence line location illustrated on the Estuary Estates Structure Plan.</p> <p>AND</p> <p>Any necessary consequential or further amendments to give effect to the relief sought and reasons given.</p>	<ul style="list-style-type: none"> Other potential solutions may be appropriate from an ecological effects perspective. The amendment is sought to allow for greater flexibility and the ability to explore other appropriate solutions. The submitter acknowledges that there is an existing fencing agreement in place between the former landowner and Kaipara District Council which also needs to be amended as a result of any change to this provision.
288.7	Strategic Property Limited as Development Manager of Mangawhai Central	General Residential Zone	Amend	<p>AMEND GRZ-S1, as follows:</p> <p>1. The maximum building coverage is 5035%.</p> <p>AND</p> <p>Any necessary consequential or further amendments to give effect to the relief sought and reasons given.</p>	<ul style="list-style-type: none"> In the context of the township of Mangawhai and Mangawhai Heads, a building coverage of 50% across this wider zone has the potential to result in a high level of building intensity. Incompatibility with coastal small-town character of Mangawhai. Potential to result in adverse effects on landscape values and natural character of the coastal environment.
288.8	Strategic Property Limited as Development Manager of Mangawhai Central	General Residential Zone	Amend	<p>AMEND GRZ-R3, as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>No more than twoone residential units occupy <u>occupies</u> the site; ...</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary <u>Discretionary Activity</u></p> <p>3. Matters over which discretion is restricted:</p> <p>a. The matters in GRZ-MAT1.</p> <p>AND</p> <p>Any necessary consequential or further amendments to give effect to the relief sought and reasons given.</p>	<ul style="list-style-type: none"> The allowance for two dwellings per site, is considered to further compound existing constraints on the District's reticulated infrastructure network.
288.9	Strategic Property Limited as Development Manager of Mangawhai Central	Estuary Estates (Mangawhai Central)	Oppose	<p>DELETE EESPZ-S12.</p> <p>OR</p> <p>AMEND EEPZ-S12 by importing the wording set out in 16.6.1.2.b of the Operative District Plan.</p> <p>AND</p> <p>Any necessary consequential or further amendments to give effect to the relief sought and reasons given.</p>	<ul style="list-style-type: none"> There is no standard supporting this requirement in the Estuary Estate section of the Operative District Plan.
289.1	Tappenden Holdings Limited	General Approach	Oppose	<p>DELETE the "Additional matters of control and matters of discretion" section, including matters 1 to 12.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The matters summarise Section 108 Resource Management Act matters, but do not replicate the specific details of Section 108. This creates the risk of conditions imposed under the District Plan being out of step with the requirements of the Resource Management Act. The matters are unnecessary in relation to the specific matters otherwise set out in the Proposed District Plan.

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289.2	Tappenden Holdings Limited	Relationship Between Spatial Layers	Amend	<p>AMEND "Determining the relationship between rules for different spatial layers" section, as follows:</p> <p>Rules for one spatial layer may be stricter than rules in another spatial layer. The strictest rule will apply in these cases. The overall activity status of a proposal will be determined on the basis of all rules which apply to the proposal. For example, in the General rural zone, the permitted building height is 10m. However, if a site in the General rural zone is also in the High Natural Character Area, there is a more stringent rule in the High Natural Character Area that means the maximum permitted height is reduced to 5.5m. See General Approach chapter for step-by-step process for identifying activity status.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Reference to "stricter" may be open to interpretation depending on the circumstances of the proposal.
289.3	Tappenden Holdings Limited	Tangata Whenua / Mana Whenua	Amend	<p>AMEND all Statutory Acknowledgements and Overlays references in the Tangata Whenua/Mana Whenua chapter as follows:</p> <p>"Statutory acknowledgements within the Kaipara District can be located <u>are</u> on the planning maps and may be listed as a site or area of significance to Māori as identified in Schedule 3 - Sites and Areas of Significance to Māori..".</p> <p>AND</p> <p>AMEND the planning maps and spatial layers to ensure these accurately map statutory acknowledgement areas.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Given the statutory obligations in respect to these areas, the clause should be clear that they are on the planning maps. The notified wording implies that some may and some may not be.
289.4	Tappenden Holdings Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The guiding principles to support development are supported.
289.5	Tappenden Holdings Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O3.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The recognition for primary production activities to operate efficiently and effectively is supported.
289.6	Tappenden Holdings Limited	Vision for Kaipara	Amend	<p>AMEND SD-VK-O4 to acknowledge that rural lifestyle development may be appropriate in a diverse range of locations across the district, particularly where that is achieved through conservation benefits. Without limiting the generality of this, amend SD-VK-O4 as follows:</p> <p>"Rural lifestyle development is concentrated <u>located</u> in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities, loss of highly productive land whilst recognising the need for urban areas to grow."</p>	<ul style="list-style-type: none"> "Concentration" of rural lifestyle development as directed in this objective does not acknowledge that rural lifestyle development may be appropriate in a diverse range of locations across the district, particularly where this is achieved through conservation benefits e.g., at the submitter's land at Bream Tail.
289.7	Tappenden Holdings Limited	Natural Environment	Support	<p>RETAIN SD-NE-O1.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
289.8	Tappenden Holdings Limited	Natural Environment	Support	<p>RETAIN SD-NE-O2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
289.9	Tappenden Holdings Limited	Natural Environment	Support	<p>RETAIN SD-NE-O3.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> No reasons provided.

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289.10	Tappenden Holdings Limited	Financial Contributions	Oppose	DELETE the Financial Contributions chapter from Part 2 - General District-Wide Matters - Strategic Direction and its associated objectives, policies, rules, and standards. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Submitter considers that the proposed Financial Contributions provisions do not meet Section 77 Resource Management Act and there is insufficient section 32 analysis for the scope of matters for which a financial contribution can be taken under the Proposed District Plan.
289.11	Tappenden Holdings Limited	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-O1 as notified. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The objectives appropriately seek to protect, promote and enable the restoration of indigenous biodiversity.
289.12	Tappenden Holdings Limited	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P1. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies appropriately give effect to the requirements of the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.
289.13	Tappenden Holdings Limited	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-R1.1.f to also allow the construction of buildings ancillary to a single residential unit (including garages and minor dwellings) as a permitted activity with the 1000m ² threshold. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The rule should also provide for other buildings ancillary to residential buildings within this specified threshold, which can establish without any further impact on the amount of indigenous vegetation cleared than that already provided for.
289.14	Tappenden Holdings Limited	Ecosystems and Indigenous Biodiversity	Amend	DELETE from ECO-R2.2 the requirement that a restricted discretionary activity application for indigenous vegetation clearance and any associated land disturbance, includes an assessment, carried out by a suitably qualified ecologist, of whether or not any of the indigenous vegetation proposed to be cleared meets the criteria in Appendix 5 of the Northland Regional Policy Statement 2016 (Areas of significant indigenous vegetation and significant habitats of indigenous fauna). AND DELETE the discretionary activity status of ECO-R2.4. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as: <ul style="list-style-type: none"> ECO-R2.4 imposes an unnecessary and unfair burden on landowners to prove that the indigenous vegetation meets the criteria in Appendix 5. That should be the role of the District Council to undertake on a district-wide basis, rather than on an individual application basis, which risks inconsistent application of the criteria. In any event, the criteria in Appendix 5 of the Regional Policy Statement pre-date the National Policy Statement for Indigenous Biodiversity (amended October 2024) and its methods should be adopted, including being managed in an integrated way (policy 5) and identified using a consistent approach (policy 6). The matters of discretion already provided under the ECO-R2 provide ample scope for the Council to assess the effects of the clearance on indigenous biodiversity values.
289.15	Tappenden Holdings Limited	Natural Features and Landscapes	Support	RETAIN NFL-O1. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> No reasons provided.
289.16	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	AMEND NFL-P1 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
289.17	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	AMEND NFL-P3 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.

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289.18	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-P4 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
289.19	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-P2, as follows:</p> <p>Existing <u>subdivision</u>, use and development</p> <p>Recognise that lawfully established <u>subdivision</u>, land use and development are located within Outstanding Natural Features and Outstanding Natural Landscapes and allow them to continue without undue restriction.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The policy should also recognise that lawfully established subdivision, with sites as yet unbuilt, are also located within Outstanding Natural Features and Outstanding Natural Landscapes, including the submitter's site at Bream Tail.
289.20	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-P6, as follows:</p> <p>a. Apply the policy to assessing resource consent applications for <u>subdivision</u>, land use and development; and...</p> <p>b. Have regard to whether land use and development is on a previously approved building platform or necessary to provide access to a previously approved building.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Specific recognition should be given to the existence of consented building platforms and access to those platforms when considering resource consent applications under NFL- P6. This aligns with the policy NFL-P2 recognition of existing use and development, which would otherwise not come into play when considering these restricted discretionary activity matters.
289.21	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-R1 to delete reference to and requirement to comply with NFL-S2 Gross Floor Area.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> External additions and alterations to existing buildings or structures should not be limited as to gross floor area to achieve permitted activity status. The reference to gross floor area might for example better replaced with a reference to the standard NFL-S6 Minor upgrading.
289.22	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-R2 so that the permitted activity status applies to new buildings and structures in the Outstanding Natural Landscapes and Outstanding Natural Features, irrespective of whether they are inside or outside the Coastal Environment, as follows:</p> <p>NFL-R2 New buildings and structures ONL and ONF outside the coastal environment</p> <p>AND</p> <p>AMEND NFL-R2.1. to delete reference to, and requirement to comply with NFL-S2 Gross Floor Area.</p> <p>AND</p> <p>AMEND NFL-R2.1.a.ii. as follows:</p> <p>ii. On a building platform identified in an existing approved subdivision consent and/or land use consent lodged with Council prior to 30 April 2025.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as: <ul style="list-style-type: none"> A number of approved defined exclusive use areas and nominated buildable areas on lots at Bream Tail are within the coastal environment and within an Outstanding Natural Landscape. The existence of these lots was taken into account and recognised in the Northland Regional Council's evaluation of the applicable Outstanding Natural Landscape. The default to non-complying activity would require a wholesale reassessment of the appropriateness to build on these already approved exclusive use areas and nominated buildable areas. It imposes considerable unnecessary cost and risk to current and future owners of these lots, both at Bream Tail and in other similar situations in the district. For these reasons, the rule is sought be amended to apply the same permitted activity provisions whether the building or structure is inside or outside the coastal environment. The reference to building platforms identified in an existing subdivision consent "approved prior to 1 April 2025" is unnecessary. The rule should also provide permitted activity status to building platforms approved after that date (where appropriate controls through consent notices will have invariably been placed and landscape assessment taken place to confirm their appropriateness.
289.23	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-R3 so that the permitted activity status applies to indigenous vegetation clearance in the Outstanding Natural Landscapes, irrespective of whether they are inside or outside</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as:

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				<p>of the coastal environment, and to also provide for the Outstanding Natural Features, as follows: NFL-R3 Indigenous vegetation clearance ONL and ONF outside the coastal environment AND</p> <p>ADD permitted activities to NFL-R3 for indigenous vegetation clearance for the following purposes (without a requirement for these to comply with the area limitation standards under NFL-S5 and in addition to the repair and maintenance allowances in the rule as proposed):</p> <p><u>a. To address an immediate risk to the public safety or damage to property;</u> <u>b. The formation of walking tracks less than 1.5m wide;</u> <u>c. The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation, provided that the clearance does not exceed 3.5m in width either side of the fence line;</u> <u>d. To remove pest species in accordance with any approved pest management plan or biosecurity operational plan;</u> <u>e. To create or maintain a 20m setback from an area of indigenous vegetation to a residential unit (excluding accessory buildings);</u> <u>f. The removal or clearance of indigenous vegetation from land that was previously cleared and where the indigenous vegetation to be cleared is less than 10 years old; and</u> <u>g. Creation and maintenance of firebreaks to manage fire risk.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> ○ Rule NFL-R3 only applies permitted activity status to indigenous vegetation clearance in Outstanding Natural Landscapes outside the coastal environment, and not for Outstanding Natural Landscapes within the coastal environment. In addition, no provision is made for Indigenous vegetation clearance in the Outstanding Natural Features, leaving the activity status for that uncertain. The only provision for permitted activity Indigenous vegetation clearance in Outstanding Natural Landscapes within the coastal environment is made at NFL-R3.6 for regionally significant infrastructure. ○ The maximum area allowances in standard NFL-S5 and the limited range of permitted activities for indigenous vegetation clearance (as sought to be amended by this submission) provide sufficient protection. ○ Rule NFL-R3 should be amended to make additional allowances for indigenous vegetation clearance which by its nature will have minor effects on the Outstanding Natural Landscapes (whether inside or outside the coastal environment), is required to enable positive effects, or is required for the health and safety of people.
289.24	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-R4 so that the permitted activity status applies to earthworks in the Outstanding Natural Landscapes and Outstanding Natural Features, irrespective of whether they are inside or outside of the coastal environment, as follows: ONL and ONF outside the coastal environment. AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> ● A restricted activity status (as is the effect of the Proposed District Plan rule as sought to be amended by this submission) is appropriate for earthworks on approved building platforms and the access driveways to them inside and outside the Outstanding Natural Landscapes and Outstanding Natural Features, noting that the appropriateness of construction on approved building platforms has already been determined at subdivision stage.
289.25	Tappenden Holdings Limited	Natural Features and Landscapes	Support	<p>RETAIN NFL-R7. AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> ● The rule is supported, noting the submitter's other relief sought for indigenous vegetation clearance as a permitted activity in particular circumstances.
289.26	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-S1 to exempt the following from maximum height:</p> <p><u>a. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation.</u> <u>b. Architectural features (e.g., finials, spires) that do not exceed 1m in height.</u> <u>c. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u> <u>d. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> ● Additional allowances should be made for roof top projections within specified parameters. Requiring resource consents for the placement of such features where they exceed the height is inefficient and adds costs which do not outweigh the benefits.
289.27	Tappenden Holdings Limited	Natural Features and Landscapes	Oppose	<p>DELETE NFL-S2. AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> ● The standard unnecessarily limits gross floor area and is considered too low to accommodate many residential dwellings, including the average size of a dwelling in New Zealand. ● Submitter considers standard is unnecessary in terms of managing effects, having regard to the balance of other rules and standards which apply to Natural Features and Landscapes.

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289.28	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-S3 to allow for natural materials, as follows:</p> <p>1. The building and structure exteriors must:</p> <p>a. Not utilise mirror glazing; and</p> <p>b. Be <u>constructed of natural materials or if the exterior surface is coloured or painted, with then be a colour with a reflectance value no greater than 35% (provided that 2% of each exterior elevation is exempt) and with a roof colour with a reflectance value no greater than 30%.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The standard should allow for the use of natural materials as a permitted activity, with such materials being visually suitable in Outstanding Natural Landscapes and Outstanding Natural Features areas, including in the coastal environment.
289.29	Tappenden Holdings Limited	Coastal Environment	Amend	<p>AMEND CE-O1, as follows:</p> <p>The characteristics, <u>and</u> qualities and values of the natural character of the coastal environment are preserved and are protected from inappropriate subdivision, use and development.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The amendments will better give effects to the Regional Policy Statement Objective 3.14 in respect to the coastal environment.
289.30	Tappenden Holdings Limited	Coastal Environment	Support	<p>RETAIN CE-O2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> It properly gives effect to the Regional Policy Statement and the New Zealand Coastal Policy Statement.
289.31	Tappenden Holdings Limited	Coastal Environment	Amend	<p>AMEND CE-P1 to ensure a cross-reference to the accurate inclusion and description of the characteristics, qualities and values that make an area a High or Outstanding Natural Character Area in Schedule 6 - Natural Character Areas, as sought elsewhere in the submission.</p>	<ul style="list-style-type: none"> The policy is supported, subject to the accurate inclusion and description of the characteristics, qualities and values that make an area a High or Outstanding Natural Character Area in Schedule 6.
289.32	Tappenden Holdings Limited	Coastal Environment	Support	<p>RETAIN CE-P2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> It properly gives effect to the Regional Policy Statement and the New Zealand Coastal Policy Statement.
289.33	Tappenden Holdings Limited	Coastal Environment	Support	<p>RETAIN CE-P3.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> It properly gives effect to the Regional Policy Statement and the New Zealand Coastal Policy Statement.
289.34	Tappenden Holdings Limited	Coastal Environment	Amend	<p>AMEND CE-P6 to have regard to whether land use and development is on a previously approved building platform or necessary to provide access to a previously approved building platform.</p>	<ul style="list-style-type: none"> Specific recognition should be given to the existence of consented building platforms and access to those platforms when considering resource consent applications under CE-P6.
289.35	Tappenden Holdings Limited	Coastal Environment	Amend	<p>ADD a new policy in the Coastal Environment chapter, as follows:</p> <p><u>CE-PX Existing subdivision, use and development</u></p> <p><u>Recognise that lawfully established subdivision, land use and development are located within the coastal environment, including High Natural Character Areas and Outstanding Natural Character Areas and allow them to continue without undue restriction.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> To recognise that lawfully established existing subdivision, use and development are located within the coastal environment and allow them to continue without undue restriction. The submitter's site at Bream Tail is an example of this.
289.36	Tappenden Holdings Limited	Coastal Environment	Amend	<p>AMEND CE-R1 to delete reference to and requirement to comply with CE-S3 Gross Floor Area.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Gross floor area should not be limited to achieve permitted activity status.
289.37	Tappenden Holdings Limited	Coastal Environment	Amend	<p>AMEND CE-R2 to delete reference to and requirement to comply with CE-S3 Gross Floor Area (note error in submission).</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as follows:

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289.38	Tappenden Holdings Limited	Coastal Environment	Amend	<p>ADD permitted activities to CE-R3 for indigenous vegetation clearance for the following purposes (without a requirement for these to comply with the area limitation standards under NFL-S5 and in addition to the repair and maintenance allowances in the rule as proposed):</p> <p><u>a. To address an immediate risk to the public safety or damage to property;</u></p> <p><u>b. The formation of walking tracks less than 1.5m wide;</u></p> <p><u>c. The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation, provided that the clearance does not exceed 3.5m in width either side of the fence line;</u></p> <p><u>d. To remove pest species in accordance with any approved pest management plan or biosecurity operational plan;</u></p> <p><u>e. To create or maintain a 20m setback from an area of indigenous vegetation to a residential unit (excluding accessory buildings);</u></p> <p><u>f. The removal or clearance of indigenous vegetation from land that was previously cleared and where the indigenous vegetation to be cleared is less than 10 years old; and</u></p> <p><u>g. Creation and maintenance of firebreaks to manage fire risk.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> • Make additional allowances for indigenous vegetation clearance which by its nature will have minor effects on the coastal environment and Hight Natural Character Areas, is required to enable positive effects, or is required for the health and safety of people. The exclusion is sought only to apply to the Hight Natural Character Areas and not Outstanding Natural Character Areas.
289.39	Tappenden Holdings Limited	Coastal Environment	Support	<p>RETAIN CE-R4.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> • The rule is appropriate.
289.40	Tappenden Holdings Limited	Coastal Environment	Amend	<p>AMEND CE-S1 to exempt the following from maximum height:</p> <p><u>a. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and</u></p> <p><u>b. Architectural features (e.g., finials, spires) that do not exceed 1m in height.</u></p> <p><u>c. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u></p> <p><u>d. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.</u></p> <p>AND</p>	<ul style="list-style-type: none"> • Additional allowances should be made for rooftop projections within specified parameters. Within the specified height limits as sought in the submission, these features will have no or negligible impact on the on the characteristics, qualities and values of the Outstanding Natural Landscape or Outstanding Natural Feature.

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				Any consequential amendments or alternative relief to address the matters raised in the submission.	
289.41	Tappenden Holdings Limited	Coastal Environment	Amend	<p>AMEND CE-S2 to allow for natural materials as follows:</p> <p>1. The building and structure exteriors must:</p> <p>a. Be <u>constructed of natural materials or if the exterior surface is coloured or painted, with then be a colour with a reflectance value no greater than 35% (provided that 2% of each exterior elevation is exempt) and with a roof colour with a reflectance value no greater than 30%; and</u></p> <p>b. Not utilise mirror glazing.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Natural materials are visually suitable in coastal areas.
289.42	Tappenden Holdings Limited	Coastal Environment	Oppose	<p>DELETE CE-S3.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Gross Floor Area is opposed because it is too low to accommodate many residential dwellings, including the average size of a dwelling in New Zealand. It is unnecessary in terms of managing effects on the coastal environment, having regard to the balance of other rules and standards which apply.
289.43	Tappenden Holdings Limited	General Rural Zone	Amend	<p>AMEND GRUZ-O1.3. as follows:</p> <p>The purpose of the General rural zone is to:</p> <p>1. Enable primary production activities;</p> <p>2. Provide for ancillary activities that support primary production; and</p> <p>3. Restrict activities <u>that are incompatible with primary production activities incompatible activities that do not have a functional or operational need to be in a rural environment.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The objectives seeks to restrict a functional or operational need test for non-rural activities to locate in the General rural zone. While 'restrict' does not direct 'avoid' as is sought to be implemented by proposed policy GRUZ-P5, it nevertheless applies an inappropriate test for activities that may not necessarily be rural productive activities themselves but are either supportive of such activities or otherwise compatible.
289.44	Tappenden Holdings Limited	General Rural Zone	Support	<p>RETAIN GRUZ-O2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The outcome is supported and gives effect to the Regional Policy Statement.
289.45	Tappenden Holdings Limited	General Rural Zone	Support	<p>RETAIN GRUZ-O4.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Maintenance or rural character and amenity values is supported.
289.46	Tappenden Holdings Limited	General Rural Zone	Amend	<p>AMEND GRUZ-P3 to refocus to avoidance of reverse sensitivity effects in accordance with the Regional Policy Statement, as follows:</p> <p>Manage the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities, including through methods such as no-complaints covenants, landscaping, screening or siting of buildings.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The Regional Policy Statement directs the avoidance of reverse sensitivity effects on rural production activities and amendments are sought accordingly.
289.47	Tappenden Holdings Limited	General Rural Zone	Amend	<p>AMEND GRUZ-P5 to delete the requirement for activities to have a functional or operational need, but retain the requirement for compatibility, as follows:</p> <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;</p> <p>2. <u>1.</u> Are compatible with primary production activities; and</p>	<ul style="list-style-type: none"> Functional and operational need is an inappropriate test here for activities that may not necessarily be rural productive activities themselves but are either supportive of such activities or otherwise compatible.

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				<p>3- 2. Do not result in the loss of availability and productive capacity of highly productive land including consideration of the cumulative effects of such losses.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	
289.48	Tappenden Holdings Limited	General Rural Zone	Support	<p>RETAIN GRUZ-R2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The rule appropriately provides for agricultural, pastoral or horticultural activities as a permitted activity.
289.49	Tappenden Holdings Limited	General Rural Zone	Support	<p>RETAIN GRUZ-R3.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The ability to construct one residential unit on a site less than 24 hectares as a permitted activity is supported.
289.50	Tappenden Holdings Limited	General Rural Zone	Amend	<p>DELETE the requirement under GRUZ-R4.1.c for the separation distance between the minor residential unit and the principal residential unit to be no greater than 50m.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The requirement for the separation distance is unnecessary and, in some part, runs counter to the benefit created by the rule.
289.51	Tappenden Holdings Limited	General Rural Zone	Amend	<p>ADD "Recreation Activity" as a new permitted activity in the General rural zone. The activity is already defined in the Proposed District Plan.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Providing for the use of buildings and land for recreation or leisure is an accepted and desirable part of rural life, and as exhibited by the common facilities at the submitter's Bream Tail site, desirable for social and community well-being.
289.52	Tappenden Holdings Limited	General Rural Zone	Amend	<p>AMEND GRUZ-S1 to also exempt the following from maximum height:</p> <p><u>a. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u></p> <p><u>b. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Additional allowances should be made for roof top projections within specified parameters, specifically, solar and water heating components and satellite dishes above the roof line of the building. Requiring resource consents for the placement of such features where they exceed the height is inefficient and adds costs which do not outweigh the benefits.
289.53	Tappenden Holdings Limited	General	Amend	<p>ADD a new "Bream Tail Precinct" under Part 3 - Area-specific matters as a standalone section, including an overview, objectives, policies, and rules (refer to pages 35-37 of submission for details).</p> <p>OR</p> <p>PROVIDE for the Bream Tail Precinct in the General rural zone and Subdivision chapters, and any other relevant chapters in the Proposed District Plan, in a manner that gives full effect to the relief sought in the submission.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Key reasons why submitter considers a Precinct is appropriate for Bream Tail: Bream Tail presents a large landholding with a complex arrangement of land uses and ownership structure not practically managed by simply its General rural zone and overlays alone; Bream Tail is different from other rural-residential lifestyle developments, with its scale, very low density of residential development, land reserved for conservation purposes, and farm operating over the balance of the property. These characteristics warrant an integrated and comprehensive resource management approach for Bream Tail as a whole; and Bespoke planning provisions provide appropriate recognition of the existing and consented environment at Bream Tail, including that established through the previous subdivision consents and conditions to be complied with as required by instruments on the titles. They allow certain Proposed District Plan provisions to be tailored to reduce consenting burden and risk.
289.54	Tappenden Holdings Limited	Schedule 5 – Outstanding Natural Landscapes	Amend	<p>AMEND Schedule -5 as follows:</p> <p>a. Replace the link to the 2010 Landscape Technical Report with the evaluation sheets which informed the maps adopted from the Northland Regional Policy Statement 2016; and</p>	<ul style="list-style-type: none"> Schedule 5 – Outstanding Natural Landscapes has the following link: "Access to full report on Outstanding Natural Landscapes". This links to a 2010 Landscape Technical Report which is the incorrect basis for the evaluation and determination of outstanding natural landscapes in the district.

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				<p>b. The descriptions are amended to follow that used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The use of the correct descriptions in Schedule 5 of outstanding natural landscapes is important because of the requirements of the related policies in the Proposed District Plan.
289.55	Tappenden Holdings Limited	Schedule 6 – Natural Character Areas	Amend	<p>AMEND Schedule 6 – Natural Character Areas to include a full description (or link to a full description) of the characteristics, qualities and values of natural character areas mapped in the Proposed Plan.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> A link or inclusion of the correct descriptions of characteristics, qualities and values of identified natural character areas in Schedule 6 is important because related policies in the Proposed District Plan require an assessment against them.
289.56	Tappenden Holdings Limited	Planning Maps	Amend	<p>DELETE the mapped extent of the High Natural Character overlay from the building platforms and house sites, and their curtilage areas and access driveways of the properties at Bream Tail:</p> <ol style="list-style-type: none"> 15 Tuaraki Road, Mangawhai (LOT 6 DP 400385); and 17 Tuaraki Road, Mangawhai (LOT 5 DP 400385) <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> High Natural Character areas should not apply to building platforms and house sites, their curtilage areas and access driveways, with such areas not exhibiting natural character values. A number of such areas are identified at Bream Tail as being either fully or partly within a High Natural Character area and should properly be excluded. Method 4.5.4(2) of the Regional Policy Statement allows for the mapped areas to be changed at any time (using the Schedule 1 process).
289.57	Tappenden Holdings Limited	Planning Maps	Amend	<p>AMEND the mapped extent of the Coastal Environment overlay on the following properties at Bream Tail so that it accurately follows characteristics and features, including the first prominent ridge line or contour from the Coastal Marine Area:</p> <ol style="list-style-type: none"> 15 Tuaraki Road, Mangawhai (LOT 6 DP 400385); and 17 Tuaraki Road, Mangawhai (LOT 5 DP 400385) <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The mapped extent of the Coastal Environment at Bream Tail Farm follows a simplified straight-line form and an approximation of key features set out in the Coastal Environment Assessment Criteria of the Regional Policy Statement. Method 4.5.4(2) of the Regional Policy Statement allows for the mapped areas to be changed at any time (using the Schedule 1 process).
289.58	Tappenden Holdings Limited	Planning Maps	Amend	<p>AMEND the mapped extent of the Outstanding Natural Landscape overlay on the following properties at Bream Tail so that it accurately follows characteristics and features according to the Landscape Assessment Criteria of the Regional Policy Statement:</p> <ol style="list-style-type: none"> 15 Tuaraki Road, Mangawhai (LOT 6 DP 400385); and 17 Tuaraki Road, Mangawhai (LOT 5 DP 400385) <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The mapped extent of the Outstanding Natural Landscape at Bream Tail Farm follows a simplified straight-line form and an approximation of key features set out in the Landscape Assessment Criteria of the Regional Policy Statement. Method 4.5.4(2) of the Regional Policy Statement allows for the mapped areas to be changed at any time (using the Schedule 1 process).
289.59	Tappenden Holdings Limited	Planning Maps	Amend	<p>ADD a new map layer for the Bream Tail Precinct and apply it to all of the land within the Bream Tail Farm as shown on the map at Attachment 1 of the submission.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Submitter is seeking the addition of a Bream Tail Precinct into the Proposed District Plan.
289.60	Tappenden Holdings Limited	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-O2 as notified.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The objectives appropriately seek to protect, promote and enable the restoration of indigenous biodiversity.

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289.61	Tappenden Holdings Limited	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-O3 as notified. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The objectives appropriately seek to protect, promote and enable the restoration of indigenous biodiversity.
289.62	Tappenden Holdings Limited	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-O4 as notified. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The objectives appropriately seek to protect, promote and enable the restoration of indigenous biodiversity.
289.63	Tappenden Holdings Limited	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies appropriately give effect to the requirements of the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.
289.64	Tappenden Holdings Limited	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P3. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies appropriately give effect to the requirements of the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.
289.65	Tappenden Holdings Limited	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P4. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies appropriately give effect to the requirements of the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.
289.66	Tappenden Holdings Limited	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies appropriately give effect to the requirements of the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.
289.67	Tappenden Holdings Limited	Natural Features and Landscapes	Support	RETAIN NFL-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> No reasons provided.
289.68	Tappenden Holdings Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-R2.2. to retain the exclusion to defined exclusive use areas at Bream Tail, amended to ensure the permitted activity rules do not apply to Bream Tail and without reference to the consent notice, previous consents or Operative District Plan. This can be achieved by the following amendments, or similar:</p> <p>2. This rule does not apply to:</p> <p>a. The defined Exclusive Use Areas shown on the Survey Plan for lots 1-29, 32,34,40,41 and 45 DP 348513 consented by RM050086 (Bream Tail) provided that the other conditions of the Consent Notices (dated 2 February 2004) on these titles are complied with, which shall rely on Rule 12.10.3c.2 in Chapter 12 of the Kaipara Operative District Plan.</p> <p>2. Activity Status: Permitted</p> <p><u>a. Where the building or structure is on a defined exclusive use area as shown on the survey plan for Lots 1- 4, 6-8, 10, 12-17, 22-29, 34 and 40-45 DP348513, Lot 1 DP493396, Lots 5 and 9 DP435202, Lots 101 and 102 DP528288, Lots 1 and 2 DP408561, Lots 3 and 4 DP404524, Lots 5 and 6 DP400385, and Lots 7 and 8 DP404525 (Bream Tail), or a nominated buildable area or a building platform otherwise approved on those properties.</u></p> <p>AND Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The drafting of NFL-R2.2. requires improvements to achieve its intended outcome to specifically recognise the particular circumstances of the Bream Tail subdivision, including the detailed requirements of the consent notices that exist on the titles as set out in the submission.
290.1	Te Whai Bay Wines	General	Oppose	DELETE the Mangawhai/Hakaru Managed Growth Area.	<ul style="list-style-type: none"> It is not needed. Growth can be managed by other rules.
290.2	Te Whai Bay Wines	Subdivision	Oppose	DELETE SUB-P12.	<ul style="list-style-type: none"> Mangawhai/Hakaru Managed Growth Area overlay is not needed. Growth can be managed by other provisions.

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290.3	Te Whai Bay Wines	Subdivision	Amend	DELETE reference to the Mangawhai/Hakaru Managed Growth Area from SUB-P6.	<ul style="list-style-type: none"> Mangawhai/Hakaru Managed Growth Area overlay is not needed. Growth can be managed by other provisions.
290.4	Te Whai Bay Wines	Planning Maps	Amend	AMEND the zoning of 367 King Road and other properties in the vicinity (upper King Road) from General rural zone to Rural lifestyle zone.	<ul style="list-style-type: none"> The form and pattern of development in the upper end of King Road is aligned with the Rural lifestyle zone not the General rural zone.
291.1	Tovolea Farm Ltd	Planning Maps	Oppose	<p>DELETE the Mangawhai/Hakaru Managed Growth Area .</p> <p>OR</p> <p>AMEND the extent of the overlay to remove it from the submitter's land at Lot 3 DP 513061 bounded by Kaiwaka Mangawhai Road and Lawrence Road.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to this submission.</p>	<ul style="list-style-type: none"> The submitter would face an unduly difficult pathway to subdivision due to the Mangawhai/Hakaru Managed Growth Area which has been applied to restrict further development of their land and a broad swathe of the District east of State Highway 1. Submitter disagrees that the Mangawhai/Hakaru Managed Growth Area overlay is an appropriate tool to manage growth in the district. Infrastructure efficiency - Kaiwaka Mangawhai Road and Lawrence Road that bound the submitter's land are already sealed and in good conditions and infrastructure can readily be upgraded in this location. Creating small lots from large sites would not lose productivity or lose rural character. The rezoning will still give effect to the National Policy Statement for Highly Productive Land and the Northland Regional Policy Statement. The rezoning will enable the submitter to provide for their economic and social wellbeing by providing reasonable subdivision pathways. The Mangawhai/Hakaru Managed Growth Area is a blunt tool with weak justification.
291.2	Tovolea Farm Ltd	Subdivision	Amend	<p>AMEND SUB-P12 to recognise clustered lifestyle rural lifestyle subdivision that retains productive capacity.</p> <p>AND</p> <p>any other relief that is consistent with and/or consequential to this submission.</p>	<ul style="list-style-type: none"> Infrastructure efficiency - Kaiwaka Mangawhai Road and Lawrence Road that bound the submitter's land are already sealed and in good conditions and infrastructure can readily be upgraded in this location. Creating small lots from large sites would not lose productivity or lose rural character. The rezoning will still give effect to the National Policy Statement for Highly Productive Land and the Northland Regional Policy Statement. The rezoning will enable the submitter to provide for their economic and social wellbeing by providing reasonable subdivision pathways. The Mangawhai/Hakaru Managed Growth Area is a blunt tool with weak justification.
291.3	Tovolea Farm Ltd	Subdivision	Amend	<p>AMEND SUB-R4 to increase the number of lots able to be created and to apply inside the Mangawhai/Hakaru Managed Growth Area where criteria are met.</p> <p>AND</p> <p>any other relief that is consistent with and/or consequential to this submission.</p>	<ul style="list-style-type: none"> Infrastructure efficiency - Kaiwaka Mangawhai Road and Lawrence Road that bound the submitter's land are already sealed and in good conditions and infrastructure can readily be upgraded in this location. Creating small lots from large sites would not lose productivity or lose rural character. The rezoning will still give effect to the National Policy Statement for Highly Productive Land and the Northland Regional Policy Statement. The rezoning will enable the submitter to provide for their economic and social wellbeing by providing reasonable subdivision pathways. The Mangawhai/Hakaru Managed Growth Area is a blunt tool with weak justification.
291.4	Tovolea Farm Ltd	Vision for Kaipara	Support	<p>RETAIN SD-VK-O1.</p> <p>AND</p> <p>any other relief that is consistent with and/or consequential to this submission.</p>	<ul style="list-style-type: none"> The District Plan should provide for the wellbeing of the community and zones should provide for development.
291.5	Tovolea Farm Ltd	Vision for Kaipara	Amend	<p>PROVIDE a supplementary peer-reviewed s32AA Evaluation of the Mangawhai/Hakaru Managed Growth Area overlay before any decisions are finalised, to confirm alignment with SD-VK-O2.</p> <p>AND</p> <p>AMEND SD-VK-O2 to clarify what is meant by SD-VK-O2.3 and how it may be implemented in practice.</p> <p>AND</p>	<ul style="list-style-type: none"> The Mangawhai/Hakaru Managed Growth overlay does not align with this objective as it does not readily facilitate growth.

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				any other relief that is consistent with and/or consequential to this submission.	
291.6	Tovolea Farm Ltd	Vision for Kaipara	Support	RETAIN SD-VK-O3. AND any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The District Plan should support primary production activities and manage reverse sensitivity effects.
291.7	Tovolea Farm Ltd	Vision for Kaipara	Support	No specific decision is requested, however SD-VK-O4 is supported in part . AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> No reasons provided.
291.8	Tovolea Farm Ltd	Vision for Kaipara	Support	RETAIN SD-VK-O6. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> No reasons provided.
291.9	Tovolea Farm Ltd	Vision for Kaipara	Amend	ADD a Rural lifestyle zone in and around Mangawhai to provide a clear transition and support a wider range of living options. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The absence of a Rural lifestyle zone area beside Mangawhai does not support SD-VK-O7. One residential zone also does not align with SD-VK-O7.
291.10	Tovolea Farm Ltd	Urban Form and Development	Oppose	AMEND the Proposed District Plan to apply the Rural lifestyle zone at the urban fringe consistent with the Harbour Overlay in the Operative Plan and reconsider or remove the Mangawhai/Hakaru Managed Growth overlay, particularly where it contradicts the intentions of the operative plan and structure/spatial plans. AND PROVIDE recognition of Mangawhai/Hakaru as a growth node in the Proposed District Plan with criteria for infrastructure-triggered staging and collaborative funding models. AND PROVIDE expanded Section 32 analysis to assess alternative growth-management mechanisms under Resource Management Act Sections 32(1) and (2). AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> The Mangawhai/Hakaru area must be recognised as a growth node to meet current predicted and future demand in the right place. Not doing so is misaligned with many of the Strategic Direction objectives in the Proposed District Plan. Limiting development in the Mangawhai/Hakaru Managed Growth Area overlay is not the most appropriate way to manage current and future infrastructure and servicing requirements.
291.11	Tovolea Farm Ltd	Subdivision	Amend	AMEND the Proposed District Plan to provide a stronger, evidence-based infrastructure limitation policy framework including thresholds tied to infrastructure. AND ADD direct reference to or embed critical servicing and design elements into the Proposed District Plan or made subject to consultation if updated. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> Without quantified thresholds or triggers for infrastructure constraints, there is ambiguity about when subdivision becomes too much. Continuous deferment to the Kaipara District Council Standards creates uncertainty and potential disconnect between planning and infrastructure outcomes.
291.12	Tovolea Farm Ltd	Subdivision	Amend	ADD policy direction that emphasizes a preference for ecological benefit subdivision in the General rural zone. AND ADD criteria to support SUB-O3.3 that clarify the degree of flexibility. AND ADD transferable title rights for ecological benefit in General rural zone for subdivision in Rural lifestyle zone. AND Any other relief that is consistent with and/or consequential to this submission.	<ul style="list-style-type: none"> Limited encouragement or mechanism for subdivision of larger sites to create small lots and productive balance lots where this demonstrates avoidance of land fragmentation.
291.13	Tovolea Farm Ltd	Subdivision	Support	No specific decision sought; however the submission supports in part SUB-O4 without	<ul style="list-style-type: none"> No reasons provided.

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				<p>limiting the scope of the submission on the details in other Proposed District Plan Chapters or maps.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to this submission.</p>	
291.14	Tovolea Farm Ltd	Subdivision	Oppose	<p>AMEND the Proposed District Plan so that the area inside the Mangawhai/Hakaru Managed Growth Area overlay is decreased to exclude the submitter's land or deleted altogether.</p> <p>AND</p> <p>ADD other measures/mechanisms to ensure consolidated infrastructure, including transportation and social infrastructure is provided to sustainably manage growth.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to this submission.</p>	<ul style="list-style-type: none"> • The areas inside the Mangawhai/Hakaru Managed Growth Area are not all appropriately considered. • This policy does not take into account other measures/mechanisms that can ensure consolidated infrastructure is provided to sustainably manage future growth. • The policy does not recognise the benefits of clustered rural lifestyle subdivision that retains productive capacity.
291.15	Tovolea Farm Ltd	Subdivision	Oppose	<p>AMEND the Proposed District Plan policy framework to one that provides for interim subdivision where infrastructure capacity is proven, alternatives are offered or development/financial contributions can resolve effects.</p> <p>AND</p> <p>PROVIDE identification of staging or triggers for releasing subdivision capacity.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to this submission.</p>	<ul style="list-style-type: none"> • The measure tries to "freeze" subdivision capacity pending structure planning or infrastructure upgrades but does not commit to a timeline or a 'sunset' trigger to resume eligibility to subdivide.
291.16	Tovolea Farm Ltd	Subdivision	Amend	<p>RETAIN SUB-R4.1.e.</p> <p>AND</p> <p>PROVIDE a policy framework that provides for interim subdivision in the Mangawhai/Hakaru Managed Growth Area overlay where infrastructure capacity is proven, alternative are offered or development/financial contributions can resolve effects.</p> <p>AND</p> <p>PROVIDE identification of staging or triggers for releasing subdivision capacity in the Mangawhai/Hakaru Managed Growth Area overlay.</p> <p>AND</p> <p>No specific decision requested; however the submission opposes SUB-R4.1.b limiting the number of lots created to 5.</p> <p>AND</p> <p>No specific decision requested; however the submission opposes SUB-R4.1.c freeze on subdivision capacity in the Mangawhai/Hakaru Managed Growth Area.</p> <p>AND</p> <p>Any other relief that is consistent with and/or consequential to this submission.</p>	<ul style="list-style-type: none"> • Clause 1.b does not account for very large sites which would create more than five lots without losing rural amenity or productivity. • Clause 1.c "freezes" subdivision capacity in the Mangawhai/Hakaru Managed Growth Area overlay but does not commit to a timeline. • Clause 1.e is supported as it provides the option to provide a site-specific assessment of LUC Classification.
292.1	Transpower New Zealand Limited	General	Amend	<p>AMEND the Proposed District Plan to include the following:</p> <ul style="list-style-type: none"> • Objectives, policies and rules to recognise existing National Grid assets as well as specific provisions to recognise and provide for the development of new National Grid assets. • Clear policy directives to reconcile any policy tensions within the District Plan. • The ability to operate, maintain, upgrade and develop the electricity transmission network by enabling and managing the effects of/on the national grid, and the recognition of this as a matter of national significance through the National Policy Statement on Electricity Transmission. <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> • The policy framework does not fully give effect to the National Policy Statement on Electricity Transmission. • To recognise the operation, maintenance, upgrading and development of the electricity transmission network as a matter of national significance.

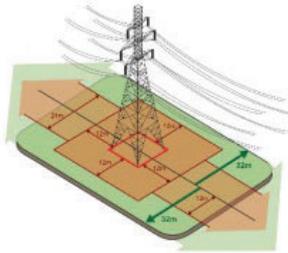
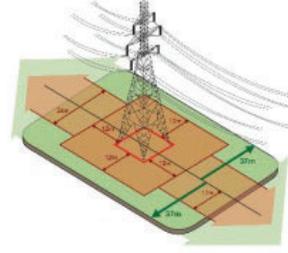
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292.2	Transpower New Zealand Limited	General	Amend	<p>AMEND the Proposed District Plan as appropriate to give effect to the National Policy Statement on Electricity Transmission and the National Environmental Standards on Electricity Transmission Activities, or any replacement national direction.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> To give effect to the National Policy Statement on Electricity Transmission. To make provision for the National Grid throughout the District Plan. To give effect to any replacement national direction.
292.3	Transpower New Zealand Limited	Relationship Between Spatial Layers	Amend	<p>AMEND the Relationship Between Spatial Layers section of the plan to add the following subsection after Overlays and before Specific Controls:</p> <p><u>Infrastructure corridors</u></p> <p><u>Structures, activities, earthworks and subdivision near the National Grid or the Gas or Petroleum Pipeline Corridor are addressed in the Infrastructure chapter.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> To provide clarification within this section to ensure plan users know where to locate the relevant provisions relating to the National Grid.
292.4	Transpower New Zealand Limited	Definitions	Support	<p>RETAIN the definition of "Earthworks" as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports this definition as it reflects the National Planning Standards.
292.5	Transpower New Zealand Limited	Definitions	Support	<p>RETAIN the definition of "Functional need" as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports this definition as it reflects the National Planning Standards.
292.6	Transpower New Zealand Limited	Definitions	Amend	<p>DELETE the definition of "Hazardous facility" and replace with the following:</p> <p><u>Hazardous facility</u></p> <p><u>1. Means a facility or activity that involves the use, storage or disposal of any hazardous substance, but excludes:</u></p> <p><u>a. the incidental use and storage of hazardous substances in minimal domestic scale quantities;</u></p> <p><u>b. retail outlets for hazardous substances intended for domestic usage (e.g., supermarkets, hardware stores and pharmacies);</u></p> <p><u>c. the incidental storage and use of agrichemicals, fertilisers and fuel for land based primary production activities;</u></p> <p><u>d. pipelines used for the transfer of hazardous substances such as gas, oil, trade waste and sewage;</u></p> <p><u>e. fuel in motor vehicles, boats, airplanes and small engines;</u></p> <p><u>f. the use, transportation, or storage of any hazardous substance for any temporary military training activity;</u></p> <p><u>g. the transportation of hazardous substances (e.g., in trucks or trains); or</u></p> <p><u>h. mixing and application of hazardous substances solely for the purpose of controlling plant and animal pests on site.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The inclusion of a definition for Hazardous Facility is supported, however the definition as notified appears incomplete as the list of exclusions is limited and leaves out a number of minor uses of hazardous substances that do not normally require regulation.
292.7	Transpower New Zealand Limited	Definitions	Support	<p>RETAIN the definition of "Hazardous substance" as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports this definition as it reflects the definition used in the Resource Management Act.

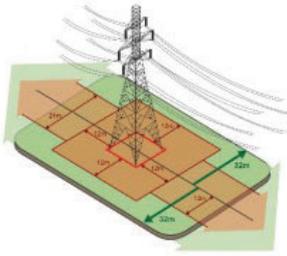
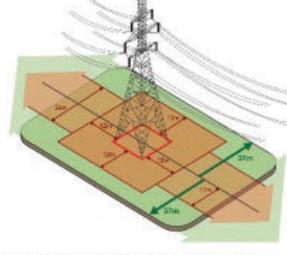
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292.8	Transpower New Zealand Limited	Definitions	Support	<p>RETAIN the definition of "Infrastructure" as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports this definition as it reflects the definition used in the Resource Management Act.
292.9	Transpower New Zealand Limited	Definitions	Support	<p>RETAIN the definition of "Land disturbance" as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports this definition as it reflects the National Planning Standards.
292.10	Transpower New Zealand Limited	Definitions	Support	<p>RETAIN the definition of "Minor upgrading" as notified.</p> <p>OR</p> <p>AMEND the definition of "Minor upgrading" to reflect any changes to national direction should they be gazetted during the Proposed District Plan process.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The current definition is supported however the submitter notes that current consultation on the National Policy Statement on Electricity Transmission and the National Environmental Standards for Electricity Transmission Activities introduces definitions for 'routine' and 'non routine' activities to apply to the National Grid. The submitter supports such definitions as they better reflect the types of activities associated with the National Grid.
292.11	Transpower New Zealand Limited	Definitions	Amend	<p>AMEND the definition 'National Grid Subdivision Corridor' to read as follows:</p> <p>Means, as depicted in Diagram 1, the area measured either side of the centre line of any above ground National Grid transmission line as follows:</p> <ol style="list-style-type: none"> 14m of a 110kV transmission line on single poles 16m of a 110kV transmission line on pi poles; 32m of a 110kV transmission line on towers 37m of a 220kV transmission line on towers <p>The measurement of setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer visible edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</p> <p>Note: the National Grid Subdivision Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.</p> <p>[See Diagrams 1 below.]</p> <p>AND</p> <p>DELETE Diagram 1 and replace as follows:</p> <p><u>The National Grid Subdivision Corridor is shown in green, and the National Grid Yard is shown in orange or red.</u></p>	<ul style="list-style-type: none"> To give effect to the National Policy Statement on Electricity Transmission (specifically Policies 10 and 11) which establish the mandate for the National Grid Yard and National Grid Subdivision Corridor promoted by Transpower for the National Grid. To provide clear direction to Plan users on how the National Grid Subdivision Corridor is to be measured and to reflect the existing assets in the district. To reflect what is sought in other District Plans.

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			 <p align="center">Steel Lattice Tower - 110kV Transmission Line</p>  <p align="center">Steel Lattice Tower - 220kV Transmission Line</p> <p>* <u>National Grid Yard: 12m for 110kV and 220kV lines.</u></p> <p>** <u>National Grid Subdivision Corridor: 32m or 37m depending on line voltage.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	
292.12	Transpower New Zealand Limited	Definitions	Amend AMEND the definition of National Grid Yard as follows: Means: 1. The area located within 10m of either side of the centreline of an above ground 110kV electricity transmission line on single poles; 2. The area located within 12m either side of the centreline of an above ground transmission line on poles or towers that is 110kV or greater; and 3. The area located within 12m in any direction from the outer visible edge of an electricity transmission pole or tower foundation, associated with a line which is 110kV or greater. The measurement of setback distances from National Grid transmission lines must be undertaken from the centre line of the National Grid transmission line and the outer visible edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. Note: the National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated. AND DELETE Diagram and replace it with the following: [See Diagrams below ⁴ above]	<ul style="list-style-type: none"> • To give effect to the National Policy Statement on Electricity Transmission (specifically Policies 10 and 11) which establish the mandate for the National Grid Yard and National Grid Subdivision Corridor promoted by Transpower for the National Grid. • To provide clear direction to Proposed District Plan users on how the National Grid Subdivision Corridor is to be measured and to reflect the existing assets in the district. • To reflect what is sought in other District Plans.

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				 <p align="center">Steel Lattice Tower - 110kV Transmission Line</p>  <p align="center">Steel Lattice Tower - 220kV Transmission Line</p> <p>* <u>National Grid Yard: 12m for 110kV and 220kV lines.</u></p> <p>** <u>National Grid Subdivision Corridor: 32m or 37m depending on line voltage.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	
292.13	Transpower New Zealand Limited	Definitions	Support	<p>RETAIN the definition of "Network utility operator" as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports this definition as it reflects the definition used in the Resource Management Act.
292.14	Transpower New Zealand Limited	Definitions	Support	<p>RETAIN the definition of "Operational need" as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports this definition as it reflects the National Planning Standards.
292.15	Transpower New Zealand Limited	Definitions	Support	<p>RETAIN the definition of "Regionally significant infrastructure" as notified, noting that the submitter has sought a specific and detailed definition of the National Grid to provide clarity to plan users.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The definition in the Electricity Act lacks clarity for the purpose of the National Grid provisions provided in the Proposed District Plan and sought through this submission. The submitter supports this definition insofar as it relates to the National Grid.
292.16	Transpower New Zealand Limited	Definitions	Amend	<p>AMEND the definition of "Sensitive activity" as follows:</p> <p>means all or any of the following:</p> <ol style="list-style-type: none"> an educational facility, including a childcare facility, wananga and kohanga reo; a residential activity, including papakainga building, rest home, retirement village, visitor accommodation, home stay; a healthcare activity; and a hospital; <u>and</u> <u>a place of worship.</u> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> To provide clarity for rules which rely on the definition including those which apply to activities in proximity to the National Grid. It is appropriate to include places of worship.

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292.17	Transpower New Zealand Limited	Definitions	Amend	<p>ADD a new definition for "National Grid" as follows:</p> <p><u>means all parts of the National Grid of electricity transmission that:</u></p> <p>a. comprise the network of transmission lines, and cables (aerial, underground, and submarine, including the high-voltage direct current link), stations, and substations, facilities and works, and all ancillary activities, and other works used to connect grid injection points and grid exit points to convey electricity;</p> <p>b. is owned or used by Transpower New Zealand Limited; and</p> <p>c. is commonly known as the National Grid.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> To assist in plan interpretation in providing clarity as to the assets forming part of the National Grid. The cross reference to the Electricity Act within the definition of Regionally Significant Infrastructure does not reflect the assets or reflect national direction.
292.18	Transpower New Zealand Limited	Definitions	Amend	<p>ADD a new definition of "Network Utility" as follows:</p> <p><u>means a project, work, system or structure that is a network utility operation undertaken by a network utility operator.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> To provide clarity for plan users.
292.19	Transpower New Zealand Limited	Definitions	Amend	<p>ADD a new definition for "Reverse sensitivity" as follows:</p> <p><u>means the potential for the operation of an existing, permitted, lawfully established or approved activity to be compromised, constrained, or curtailed by establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing, permitted, lawfully established or approved activity.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> To provide clarity for plan users.
292.20	Transpower New Zealand Limited	Definitions	Amend	<p>ADD a new definition for "Upgrading" as follows:</p> <p><u>As it applies to the National Grid, means increasing the carrying capacity, efficiency, security, or safety of a transmission line.</u></p> <p><u>As it applies to other infrastructure, means the improvement or increase in carrying capacity, operational efficiency, security or safety of existing infrastructure, but excludes maintenance and repair.</u></p> <p>OR</p> <p>AMEND the Proposed District Plan to be consistent with any national direction that is gazetted during the Proposed District Plan process.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> To provide clarity for plan users. The submitter notes that current consultation on the National Policy Statement on Electricity Transmission and the National Environmental Standards for Electricity Transmission Activities introduces definitions for 'routine' and 'non-routine' activities to apply to the National Grid. Transpower supports such definitions as they better reflect the types of activities associated with National Grid activities. Should the changed national direction be gazetted during the Proposed District Plan process, Transpower would support the use of these terms as they apply to the National Grid rather than references to upgrading.
292.21	Transpower New Zealand Limited	Strategic Direction	Support	<p>RETAIN the text within the second paragraph of the Overview in the Strategic Direction chapter as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports the statement that objectives and policies of the plan are to be read as a whole and considered together and that there is no hierarchy between them.
292.22	Transpower New Zealand Limited	Natural Hazards and Resilience	Amend	<p>AMEND SD-NH-O1.3. as follows:</p> <p>...</p> <p>3. The <u>development</u>, maintenance and upgrading of infrastructure assets that protect communities from natural hazard risks is provided for; and</p> <p>...</p> <p>AND</p>	<ul style="list-style-type: none"> The reference to infrastructure assets should allow for the development of those assets as new infrastructure may be constructed in future.

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				<p>RETAIN reference to "new" in SD-NH-01.2.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	
292.23	Transpower New Zealand Limited	Strategic Direction	Amend	<p>ADD a new strategic direction as follows:</p> <p><u>SD-IE-01: Benefits of Regionally Significant Infrastructure</u></p> <p><u>The benefits and local and regional importance of the use and development of Regionally Significant Infrastructure are recognised and provided for.</u></p> <p>or</p> <p>Make the sought new objective specific to the National Grid.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> To ensure the benefits of nationally, and Regionally Significant Infrastructure are recognised. As an alternative, Transpower would support the objective being specific to the National Grid, in recognition of Policy 1 of the National Policy Statement on Electricity Transmission.
292.24	Transpower New Zealand Limited	Strategic Direction	Amend	<p>ADD a new strategic objective as follows:</p> <p><u>SD-IE-02: Effects on Regionally Significant Infrastructure</u></p> <p><u>Infrastructure of national and regional significance is protected from incompatible development and activities that may compromise its safe and efficient operation, maintenance and upgrade, including potential reverse sensitivity effects.</u></p> <p>OR</p> <p>Make the above objective specific to the National Grid.</p>	<ul style="list-style-type: none"> To ensure nationally, and regionally significant infrastructure is protected from incompatible development and activities that may compromise its operation. As an alternative, Transpower would support the objective being specific to the National Grid, in recognition of Policy 10 and 11 of the National Policy Statement on Electricity Transmission.
292.25	Transpower New Zealand Limited	Renewable Electricity Generation	Support	<p>RETAIN the Renewable Electricity Generation chapter.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> This chapter is of relevance as renewable electricity generation will play a critical role in New Zealand's carbon zero commitment and mitigating the effects of climate change. Transpower is generally supportive of the policy approach to recognise and provide for renewable electricity generation activities.
292.26	Transpower New Zealand Limited	Renewable Electricity Generation	Amend	<p>AMEND REG-P2 as follows:</p> <p>REG-P2 Enable the effective development, operation, maintenance and upgrade of renewable electricity generation activities</p> <p>Provide for Enable the effective and efficient development, operation, maintenance and upgrading of renewable electricity generation activities at a range of scales from solar and wind energy resources.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> To ensure consistency with the terminology in the policy title, and the policy content. To ensure the policy is consistent with REG-O2.
292.27	Transpower New Zealand Limited	Renewable Electricity Generation	Amend	<p>AMEND REG-P9 as follows:</p> <p>Manage reverse sensitivity effects by:</p> <ol style="list-style-type: none"> Requiring new sensitive activities to be designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on existing renewable electricity generation activities; and Requiring new renewable electricity generation activities to manage <u>adverse reverse sensitivity</u> effects on existing sensitive activities in close proximity. <p>OR</p> <p>DELETE REG-P9.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> REG-P9 is intended to manage reverse sensitivity effects, both subclauses should refer to reverse sensitivity effects only. As drafted sub clause 2 refers to all adverse effects of renewable generation activities, when these are addressed in REG-P4.
292.28	Transpower New Zealand Limited	Infrastructure	Amend	<p>AMEND the Overview of the Infrastructure chapter as follows:</p> <p>...</p>	<ul style="list-style-type: none"> The submitter does not support the indication that the chapters and provisions of Part 2 – District wide matters apply to the National Grid as the provisions in other chapters do not give

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				<p>The chapters and provisions in Part 2 - District-wide Matters apply to infrastructure, <u>other than the National Grid.</u></p> <p>...</p> <p><u>Structures, activities, earthworks and subdivision near the National Grid or the Gas or Petroleum Pipeline Corridor are addressed in this chapter., with specific rules and policies to manage subdivision, use and development (including earthworks) within the spatially defined National Grid Yard and National Grid Subdivision Corridor.</u></p> <p>...</p> <p>Structures, activities, earthworks and subdivision near the National Grid or the Gas or Petroleum Pipeline Corridor are addressed in this chapter.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<p>effect to the National Policy Statement on Electricity Transmission or reconcile the differing national direction.</p> <ul style="list-style-type: none"> The National Grid should be addressed solely in the infrastructure chapter. Reference to the National Grid Yard and National Grid Subdivision Corridor should reflect the policy and rule framework, noting that reliance on the New Zealand Electrical Code of Practice 34 is not sufficient and the reference is potentially misleading as it does not highlight the National Grid corridor provisions in the chapter.
292.29	Transpower New Zealand Limited	Infrastructure	Amend	<p>AMEND INF-O1.4 as follows:</p> <p>Effective, resilient, efficient and safe infrastructure across the Kaipara District that:</p> <ol style="list-style-type: none"> Provides essential and secure services, including in emergencies; Facilitates local, regional, national or international connectivity; Contributes to the economy and support a high standard of living; Integrates with subdivision, use and development, <u>where practicable</u>; and Enables people and communities to provide for their health, safety and wellbeing. <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The ability of all infrastructure to be integrated with subdivision, use and development may be constrained, depending on the purpose of the infrastructure, and the proposed amendment will address this matter.
292.30	Transpower New Zealand Limited	Infrastructure	Amend	<p>AMEND INF-O2 as follows:</p> <p>The adverse effects of infrastructure on the environment are avoided, remedied or mitigated, while recognising:</p> <ol style="list-style-type: none"> <u>The benefits of infrastructure for people and communities;</u> The functional need or operational need of infrastructure; That positive effects of infrastructure may be realised locally, regionally or nationally. <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> To recognise the benefits of infrastructure.
292.31	Transpower New Zealand Limited	Infrastructure	Support	<p>RETAIN INF-O3 as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> This objective is necessary to give effect to the National Policy Statement on Electricity Transmission.
292.32	Transpower New Zealand Limited	Infrastructure	Amend	<p>AMEND INF-O4.2. as follows:</p> <ol style="list-style-type: none"> The national significance and benefits of the National Grid are recognised and provided for; and The National Grid is not compromised by other subdivision, use and development, <u>and reverse sensitivity effects from other activities on the National Grid are avoided.</u> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> Including specific reference to reverse sensitivity effects will more appropriately give effect to Policy 10 of the National Policy Statement on Electricity Transmission.
292.33	Transpower New Zealand Limited	Infrastructure	Support	<p>RETAIN INF-P1 as notified.</p> <p>AND</p>	<ul style="list-style-type: none"> The policy gives effect to the National Policy Statement on Electricity Transmission, noting that INF-P9 provides a specific policy for the National Grid.

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				Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	
292.34	Transpower New Zealand Limited	Infrastructure	Support	RETAIN INF-P2 as notified. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> The submitter supports this policy.
292.35	Transpower New Zealand Limited	Infrastructure	Support	RETAIN INF-P3 as notified. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> On the basis of INF-O4 and INF-P9 and P10, Transpower supports the policy noting it applies to all Regionally Significant Infrastructure.
292.36	Transpower New Zealand Limited	Infrastructure	Support	RETAIN INF-P4 as notified.	<ul style="list-style-type: none"> The submitter supports policy and the recognition of technological advances.
292.37	Transpower New Zealand Limited	Infrastructure	Amend	AMEND INF-P5 as follows (or with similar effect): Provide for new regionally significant infrastructure within an Overlay where: 1. There is a demonstrated functional or operational need for the infrastructure to be located within the Overlay; and ... AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> The inclusion of a policy to provide for new regionally significant infrastructure within an overlay when there is a functional or operational need for it to be located there is supported. The inclusion of the word “demonstrated” is superfluous and creates uncertainty regarding the information that would need to be provided to a decision maker. Sub-clause 2 of the policy goes beyond what is required by alternative assessments under the Resource Management Act.
292.38	Transpower New Zealand Limited	Infrastructure	Amend	AMEND INF-P6 as follows: Minimise Manage adverse effects of infrastructure on the environment, while having regard to: 1. The functional need and <u>or</u> operational need of the network utility; 2. The extent to which adverse effects have been addressed through site, route or method selection; 3. The necessity of the infrastructure; 4. The duration or frequency of adverse effects; and 5. The location of existing infrastructure, including: AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> Transpower considers requiring infrastructure providers to minimise adverse effects too onerous as the policy applies to existing and new infrastructure within all environments, and any and all effects of any scale. The requirement in subclause 1 to consider needs should not be conjunctive. The 'necessity' of the infrastructure is addressed within clause 1. where operational need is referred too. Clause 3 is therefore an unnecessary and overly onerous test.
292.39	Transpower New Zealand Limited	Infrastructure	Amend	AMEND INF-P7.3. to read as follows: Encourage new linear infrastructure in urban areas to be placed underground unless: 1. The adverse effects on the environment are greater than placing the infrastructure above ground; or 2. A natural or physical feature or structure renders underground placement impractical or undesirable; or 3. There are significant operational, functional, technical, cultural, historic heritage or economic reasons <u>for placing</u> that require the infrastructure to be above ground. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> The inclusion of the term significant in sub-clause 3 is opposed as it is not clear how the significance threshold would be determined. The use of the 'require' within clause 3. it introduces a further overly rigorous test.
292.40	Transpower New Zealand Limited	Infrastructure	Amend	AMEND INF-P8 as follows: Avoid infrastructure that does not meet the standards in INF-S1 and INF-S2 following for electric and magnetic fields and radio frequency fields: 1. National environmental standards; or	<ul style="list-style-type: none"> The submitter is concerned that if the current standards were to change and the new standards could not be met for some unknown technical reason, the policy is too directive.

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				<p>2. Other nationally recognised standards or guidelines.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	
292.41	Transpower New Zealand Limited	Infrastructure	Support	<p>RETAIN INF-R9 as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> It is necessary for the District Plan to adopt an enabling framework through which the benefits of the National Grid can be considered and recognised, and such activities are enabled. Transpower consider this policy assists in giving effect to the National Policy Statement on Electricity Transmission, and specifically Policies 2 and 5. The reference to precedence over other policies is supported and provides a form of reconciliation with other 'avoid' policies within the Proposed District Plan.
292.42	Transpower New Zealand Limited	Infrastructure	Amend	<p>AMEND INF-P10 as follows:</p> <p>Provide for the development <u>and major upgrading</u> of the National Grid, while:</p> <ol style="list-style-type: none"> In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on areas of high recreational or amenity value and existing sensitive activities; and Seek to avoid the adverse effects of the National Grid within overlays (excluding the coastal environment), scheduled sites and features; and Where the National Grid has a functional need or operational need to locate within the coastal environment, manage adverse effects by: <ol style="list-style-type: none"> Seeking to avoid adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5, <u>and indigenous biodiversity values that meet the criteria in Policy 11(a) of the NZCPS 2010</u>; and Where it is not practicable to avoid adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5, <u>and indigenous Biodiversity values that meet the criteria in Policy 11(a) of the NZCPS 2010</u>, because of the functional needs or operational needs of the National Grid, <u>where practicable</u>, remedy or mitigate adverse effects on those values; and Seeking to avoid significant adverse effects on: <ol style="list-style-type: none"> Areas of natural character in the coastal environment; Natural attributes and characteristics of other natural features and landscapes in the coastal environment; and Indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010; and Avoiding, remedying or mitigating other adverse effects to the extent practicable; and When considering the adverse effects in respect of INF-P10.1 – INF- P10.34 above: <ol style="list-style-type: none"> Have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection and techniques and measures proposed; and Consider the constraints arising from the operational needs and or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects. Recognising the potential benefits of <u>major upgrades and development</u> to the National Grid to people and communities; and Where appropriate, substantial upgrades should be used as an opportunity to reduce existing effects of the National Grid. <p>In the event of any conflict with any other policies within the plan, INF-P10 take precedence.</p>	<ul style="list-style-type: none"> To include major upgrading. To reference indigenous biodiversity values that meet the criteria in Policy 11(a) of the New Zealand Coast Policy Statement 2010 is sought to reconcile the National Policy on Electricity Transmission and the New Zealand Coastal Policy Statement. To enable matters in clause 5 to be considered when assessing effects under clause 4. Subclause 8 applies to the policy in its entirety. It should be a separate statement as it provides clarity and direction on the relationship and reconciliation between policies in the Proposed District Plan. This policy assists with giving effect to the National Policy Statement on Electricity Transmission. The submitter would support any necessary change to give effect to changes in national direction that are gazetted while the Proposed District Plan is going through the plan making process.

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				AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	
292.43	Transpower New Zealand Limited	Infrastructure	Amend	AMEND INF-P11 as follows: Ensure new sensitive activities are appropriately located and/or designed to minimise reverse sensitivity effects on infrastructure (<u>other than the National Grid</u>), including by requiring compliance with New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> INF-P13 addresses the protection of the National Grid from the adverse effects of other activities and appropriately gives effect to key policies in the National Policy Statement on Electricity Transmission. However, because the National Grid also falls within the definition of infrastructure and Regionally Significant Infrastructure, INF-P11 and INF-P12 would also apply to the National Grid which could generate confusion for decision makers. Therefore, on the basis that INF-P13 is retained (subject to amendment) the submitter considers the National Grid should be excluded from INF-P11 and INF-P12.
292.44	Transpower New Zealand Limited	Infrastructure	Amend	AMEND INF-P12 as follows: Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure (<u>other than the National Grid</u>) from being unreasonably compromised by: 1. Only allowing sensitive activities within the Gas or Petroleum Pipeline Corridor where these are of a scale and nature that will not compromise the gas or petroleum products transmission network or result in reverse sensitivity effects; 2. Requiring any buildings or structures to be of a nature and scale and to be located and designed to maintain safe distances from Regionally Significant Infrastructure (<u>other than the National Grid</u>); 3. Managing earthworks in close proximity to Regionally Significant Infrastructure (<u>other than the National Grid</u>); 4. ... AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> INF-P13 addresses the protection of the National Grid from the adverse effects of other activities and appropriately gives effect to key policies in the National Policy Statement on Electricity Transmission. However, because the National Grid also falls within the definition of infrastructure and Regionally Significant Infrastructure, INF-P11 and INF-P12 would also apply to the National Grid which could generate confusion for decision makers. Therefore, on the basis that INF-P13 is retained (subject to amendment) the submitter considers the National Grid should be excluded from INF-P11 and INF-P12.
292.45	Transpower New Zealand Limited	Infrastructure	Amend	AMEND INF-P13 as follows: Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of the National Grid by: 1. Avoiding sensitive activities, buildings, structures and earthworks within the National Grid Yard that may <u>directly affect or</u> compromise the National Grid; 2. <u>Avoiding reverse sensitivity effects on the National Grid</u> ; 3. ... 4. Maintaining access to <u>existing transmission assets for maintenance, inspections and upgrading to the structures</u> . AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> A separate National Grid specific policy to give effect to the National Policy Statement on Electricity Transmission (and specifically Policies 10 and 11) is supported. Reference to avoiding reverse sensitivity effects on the National Grid, as required by Policy 10 of the National Policy Statement on Electricity Transmission is missing from the policy, however the sought relief addresses this. Amendments are also sought to clause 1. to include a reference to other effects; and clause 4. to align with the wording in clause 3.a.
292.46	Transpower New Zealand Limited	Infrastructure	Support	RETAIN INF-P14 as notified. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> The submitter supports this policy.
292.47	Transpower New Zealand Limited	Infrastructure	Support	RETAIN INF-R5 as notified. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> The submitter supports this rule as it enables temporary activities that allow infrastructure providers to ensure continuity of service during unexpected maintenance.
292.48	Transpower New Zealand Limited	Infrastructure	Support	RETAIN INF-R21 as notified. AND	<ul style="list-style-type: none"> Transpower supports this rule as it provides a consenting pathway in the event that Transpower decides not to give a Notice of Requirement.

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				Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> The discretionary activity status reflects the national significance of the electricity transmission network and gives effect to the National Policy Statement on Electricity Transmission.
292.49	Transpower New Zealand Limited	Infrastructure	Amend	<p>RETAIN INF-R47.</p> <p>AND</p> <p>AMEND INF-R47.1. as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The following activities are proposed in the National Grid Yard:</p> <p>i. Non- habitable buildings or structures for farming activities (excluding intensive indoor primary production, commercial greenhouses, milking sheds and buildings storing hazardous substances); and</p> <p>ii. Ancillary stockyards and platforms, including those associated with milking sheds; and</p> <p>iii. Artificial screens and fences no more than 2.5m in height as measured from ground level, where these are located at least 5m from the outer visible edge of any National Grid support structure; and</p> <p>iv. Where undertaken by a network utility operator, infrastructure or any part of electricity infrastructure that connects to the National Grid; <u>and</u></p> <p><u>iv. Accessory buildings for sensitive activities located more than 12m from a National Grid support structure, and that are no more than 2.5m in height and no more than 10 m² in area.</u></p> <p>b.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> This rule appropriately manages activities within the National Grid Yard in accordance with the National Policy Statement on Electricity Transmission. INF-R47 is supported on the basis it gives effect to Policy 10 and Policy 11 of the National Policy Statement on Electricity Transmission. A 12m setback from National Grid support structures and size constraints on accessory buildings has been sought to meet mandatory safety clearances (in other legislation) on the basis they are unlikely to "build out" a transmission line to ensure continued access for maintenance, upgrades and development within the National Grid. The default non-complying status is supported. The sought amendment is for the inclusion of accessory buildings as a permitted activity.
292.50	Transpower New Zealand Limited	Infrastructure	Support	<p>RETAIN INF-R48 as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports this rule as it appropriately manages activities within the National Grid Yard in accordance with the National Policy Statement on Electricity Transmission.
292.51	Transpower New Zealand Limited	Infrastructure	Amend	<p>RETAIN INF-R49.</p> <p>AND</p> <p>ADD a new clause after INF-R49.1.b.iii. as follows:</p> <p><u>c. INF-R50.1.a.iv. does not apply to the following earthworks, vertical holes or land disturbance:</u></p> <p><u>i. earthworks for which written approval is provided by Transpower.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> This rule appropriately manages activities within the National Grid Yard in accordance with the National Policy Statement on Electricity Transmission. A confined amendment is sought to the rule to recognise that in relation to access, compliance with the standard can be 'waived' where Transpower has provided its written approval. This clause would allow alternative access to be provided (as agreed with Transpower) and negate the need for resource consent.
292.52	Transpower New Zealand Limited	Infrastructure	Amend	<p>AMEND INF-R50 as follows:</p> <p>1. Activity status: Non-complying</p> <p>Where:</p> <p>b. The activity is a quarrying activity, farm quarrying or forestry quarrying within the National Grid yard.</p> <p>Note 1: This rule prevails over the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.</p> <p><u>Note 2: Transpower New Zealand Ltd will be considered an affected party in accordance with section 95E of the Act.</u></p> <p>3. Activity status when compliance not achieved: Not applicable</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.</p>	<ul style="list-style-type: none"> To identify that Transpower will be considered an affected party in the event a resource consent application is made.

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292.53	Transpower New Zealand Limited	Infrastructure	Amend	<p>AMEND INF-R51.1. as follows:</p> <p>1. Activity status: Non-complying</p> <p>Where:</p> <p>a. Any new storage or use of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line. The use, handling or storage of hazardous substances (Hazardous Substances (Hazard Classification) Notice 2020) with explosive or flammable intrinsic properties. (except this does not apply to the access, use and storage of hazardous substances in domestic-scale quantities).</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.</p>	<ul style="list-style-type: none"> This rule appropriately manages activities within the National Grid Yard in accordance with the National Policy Statement on Electricity Transmission. An amendment is sought to clarify the application of the rule and recognise domestic scale quantities.
292.54	Transpower New Zealand Limited	Infrastructure	Amend	<p>ADD a new clause and note to INF-R52.4. as follows:</p> <p>...</p> <p><u>g. The outcome of any consultation with, and technical advice from, Transpower</u></p> <p><u>Note: Transpower New Zealand Ltd will be considered an affected party in accordance with section 95E of the Act.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.</p>	<ul style="list-style-type: none"> Transpower supports a corridor management approach which allows for the reasonable use of land inside the transmission line corridor, with several standards and rules imposed to ensure that any subdivision that might compromise the Grid is either avoided or managed. The provision of a restricted discretionary activity status is consistent with that secured across multiple district plan reviews across New Zealand. An amendment is sought for the insertion of new clauses relating to consultation with Transpower, and to identify that Transpower will be considered an affected party in the event a resource consent application is made.
292.55	Transpower New Zealand Limited	Natural Hazards	Amend	<p>AMEND NH-P10 as follows:</p> <p>Manage new infrastructure by ensuring it:</p> <p>1. Is not located in a Coastal Erosion Hazard Area or Coastal Flood Hazard Area, or River Flood Hazard Areas unless there a functional need or operational need to locate in that area and this location is the most appropriate to service the needs of the community;</p> <p>2. <u>Where appropriate</u>, is designed and constructed to be resilient to the effects of natural hazards, recognising:</p> <p>...</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.</p>	<ul style="list-style-type: none"> The policy recognises there may be some instances in which infrastructure such as the National Grid, must be located in hazard areas. The reference to “the most appropriate location to service the needs of the community” is not necessary as this is implicit in functional or operational need. An amendment is also sought to clause 2. to recognise that given the operational needs and constraints.
292.56	Transpower New Zealand Limited	Natural Hazards	Amend	<p>AMEND the Notes of NH-R13 section as follows:</p> <p>Notes:</p> <p>1. The Natural Hazards rules do not apply to telecommunication facilities that are regulated under and comply with the National Environmental Standards for Telecommunication Facilities 2017.</p> <p>2. Where an infrastructure activity that is located within a Coastal Erosion Hazard Area, Coastal Flood Hazard Area, or River Flood Hazard Area is not specifically regulated in Rules NH-R13.1 or NH-R13.4 below, the rules in the Infrastructure chapter apply.</p> <p><u>3. The Natural Hazards rules do not apply to electricity transmission activities that are regulated by the National Environmental Standards for Electricity Transmission Activities 2009.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.</p>	<ul style="list-style-type: none"> The National Environmental Standards for Electricity Transmission Activities applies to the operation, maintenance upgrading, relocation or removal of the existing National Grid transmission lines located in the Kaipara District. Given the notes associated with the rules in the Proposed District Plan refer to the National Environmental Standards for Telecommunication Facilities but not the National Environmental Standards for Electricity Transmission Activities, there may be some confusion regarding whether or not NH-R13 applies Transpower’s transmission lines. The sought additional note will address this matter.
292.57	Transpower New Zealand Limited	Historic Heritage	Support	<p>RETAIN the Historic Heritage chapter provisions which relate to proposals in regard to infrastructure or renewable electricity generation activities as notified, subject to INF-P10.</p> <p>AND</p>	<ul style="list-style-type: none"> The submitter supports the Historic Heritage chapter provisions on the basis that the activity statuses within the chapter are retained as notified, and INF-P10 and the precedence clauses are retained.

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				Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.	
292.58	Transpower New Zealand Limited	Sites and Areas of Significance to Maori	Support	RETAIN SASM-P4 as notified subject to INF-P10. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.	<ul style="list-style-type: none"> The chapter is relevant to new National Grid assets and would be subject to the 'seek to avoid' policy directive within INF-P10. The submitter prefers that the Infrastructure chapter contain the relevant provisions for the National Grid within sites and areas of significance to Māori, the submitter is supportive of the Sites and Areas of Significance to Māori chapter provisions on the basis that the activity statuses within the chapter are retained as notified, and INF-P10 and the precedence clause are retained. The submitter supports the recognition of functional or operational need in sub-clause 1 of SASM-P4.
292.59	Transpower New Zealand Limited	Ecosystems and Indigenous Biodiversity	Amend	AMEND the Ecosystems and Indigenous Biodiversity chapter to give effect to the National Policy Statement on Electricity Transmission. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.	<ul style="list-style-type: none"> Managing the effects of vegetation on the National Grid is required to reduce risks to the National Grid. There is a legal requirement to maintain its lines to minimise tree interruption to the supply of electricity. The identification of rules relating to indigenous vegetation are relevant to Transpower (as they determine the need for consent under the National Environmental Standards for Electricity Transmission Activities).
292.60	Transpower New Zealand Limited	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-P1 to clarify that it does not apply to the National Grid. OR AMEND ECO-P1 to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.	<ul style="list-style-type: none"> As drafted, ECO-P1 would apply to the National Grid and there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the Infrastructure chapter.
292.61	Transpower New Zealand Limited	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P3 as notified. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> The submitter supports the recognition of the functional or operational need of regionally significant infrastructure in sub-clause 2 of the policy.
292.62	Transpower New Zealand Limited	Ecosystems and Indigenous Biodiversity	Amend	RETAIN ECO-R1. AND AMEND ECO-R1.1.i. as follows: I. Clearance for the operation, repair, <u>minor upgrading</u> or maintenance of the following activities where they have been lawfully established: i. Fences; ii. Infrastructure <u>and associated access tracks</u> ; iii. Buildings; ... AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> Transpower supports clause 1.1.ii of ECO-R1 as it appropriately provides a permitted activity status for operation, maintenance, or repair of infrastructure. An amendment is sought to include reference to 'minor upgrading' noting the associated definition and very confined nature of works this would capture. A minor amendment is also sought to include reference to 'associated access tracks'. While these are potentially captured by other clauses, their inclusion is sought for the avoidance of doubt.
292.63	Transpower New Zealand Limited	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-R2 as notified. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> The submitter supports this rule.
292.64	Transpower New Zealand Limited	Natural Character	Amend	AMEND NATC-P1 to clarify that it does not apply to the National Grid. OR AMEND NATC-P1 to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission. AND	<ul style="list-style-type: none"> Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan. As drafted, NATC-P1 could be interpreted to apply to the National Grid (as it is a use of land) when they do not. The submitter supports the recognition of the functional or operational need for buildings or

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				Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<p>structures to sometimes be located in areas of natural character.</p> <ul style="list-style-type: none"> The submitter seeks amendment to these policies to give effect to the National Policy Statement on Electricity Transmission, and specifically Policy 8 of the National Policy Statement on Electricity Transmission which requires a 'seek to avoid' approach for new National Grid assets. As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the Infrastructure chapter.
292.65	Transpower New Zealand Limited	Natural Character	Support	<p>RETAIN NATC-R1 as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports these rules, in particular the activity status for new National Grid assets in these rules.
292.66	Transpower New Zealand Limited	Natural Character	Amend	<p>AMEND NATC-R4.1. as follows:</p> <p>Where:</p> <p>a. The activity complies with NATC-S3 - Indigenous vegetation clearance; or</p> <p>b. The indigenous vegetation clearance is for the maintenance, <u>operation and minor upgrade of lawfully established infrastructure</u>, roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The application of this rule should be extended to include operation and minor upgrade and to include infrastructure.
292.67	Transpower New Zealand Limited	Natural Features and Landscapes	Amend	<p>AMEND NFL-P5 as follows:</p> <p>Enable the <u>development</u>, operation, maintenance and upgrading of regionally significant infrastructure, <u>other than the National Grid</u>, in Outstanding Natural Features or Outstanding Natural Landscapes where:</p> <p>1. There is an operational need or functional need to be in that particular location; and</p> <p>2. Adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes are voided, remedied or mitigated in accordance with NFL-P3 and NFL-P4.</p> <p><u>Note: For the avoidance of doubt, adverse effects from the National Grid are managed in accordance with Policies INF-P10 in the Infrastructure chapter.</u></p> <p>OR</p> <p>AMEND NFL-P5 (and make any consequential amendments to NFL-P2, P3, and P4) to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission.</p>	<ul style="list-style-type: none"> To provide clarity regarding the application of these policies. As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10 or any other policies in the Infrastructure chapter.
292.68	Transpower New Zealand Limited	Natural Features and Landscapes	Amend	<p>PROVIDE clarification of the rule framework and activity cascade within NFL-R2 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation, maintenance and upgrading of regionally significant infrastructure as a permitted activity and ensure that the most restrictive activity status for those activities within Outstanding Natural Landscapes and Outstanding Natural Features in the coastal environment is discretionary.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> As drafted the rules impose (under clause 5) a non-complying activity status for regionally significant infrastructure. This activity status is unclear as there are no standards which trigger a non-complying activity status, and it is not clear why regionally significant infrastructure warrants this activity status. There is no reconciliation with the National Grid specific policy INF-P10, or the National Policy Statement on Electricity Transmission. Specific to NFL-R3, indigenous vegetation clearance is a permitted activity under 1.b.ii. where it is associated for infrastructure. There are no standards and therefore the permitted activity status is supported. However, clause 4. then provides for regionally significant infrastructure as a permitted activity with no standards, but clause 5. then provides a non-complying activity status where the non-existent standards in clause 4, are not met. This causes confusion for the plan user.

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292.69	Transpower New Zealand Limited	Subdivision	Amend	<p>AMEND the last paragraph of the Overview of the Subdivision chapter as follows:</p> <p>The subdivision chapter contains the main <u>primary</u> objectives, policies and rules for subdivision. <u>The rules for subdivision within the National Grid Subdivision Corridor are located in the infrastructure chapter.</u> The objectives and policies in the infrastructure, transport and public access chapters are also relevant to subdivision. Where subdivision occurs on land subject to a District Plan overlay, the objectives and policies in the overlay chapter are also applicable.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> Subdivision within the National Grid Subdivision Corridor is controlled by INF-R52, however the last paragraph of the overview to the Subdivision chapter of the Proposed District Plan provides no indication of this. This will provide clarity for Plan users.
292.70	Transpower New Zealand Limited	Subdivision	Oppose	<p>DELETE SUB-S9.</p> <p>OR</p> <p>AMEND SUB-S9 to ensure it reflects the requirements of INF-R52 as sought in another submission point.</p>	<ul style="list-style-type: none"> The submitter supports INF-R52, with a minor amendment. The submitter's preference is to retain INF-R52, with the amendment sought, and delete SUB-S9 to avoid any potential confusion.
292.71	Transpower New Zealand Limited	Coastal Environment	Amend	<p>AMEND CE-P5 as follows:</p> <p>Enable the <u>development</u>, operation, maintenance and upgrading of regionally significant infrastructure, <u>other than the National Grid</u>, in the coastal environment where:</p> <ol style="list-style-type: none"> There is an operational need or functional need to be in the coastal environment; and Adverse effects on the characteristics, qualities and values of natural character are avoided, remedied or mitigated in accordance with CE-P1. <p><u>Note: For the avoidance of doubt, adverse effects from the National Grid are managed in accordance with Policies INF-P10 in the Infrastructure chapter.</u></p> <p>OR</p> <p>AMEND CE-P5 (and consequential amendments to CE-P1, and CE-P2) to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission.</p>	<ul style="list-style-type: none"> To provide clarity to plan users regarding the application of the policies. CE-P5 as worded does not give effect to the National Policy Statement on Electricity Transmission, and there is no reconciliation with the National Grid (INF-P10 or any other policies in the Infrastructure chapter). The policy does not refer to development, and reference is sought to provide a comprehensive policy.
292.72	Transpower New Zealand Limited	Coastal Environment	Amend	<p>PROVIDE clarity regarding the rule framework and activity cascade for CE-R2 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation, maintenance and upgrading of regionally significant infrastructure as a permitted activity.</p> <p>AND</p> <p>AMEND CE-R2 to ensure that the most restrictive activity status for these activities within the Outstanding Natural Coastal Areas is discretionary.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> As drafted the rules impose (under clause 5) a non-complying activity status for Regionally Significant Infrastructure in Outstanding Natural Coastal Areas. This activity status is not clear as there are no standards which trigger a non-complying activity status, and it is not clear why Regionally Significant Infrastructure alone warrants such as activity status. Specific to the National Grid, as currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or the National Policy Statement on Electricity Transmission.
292.73	Transpower New Zealand Limited	Earthworks	Amend	<p>AMEND the Notes above the Earthworks rules as follows:</p> <ol style="list-style-type: none"> In addition to the rules in this chapter, resource consent may be required by rules in other chapters in the District Plan. See Part 1 chapter - General Approach. <u>Earthworks in proximity to the National Grid are managed by Rule INF- R49.</u> <p>...</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> Earthworks in proximity to the National Grid are managed by INF-R49. This amendment provides clarity regarding this matter to plan users.
292.74	Transpower New Zealand Limited	Noise	Amend	<p>AMEND NOISE-R2 as follows:</p> <p>Activity Status: Permitted</p> <p>Where:</p> <p>The activity complies with NOISE-S13</p> <p><u>1. The noise from construction activities undertaken on a site complies with the guidelines</u></p>	<ul style="list-style-type: none"> There is a recognised New Zealand Standard for the management of Construction Noise NZS 6803:1999: Acoustics Construction Noise which is used by many Councils as a permitted activity standard in district plans for construction noise. It would be more efficient to manage construction noise by reference to this standard, than to require a Discretionary Activity status for

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				<p><u>and recommendations of the New Zealand Standard NZS 6803:1999: Acoustics Construction Noise.</u></p> <p><u>Activity Status when compliance not achieved: Restricted-Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. The level, hours of operation, duration and nature of the noise;</u></p> <p><u>2. Proximity and nature of nearby activities and the adverse effects they may experience from the noise;</u></p> <p><u>3. The existing noise environment;</u></p> <p><u>4. Effects on character and amenity values on the surrounding environment;</u></p> <p><u>5. Effects on the health and wellbeing of people;</u></p> <p><u>6. Any noise reduction measures; and</u></p> <p><u>7. Potential building damage effects.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<p>activities unable to comply with the proposed limits.</p>
292.75	Transpower New Zealand Limited	Noise	Oppose	<p>DELETE NOISE-S13.</p> <p>AND</p> <p>DELETE NOISE-S13-Table 1.</p> <p>AND</p> <p>DELETE NOISE-S13-Table 2.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> There is a recognised New Zealand Standard for the management of Construction Noise NZS 6803:1999: Acoustics Construction Noise which is used by many Councils as a permitted activity standard in district plans for construction noise. It would be more efficient to manage construction noise by reference to this standard, than to require a Discretionary Activity status for activities unable to comply with the proposed limits.
292.76	Transpower New Zealand Limited	Planning Maps	Support	<p>RETAIN the mapping of the National Grid on the planning maps.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The mapping of the National Grid is supported, and it is acknowledged that the mapping is informal only.
292.77	Transpower New Zealand Limited	TPR – Transpower New Zealand Limited	Support	<p>RETAIN the designation TPR D-1 relating to the Maungatūroto Substation as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter supports the rollover of the designation and its identification in the planning maps.
292.78	Transpower New Zealand Limited	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND ECO-P2 to clarify that it does not apply to the National Grid.</p> <p>OR</p> <p>AMEND ECO-P2 to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.</p>	<ul style="list-style-type: none"> As drafted, ECO-P2 would apply to the National Grid and there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the Infrastructure chapter. ECO-P2 also applies an offsetting and compensation requirement which is not appropriate to apply to the National Grid given the National Policy Statement on Electricity Transmission has no such policy directive and the National Policy Statement on Indigenous Biodiversity does not apply to electricity transmission.
292.79	Transpower New Zealand Limited	Natural Character	Amend	<p>AMEND NATC-P2 to clarify that it does not apply to the National Grid.</p> <p>OR</p> <p>AMEND NATC-P2 to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan. The submitter supports the recognition of the functional or operational need for buildings or structures to sometimes be located in areas of natural character. The submitter seeks amendment to these policies to give effect to the National Policy Statement on Electricity Transmission, and specifically Policy 8 of the National Policy Statement on Electricity Transmission which requires a 'seek to avoid' approach for new National Grid assets. As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the Infrastructure chapter.

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					<ul style="list-style-type: none"> •
292.80	Transpower New Zealand Limited	Natural Character	Amend	<p>AMEND NATC-P3 to clarify that it does not apply to the National Grid.</p> <p>OR</p> <p>AMEND NATC-P3 to appropriately recognise the National Grid and give effect to the National Policy Statement on Electricity Transmission.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> • Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan. • The submitter supports the recognition of the functional or operational need for buildings or structures to sometimes be located in areas of natural character. • The submitter seeks amendment to these policies to give effect to the National Policy Statement on Electricity Transmission, and specifically Policy 8 of the National Policy Statement on Electricity Transmission which requires a 'seek to avoid' approach for new National Grid assets. • As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the Infrastructure chapter. • •
292.81	Transpower New Zealand Limited	Natural Character	Support	<p>RETAIN NATC-R2 as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> • The submitter supports these rules, in particular the activity status for new National Grid assets in these rules.
292.82	Transpower New Zealand Limited	Natural Character	Support	<p>RETAIN NATC-R3 as notified.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> • The submitter supports these rules, in particular the activity status for new National Grid assets in these rules.
292.83	Transpower New Zealand Limited	Natural Features and Landscapes	Amend	<p>PROVIDE clarification of the rule framework and activity cascade within NFL-R3 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation, maintenance and upgrading of regionally significant infrastructure as a permitted activity and ensure that the most restrictive activity status for those activities within Outstanding Natural Landscapes and Outstanding Natural Features in the coastal environment is discretionary.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> • As drafted the rules impose (under clause 5) a non-complying activity status for regionally significant infrastructure. This activity status is unclear as there are no standards which trigger a non-complying activity status, and it is not clear why regionally significant infrastructure warrants this activity status. • There is no reconciliation with the National Grid specific policy INF-P10, or the National Policy Statement on Electricity Transmission. • Specific to NFL-R3, indigenous vegetation clearance is a permitted activity under 1.b.ii. where it is associated for infrastructure. There are no standards and therefore the permitted activity status is supported. However, clause 4. then provides for regionally significant infrastructure as a permitted activity with no standards, but clause 5. then provides a non-complying activity status where the non-existent standards in clause 4, are not met. This causes confusion for the plan user.
292.84	Transpower New Zealand Limited	Natural Features and Landscapes	Amend	<p>PROVIDE clarification of the rule framework and activity cascade within NFL-R4 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation, maintenance and upgrading of regionally significant infrastructure as a permitted activity and ensure that the most restrictive activity status for those activities within Outstanding Natural Landscapes and Outstanding Natural Features in the coastal environment is discretionary.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> • As drafted the rules impose (under clause 5) a non-complying activity status for regionally significant infrastructure. This activity status is unclear as there are no standards which trigger a non-complying activity status, and it is not clear why regionally significant infrastructure warrants this activity status. • There is no reconciliation with the National Grid specific policy INF-P10, or the National Policy Statement on Electricity Transmission. • Specific to NFL-R3, indigenous vegetation clearance is a permitted activity under 1.b.ii. where it is associated for infrastructure. There are no standards and therefore the permitted activity status is supported. However, clause 4. then provides for regionally significant infrastructure as a permitted activity with no standards, but clause 5. then provides a non-complying activity status where the non-existent standards in clause 4, are not met. This causes confusion for the plan user.
292.85	Transpower New Zealand Limited	Coastal Environment	Amend	<p>PROVIDE clarity regarding the rule framework and activity cascade for CE-R3 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation,</p>	<ul style="list-style-type: none"> • As drafted the rules impose (under clause 5) a non-complying activity status for Regionally Significant Infrastructure in Outstanding Natural Coastal Areas. This activity status is not clear as there are no standards which trigger a non-

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				<p>maintenance and upgrading of regionally significant infrastructure as a permitted activity.</p> <p>AND</p> <p>AMEND CE-R3 to ensure that the most restrictive activity status for these activities within the Outstanding Natural Coastal Areas is discretionary.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<p>complying activity status, and it is not clear why Regionally Significant Infrastructure alone warrants such as activity status.</p> <ul style="list-style-type: none"> Specific to the National Grid, as currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or the National Policy Statement on Electricity Transmission.
292.86	Transpower New Zealand Limited	Coastal Environment	Amend	<p>PROVIDE clarity regarding the rule framework and activity cascade for CE-R4 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation, maintenance and upgrading of regionally significant infrastructure as a permitted activity.</p> <p>AND</p> <p>AMEND CE-R4 to ensure that the most restrictive activity status for these activities within the Outstanding Natural Coastal Areas is discretionary.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> As drafted the rules impose (under clause 5) a non-complying activity status for Regionally Significant Infrastructure in Outstanding Natural Coastal Areas. This activity status is not clear as there are no standards which trigger a non-complying activity status, and it is not clear why Regionally Significant Infrastructure alone warrants such as activity status. Specific to the National Grid, as currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or the National Policy Statement on Electricity Transmission.
293.1	Vermont Street Partners Limited	General Rural Zone	Oppose	<ul style="list-style-type: none"> No specific decision requested but submitter considers that the Section 32 evaluation for the General rural and Rural lifestyle zones has failed to achieve the requirements of Section 32. In particular, the submitter considers the analysis of the efficiency and effectiveness of the General rural zone is not commensurate with the significance of the degree of change in the rural environment. <p>Submitter also considers that the approach is oversimplified with only two rural zones and results in a General rural zone framework that provides for rural lifestyle/residential development despite the purpose of the zone being to protect primary production activities.</p>	<ul style="list-style-type: none"> The cost benefit analysis of the preferred options for the rural environment considers the economic benefits to landowners associated with the 'multiple subdivision pathways for rural lifestyle development in the General rural zone' and acknowledges the potential for this to cause an environmental costs by way of fragmentation. Despite fragmentation being a key resource issue for the District, the subdivision framework proposed provides for 4,000m2 and 12ha lots as a controlled activity. The inconsistencies in the purpose of the rural area and the rules results in a confused and ultimately inappropriate direction.
293.2	Vermont Street Partners Limited	Strategic Direction	Oppose	<p>No specific decision requested but submitter raises the following issues with the Section 32 Report for Strategic Direction:</p> <ul style="list-style-type: none"> The evaluation does not adequately assess other reasonably practicable options to manage rural lifestyle/residential demand around Mangawhai. The scale and significance of the effect of the Mangawhai/Hakaru Managed Growth Area has not been adequately evaluated. The Urban Form and Development objectives have not been evaluated. The economic costs associated with the implementation of the Mangawhai/Hakaru Managed Growth Area have not been adequately assessed. 	<ul style="list-style-type: none"> No reasons provided.
293.3	Vermont Street Partners Limited	General	Oppose	<p>AMEND the Proposed District Plan so that it "gives effect to" the following National Policy Statements including any amendments to the policy statements by Central Government throughout the Proposed District Plan process:</p> <ul style="list-style-type: none"> National Policy Statement on Urban Development, especially in relation to the Mangawhai/Hakaru Managed Growth Area; and National Policy Statement on Highly Productive Land, especially in relation to the proposed zoning framework for the General rural zone. <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> Kaipara District Council have assessed the National Policy Statement-Urban Development, and concluded that the Proposed District Plan gives effect to it without any specific assessment of the relevant provisions. As such, the submitter considers that the Proposed District Plan has been promulgated in the absence of confirmation of how it gives effect to relevant provisions. The proposed zoning framework, in particular the imposition of a General rural zone with a 12ha minimum allotment area and further allowance for smaller subdivision is inconsistent with and does not give effect to the direction in the National Policy Statement on Highly Productive Land regarding the protection of highly productive soils. This will lead to further uncontrolled and uncoordinated subdivision and development within the Kaipara District that will result in further degradation of the District's productive soils and rural production values.

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293.4	Vermont Street Partners Limited	General	Oppose	<p>AMEND the Proposed District Plan to "give effect" to the Northland Regional Policy Statement, particularly Objective 3.5 Enabling economic wellbeing, Objective 3.6 Economic activities - reverse sensitivity and sterilisation and Policy 5.1.3 Avoiding the adverse effects of new development, and Objective 3.11 Regional form and Policy 5.1.1 Planned and coordinated development.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Proposed District Plan does not manage Kaipara's resources in a way that is attractive for business and investment. In particular, the Mangawhai/Hakaru Managed Growth Area unnecessarily restricts further growth and development within the Mangawhai area. The Proposed District Plan zoning framework, particularly 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 broad and inappropriate application of the General rural zone means that rural residential / lifestyle development in existing areas is unnecessarily constrained but also sprawl into rural areas is actively promoted by a 12ha allotment size. This fails to ensure the protection of soil-based primary production and does not maintain or enhance the sense of place and character of the surrounding environment.
293.5	Vermont Street Partners Limited	General	Oppose	<p>AMEND the zoning of the Proposed District Plan so that it is consistent with the mandatory direction 8.1 of the National Planning Standards which requires that district plans must only contain the zones listed in a way that is consistent with the description of the zone. The submitter's sites at Devich Road and Paul Road are not consistent with the definition of the General rural zone.</p> <p>AND</p> <p>ADD a Large lot residential zone or Rural lifestyle zone into the Proposed District Plan to the submitter's sites at Devich Road and Paul Road.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> Utilising either the Large lot residential zone or Rural lifestyle zone will help to address the fragmentation issues which are significant to the district. It could be tailored to provide for additional housing near an urban settlement without undermining the rural productive intent of the wider surrounds, while recognising the constraints of infrastructure which would most practically be managed through zoning provisions, rather than the blunt application of a General rural zone and the Mangawhai/Hakaru Managed Growth Area.
293.6	Vermont Street Partners Limited	Strategic Direction	Amend	<p>No specific decision requested but submitter considers that there is a disconnect between the objectives and policies set in the Strategic Direction chapter and the outcomes sought through the provisions in the Proposed District Plan, particularly in regard to the rural environment. The intent of a Strategic Direction chapter is to set an overarching umbrella framework that should guide the remainder of the Proposed District Plan cementing the intending outcomes for the District for the proceeding years, but the Strategic Direction chapter fails to achieve this, and as a result the integration between the chapters is confused.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> The intent of a Strategic Direction chapter is to set an overarching umbrella framework that should guide the remainder of the Proposed District Plan cementing the intended outcomes for the district for the proceeding years. If retained as proposed, this could result in unintended outcomes for the district and a weak zoning framework which will lead to poor outcomes.
293.7	Vermont Street Partners Limited	General	Amend	<p>ADD a Large lot residential zone similar to that proposed in the Draft Kaipara District Plan over the areas indicated in Attachment 2 of the submission.</p> <p>OR</p> <p>ADD a Rural lifestyle zone similar to that proposed in the Draft Kaipara District Plan over the areas indicated in Attachment 2 of the submission.</p> <p>OR</p> <p>ADD another similar zone with the same spatial extent outlined in Attachment 2 of the submission.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> The application of the General rural zone to the submitter's Devich Road and Paul Road sites and surrounding area remains problematic; the existing and consented cadastral pattern undermines the clear intent of a General rural zone as defined in the National Planning Standards which primarily seeks to support primary production activities. This clear dishonest zoning of the Devich Road and Paul Road sites sends a confused message to plan users in terms of the expected outcomes for the General rural zone in this location. The submitter considers that the most efficient and effective way to achieve alignment with the Strategic Direction chapter, national direction and market demand is by directing development to more tailored zoning which provides for a variety of housing and lifestyle options though intensification of areas adjacent to Mangawhai centre, that can no longer accommodate rural production type activity.
293.8	Vermont Street Partners Limited	Planning Maps	Oppose	<p>DELETE the Mangawhai/Hakaru Managed Growth Area overlay from the rural environment surrounding Mangawhai.</p> <p>OR</p> <p>AMEND the application of the Mangawhai/Hakaru Managed Growth Area</p>	<ul style="list-style-type: none"> The submitter understands the need to carefully control urban growth to ensure council infrastructure is not placed under undue pressure. However, the submitter highlights that rural residential and lifestyle type development is typically required to provide for onsite three water servicing meaning no additional pressure on Council's three water infrastructure.

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				<p>overlay so that it is more refined to avoid the areas of land in Attachment 2 of the submission.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<p>Development pressures on roading and social infrastructure are addressed through Council's Development Contributions Policy and Financial Contributions chapter of the Proposed District Plan.</p> <ul style="list-style-type: none"> The demand for growth and rural lifestyle/residential living surrounding Mangawhai is evident, the Managed Growth Area severely limits the opportunities to realise this in the part of the district with the most ability to generate contributions. The submitter considers that the overlay is a blunt and ultimately unnecessary proposal, that will severely detract investment and growth in the area of the Kaipara District with the greatest demand.
293.9	Vermont Street Partners Limited	Relationship Between Spatial Layers	Amend	<p>AMEND the list of spatial layers as necessary to provide clarity for the plan user, including reference to the proposed Mangawhai/Hakaru Managed Growth Area.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> Clarity for the plan user.
293.10	Vermont Street Partners Limited	Strategic Direction	Amend	<p>AMEND the Strategic Direction chapter to provide clear direction for growth and development in appropriate locations within the rural environment.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> It is unclear what significant resource management issues the objectives in the Strategic Direction chapters are in response to and how the overarching Vision for Kaipara objectives translate to the Proposed District Plan approach to development within the rural environment, specifically around Mangawhai.
293.11	Vermont Street Partners Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O1.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> The intent of the objective is supported.
293.12	Vermont Street Partners Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O2.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> The intent of the objective is supported.
293.13	Vermont Street Partners Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O4.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> The directive to provide for growth in appropriate areas whilst protecting highly productive land and primary production activities is supported.
293.14	Vermont Street Partners Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O7.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> Providing for a variety of development opportunities and living/housing options through a range of zones is supported.
293.15	Vermont Street Partners Limited	Urban Form and Development	Support	<p>RETAIN SD-UFD-O5.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> Consolidation and integration of future growth is supported.
293.16	Vermont Street Partners Limited	Urban Form and Development	Support	<p>RETAIN SD-UFD-P1.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> Provision of sufficient development capacity is supported as it is consistent with the National Policy Statement on Urban Development.
293.17	Vermont Street Partners Limited	Urban Form and Development	Oppose	<p>DELETE SD-UFD-P7.</p> <p>AND</p> <p>Any further necessary consequential amendments.</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.
293.18	Vermont Street Partners Limited	General Rural Zone	Amend	<p>AMEND GRUZ-O1 to better acknowledge the array of activities that this zone accommodates, noting that the submitter is seeking the inclusion of a Large lot residential zone or Rural lifestyle zone elsewhere in their submission.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> The focus of this objective is on primary production activities and protection of highly productive land which the submitter considers to be too narrow when considering that this zone covers 78% of the district, majority of which is not highly productive, and a large area of which can no longer support primary production activities given the cadastral pattern.
293.19	Vermont Street Partners 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</p>	<ul style="list-style-type: none"> The outcome sought by GRUZ-P4 is not realistic or an accurate reflection of existing land use for large areas that have been zoned General Rural

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				<p>amenity of the General rural zone which includes through limiting site coverage and density of buildings and structures enabled in the General rural zone.</p> <p>(1) A predominance of primary production activities;</p> <p>(2) Low site coverage and density of buildings and structures; and</p> <p>(3) Typical adverse effects from primary production...</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<p>zone where the cadastral pattern is such that primary production activities can no longer be undertaken.</p> <ul style="list-style-type: none"> • Submitter considers parts of this policy are unnecessary and that it should be amended as suggested to focus on managing amenity values through scale and density noting that GRUZ-P2 establishes what the typical adverse effects from primary production activities are that should be anticipated in the zone.
293.20	Vermont Street Partners Limited	General Rural Zone	Amend	<p>AMEND the Proposed District Plan to include a zone that provides for rural residential type development on land that no longer has productive ability, noting that the submitter is seeking inclusion of a Large lot residential zone or Rural lifestyle zone as outlined elsewhere in their submission. This submission is in the context of GRUZ-P5.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Development across the existing residential cadastral patterns encompassed by this expansive zone will likely be unable to meet all of the criteria under GRUZ-P5. • This policy as worded is particularly problematic given that there are no 'enabling' provisions for residential development and subsequently does not align with the strategic direction or the existing and consented development pattern surrounding Mangawhai.
293.21	Vermont Street Partners Limited	Subdivision	Amend	<p>AMEND the Proposed District Plan to include a zone that provides for rural residential type development on land that no longer has productive ability, noting that the submitter is seeking inclusion of a Large lot residential zone or Rural lifestyle zone as outlined elsewhere in their submission. This submission is in the context of SUB-O1.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> • The submitter considers SUB-O1 to be problematic given the application of the General rural zone to large areas that no longer have productive capacity meaning 12ha lots provided for is not an efficient use of land. For areas that do retain productive abilities, 12ha lots are not consistent with the anticipated land use (primary production) and will result in further unnecessary fragmentation. The submitter considers this to be a reflection of the blunt approach to zoning in the rural environment.
293.22	Vermont Street Partners Limited	Subdivision	Amend	<p>AMEND the Proposed District Plan to include a zone that provides for rural residential type development on land that no longer has productive ability, noting that the submitter is seeking inclusion of a Large lot residential zone or Rural lifestyle zone as outlined elsewhere in their submission. This submission is in context of SUB-O3.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<ul style="list-style-type: none"> • The subdivision rules for the General rural zone will not achieve the outcomes sought by objective SUB-O3. The provision for 12ha lots and the expansive application of the General rural zone across the district will result in unnecessary fragmentation; it will not enable primary production or provide flexibility to enable people to live and work in the rural environment.
293.23	Vermont Street Partners Limited	Subdivision	Oppose	<p>DELETE SUB-P1.</p> <p>AND</p> <p>Any further necessary consequential amendments.</p>	<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 higher degree of development (e.g., the Large Lot Residential Zone or Rural lifestyle zone that VSPL are seeking). Not all vegetation should be incorporated in a subdivision design and it is considered that the Natural Environmental Values provisions afford sufficient protection.
293.24	Vermont Street Partners Limited	Subdivision	Amend	<p>AMEND SUB-P2.4 as follows:</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.</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 nor does it provide for servicing of a future Large lot residential zone or Rural lifestyle zone.
293.25	Vermont Street Partners Limited	Subdivision	Amend	<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 the</u> minimum lot sizes and suitable dimensions for lots to achieve the character, amenity values and density anticipated in the Rural lifestyle zone; and</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</p>	<ul style="list-style-type: none"> • It is considered that this policy as worded is not efficient and effective and should be amended as sought.

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				desired outcomes for the zone are not undermined. AND Any further necessary consequential amendments.	
293.26	Vermont Street Partners Limited	Subdivision	Oppose	DELETE SUB-P6 and replace with new policies which reflect appropriate subdivision within each urban zone (note possible referencing error in submission). AND Any further necessary consequential amendments.	<ul style="list-style-type: none"> The limitation of development based upon the proposed Mangawhai/Hakaru Managed Growth Area is not supported. This is an arbitrary area with no s32 justification.
293.27	Vermont Street Partners Limited	Subdivision	Oppose	DELETE SUB-P12. AND Any further necessary consequential amendments.	<ul style="list-style-type: none"> The limitation of development based upon the proposed Mangawhai/Hakaru Managed Growth Area is not supported. This is an arbitrary areas with no s32 justification. Limitation of subdivision in this area is not efficient or effective. SUB-P2, subject to appropriate amendments, will manage provision of infrastructure.
293.28	Vermont Street Partners Limited	Subdivision	Oppose	DELETE SUB-R3, noting submission request to remove the Mangawhai/Hakaru Managed Growth Area. AND Any further 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. For reasons previously discussed this is an arbitrary area with no s32 justification.
293.29	Vermont Street Partners Limited	Planning Maps	Amend	AMEND the zoning of the Devich Road and Paul Road Sites (Refer to Attachment 2 of submission) to Large lot residential zone similar to that proposed in the Draft District Plan. OR AMEND the zoning of the Devich Road and Paul Road Sites (Refer to Attachment 2 of submission) to Rural lifestyle zone, which reflects the current cadastral pattern and land use. OR Other relief with similar effect. AND Any further necessary consequential amendments.	<ul style="list-style-type: none"> The character and amenity of this area is consistent with a Large lot residential or Rural lifestyle zone and the area is rural residential in character. These properties do not fit with the purpose of the General rural zone. The General rural zone as proposed fails to enable sustainable use and development of the properties within this area. Given the location, coastal interface and natural hazards in the wider area outlined in Attachment 2 of the submission, it is considered that a Large lot residential zone or Rural lifestyle zone would more appropriately reflect the existing environment (including existing and consented development) of the Black Swamp Road area. The Section 32 Rural Zone does not provide any justification or evaluation of the extent or zone, rather appears to follow an arbitrary cadastral boundary. The land is fragmented with existing allotment sizes between 3,000m2 and 2 ha. The area is materially compromised for rural production activities due to the existing fragmentation and potential for reverse sensitivity effects.
294.1	Birt & Currie Surveyors Limited	General	Support	No specific decision requested but submitter generally supports the Proposed District Plan and notes that much of it is good and these parts should not be changed.	<ul style="list-style-type: none"> Much of the Proposed District Plan is good.
294.2	Birt & Currie Surveyors Limited	Definitions	Amend	AMEND the definition of "Site" OR AMEND the meaning of Site in relevant rules to avoid rules being triggered where (for example) flooding hazards or highly productive land are on the site but not in proximity / relevant to the activity being sought.	<ul style="list-style-type: none"> The definition of Site has been an issue with the operative District Plan. Where a property is large, flooding hazard might have no relevance to the activity being sought. Rules should not be triggered when flooding hazard is not in proximity. Similarly, LUC1-3 soils might be well separated from a development and rigorous consideration of the effects should not be required.
294.4	Birt & Currie Surveyors Limited	Subdivision	Amend	AMEND SUB-S8 to delete clause SUB-S8.1.d and 2.d, and reconsider whether it should apply to all qualifying waterways or just priority areas.	<ul style="list-style-type: none"> Clause d is what happens if a, b or c is true. Submission questions whether Council actually wants to acquire esplanade reserves or strips along all qualifying waterways as they will have to pay for the land and surveying, and resourcing should be put into priority areas

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					rather than a piecemeal, ad-hoc series of disjointed esplanades that nobody wants.
294.5	Birt & Currie Surveyors Limited	Public Access	Amend	AMEND purpose and/or mapping of the Esplanade Priority Areas to ensure all identified areas are desired to be acquired by Council.	<ul style="list-style-type: none"> There are 3 purposes for esplanades. In some cases all 3 are relevant/desired. In others, it is not desirable to include all 3. One case might be where a qualifying water margin had very high conservation/ecological values and it was not appropriate for the area to be used for recreation purposes. Some of the esplanade priority areas identified in the planning maps may need to have their purpose truncated. Council should put its resourcing into acquiring the esplanade priority areas.
294.6	Birt & Currie Surveyors Limited	Commercial Zone	Amend	AMEND COMZ-S3 to allow for up to five storey buildings (above ground) as a permitted activity.	<ul style="list-style-type: none"> Having a greater permitted height can allow for some mixed uses and allow for a greater density of land use, and then allow greater space for other things such as vehicle parking, manoeuvring and loading, and landscaping/green space.
294.7	Birt & Currie Surveyors Limited	Light Industrial Zone	Amend	AMEND LIZ-S1 to increase permitted height and let land be used for industry.	<ul style="list-style-type: none"> Fifteen metres is not very high. We should not put unnecessary impediments in the way of industrial development. Industrial zoned land is for industry. Stability should be adequately covered under building control oversight.
294.8	Birt & Currie Surveyors Limited	Renewable Electricity Generation	Support	RETAIN the permitted activity status for renewable energy land use in the Rural Zone.	<ul style="list-style-type: none"> Submitter supports the permitted status.
294.9	Birt & Currie Surveyors Limited	Renewable Electricity Generation	Amend	AMEND REG-R6 to: <ul style="list-style-type: none"> apply a height standard which matches the maximum building and structure height for the zone, and control coverage by way of the impermeable surface coverage rule, rather than specifying 200m², and apply a setback which matches the setback rules of the zone. 	<ul style="list-style-type: none"> Rule is overly restrictive, without any perceptible benefit to the restriction.
294.10	Birt & Currie Surveyors Limited	Planning Maps	Amend	RETAIN the Rural lifestyle zone and apply it to areas with a density that is higher than expected in a Rural production zone.	<ul style="list-style-type: none"> The horse has already bolted in these areas. The Rural zone can create potential conflicts in land use and in the outlook of the landowners in these areas.
295.1	A & J Rutherford	Planning Maps	Support	RETAIN the proposed General rural zone and Coastal Environment overlay in the Proposed District Plan at the site [4 and 4A Black Swamp Road, Mangawhai] and surrounds.	<ul style="list-style-type: none"> No reasons provided.
295.2	A & J Rutherford	Subdivision	Support	RETAIN the minimum net site area of 12 hectares set out in SUB-S1.	<ul style="list-style-type: none"> No reasons provided.
295.3	A & J Rutherford	Subdivision	Support	RETAIN SUB-S14 in particular for future building platforms being located entirely outside of the Coastal Environment Overlay within the General rural zone.	<ul style="list-style-type: none"> No reasons provided.
295.4	A & J Rutherford	Subdivision	Oppose	No specific decision requested; however, the submission does not support the single Residential zoning with a minimum net site area of 600m ² as set out in SUB-S1.5.a.	<ul style="list-style-type: none"> This scale and intensity of residential development would not be appropriate given the topography and coastal setting of the immediate surrounds and general lack of infrastructure and safe transport connectivity around 4 and 4A Black Swamp Road, Mangawhai
295.5	A & J Rutherford	Subdivision	Oppose	No specific decision requested; however, the submission considers there is ambiguity in SUB-S1.5.b in relation to the provisions of 400m ² allotments.	<ul style="list-style-type: none"> The Proposed District Plan as drafted only provides for one residential zone and does not provide for alternative residential intensities between 600m² (Residential) and 4,000m² (Rural lifestyle) that could be an appropriate transition on the fringes of the residential and rural environments. It is further noted that the surrounding area is either classified as highly productive land use classification (LUC) 3 or does not hold highly productive land classification, therefore may be able to be urbanised pending the anticipated changes to the National Policy Statement Highly Productive Land policy.
295.6	A & J Rutherford	General		PROVIDE local improvements to the safety and function of the roading network, particularly at the Insley Street/Tomarata Road and Black Swamp Road intersection.	<ul style="list-style-type: none"> Infrastructure and transportation provisions need to be adequately provided prior to enabling any further subdivision, and therefore generally supports the intention of the Mangawhai/Hakaru Managed Growth Area.

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295.7	A & J Rutherford	General Residential Zone	Oppose	No specific decision requested; however, the submission expresses concern that any future urban rezoning of the site at 4 and 4A Black Swamp Road, Mangawhai or surrounds could adopt the proposed General Residential zoning of lots of 600m ² . This scale and intensity of residential development would not be appropriate given the topography and coastal setting of the immediate surrounds and general lack of infrastructure and safe transport connectivity. The single residential zone does not provide for alternative residential intensities between 600m ² (Residential) and 4,000m ² (Rural lifestyle) that could be an appropriate transition on the fringes of the residential and rural environments.	<ul style="list-style-type: none"> No reasons provided.
296.1	A Bailey	Planning Maps	Oppose	AMEND the Rural lifestyle zone for Tinopai, Petley Road and Pahi to retain the current minimum lot size of 2.2ha.	<ul style="list-style-type: none"> Too small. Minimum should be left at 2.2 hectare. Concerned that the potential for additional development will result in problems of rapid growth/developers going broke and increases in bills for Kaipara residents and ratepayers.
297.1	A Baird	Planning Maps	Oppose	No specific decision requested, however the submission requests information about the Mangawhai overlay, particularly as it relates to a property on Cove Road and 69 Kapawiti Road. The submission considers that the Kapawiti Road property is suitable for subdivision.	<ul style="list-style-type: none"> The future of this land is subdivision. The site is not very suitable for food production. We need the checks and balances in place to make sure development is done with sympathy to the environment and not for the profit of land developers Farming in an urban environment difficult due to complaints.
298.1	Anderson Family Trust	Planning Maps	Oppose	AMEND the zoning for 55 Wattle Lane Kaiwaka from General residential zone to Rural lifestyle zone.	<ul style="list-style-type: none"> Concern over potential rate increases. Proposed lot sizes under the General residential zone are too small. Subdivision changes will be a positive play for Kaiwaka.
298.2	Anderson Family Trust	General	Amend	PROVIDE a walkway from Wattle Lane through to Kaiwaka.	<ul style="list-style-type: none"> For safety reasons.
298.3	Anderson Family Trust	General	Amend	No specific decision requested, but submission suggests the sizes of Rural lifestyle zones could be reduced.	<ul style="list-style-type: none"> No reasons provided.
299.1	B Aldridge	General		No specific decision requested, however the submission protests against the deletion of protection from gene technology in Northland and considers these must remain in place, particularly in the farming and horticultural sector.	<ul style="list-style-type: none"> Our agriculture/horticulture sector is very successful and does not need gene technology to improve on its amazing successes. To remove the existing bans on gene technology has the potential for a huge and irreversible catastrophe. We have just gone through an mRNA technology experiment on humans that proves this. The populations of the world are sceptical of any interference with these introduced organisms. This will also affect our tourism industry as we promote our clean green image as a reason for tourists to visit New Zealand.
300.1	Bream Tail Residents Association Incorporated	General Approach	Oppose	DELETE the "Additional matters of control and matters of discretion" section including matters 1 to 12. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The matters summarise Section 108 Resource Management Act matters, but do not replicate the specific details of Section 108. This creates the risk of conditions imposed under the Proposed District Plan being out of step with the requirements of the Resource Management Act. The matters are unnecessary in relation to the specific matters otherwise set out in the Proposed District Plan.
300.2	Bream Tail Residents Association Incorporated	Relationship Between Spatial Layers	Amend	AMEND "Determining the relationship between rules for different spatial layers" section as follows: Rules for one spatial layer may be stricter than rules in another spatial layer. The strictest rule will apply in these cases. The overall activity status of a proposal will be determined on the basis of all rules which apply to the proposal. For example, in the General rural zone, the permitted building height is 10m. However, if a site in the General rural zone is also in the High Natural Character Area, there is a more stringent rule in the High	<ul style="list-style-type: none"> Reference to "stricter" may be open to interpretation depending on the circumstances of the proposal.

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				<p>Natural Character Area that means the maximum permitted height is reduced to 5.5m. See General Approach chapter for step-by-step process for identifying activity status.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	
300.3	Bream Tail Residents Association Incorporated	General Approach	Oppose	<p>ADD new section to "General Approach", as follows:</p> <p><u>Zoning of Roads, Railways and Rivers</u></p> <p><u>All public roads, including state highways, railways and rivers are zoned, although they are not coloured on the planning maps to avoid confusion. The zoning of the road, rail corridor and rivers will be the same zone as that of the adjoining land (as shown on the District Plan maps). Where the zoning of the land that adjoins one side of the road, railway or river is different to that of the land that adjoins the other side, then the zoning of the adjoining land shall apply up to the centreline of the road, railway or river.</u></p> <p>AND</p> <p>Consequential amendment to Part 2 – District-wide matters/Energy, Infrastructure, and Transport/Transport to align with the relief sought in relation to Part 1-General Approach.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The Proposed District Plan should set out how to apply the correct policy and rule settings to roads, railways and rivers within the district, including formed and paper roads. An unformed 'paper road' traverses submitter's site at Bream Tail and submitter considers that logically, the use of this land should be determined by the adjoining zone, with that principle applicable to other cases also.
300.4	Bream Tail Residents Association Incorporated	Tangata Whenua / Mana Whenua	Amend	<p>AMEND the Statutory Acknowledgements and Overlays references in the Tangata Whenua/Mana Whenua chapter as follows:</p> <p>Statutory acknowledgements within the Kaipara District can be located <u>are</u> on the planning maps and may be listed as a site or area of significance to Māori as identified in Schedule 3 - Sites and Areas of Significance to Māori...".</p> <p>AND</p> <p>AMEND the planning maps and spatial layers to ensure these accurately map statutory acknowledgement areas.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Given the statutory obligations in respect to these areas, the clause should be clear that they are on the planning maps. The notified wording implies that some may and some may not be.
300.5	Bream Tail Residents Association Incorporated	Vision for Kaipara	Support	<p>RETAIN SD-VK-O2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The guiding principles to support development are supported.
300.6	Bream Tail Residents Association Incorporated	Vision for Kaipara	Support	<p>RETAIN SD-VK-O3.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The recognition for primary production activities to operate efficiently and effectively is supported.
300.7	Bream Tail Residents Association Incorporated	Vision for Kaipara	Amend	<p>AMEND SD-VK-O4 to acknowledge that rural lifestyle development may be appropriate in a diverse range of locations across the district, particularly where that is achieved through conservation benefits. Without limiting the generality of this, amend SD-VK-O4 as follows:</p> <p>Rural lifestyle development is concentrated <u>located</u> in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities, loss of highly productive land whilst recognising the need for urban areas to grow.</p>	<ul style="list-style-type: none"> "Concentration" of rural lifestyle development as directed in this objective does not acknowledge that rural lifestyle development may be appropriate in a diverse range of locations across the district, particularly where this is achieved through conservation benefits e.g., at the submitter's land at Bream Tail.
300.8	Bream Tail Residents Association Incorporated	Vision for Kaipara	Oppose	<p>AMEND SD-VK-O6 to give proper effect to the Regional Policy Statement. Without limiting the generality of the above, replace SD-VK-O6, as follows:</p> <p>Reverse sensitivity effects between incompatible activities and zones are avoided where practicable, or otherwise mitigated.</p>	<ul style="list-style-type: none"> The objective as proposed does not properly give effect to the Northland Regional Policy Statement in respect to reverse sensitivity, particularly Policy 5.1.1 which is more directive than the Proposed District Plan objective.

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				<p><u>Subdivision, use and development should not result in incompatible land uses in close proximity and should avoid the potential for reverse sensitivity.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	
300.9	Bream Tail Residents Association Incorporated	Natural Environment	Support	<p>RETAIN SD-NE-O1.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
300.10	Bream Tail Residents Association Incorporated	Natural Environment	Support	<p>RETAIN SD-NE-O2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
300.11	Bream Tail Residents Association Incorporated	Natural Environment	Support	<p>RETAIN SD-NE-O3.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> No reasons provided.
300.12	Bream Tail Residents Association Incorporated	Financial Contributions	Oppose	<p>DELETE the Financial Contributions chapter and all associated objectives, policies, rules, and standards.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submitter considers that the proposed Financial Contributions provisions do not meet Section 77 Resource Management Act and there is insufficient section 32 analysis for the scope of matters for which a financial contribution can be taken under the Proposed District Plan.
300.13	Bream Tail Residents Association Incorporated	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-O1.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The objectives appropriately seek to protect, promote and enable the restoration of indigenous biodiversity.
300.14	Bream Tail Residents Association Incorporated	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-P1.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The policies appropriately give effect to the requirements of the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.
300.15	Bream Tail Residents Association Incorporated	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND ECO-R1.1.f to also allow the construction of buildings ancillary to a single residential unit (including garages and minor dwellings) as a permitted activity with the 1000m² threshold.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The rule should also provide for other buildings ancillary to residential buildings within this specified threshold, which can establish without any further impact on the amount of indigenous vegetation cleared than that already provided for.
300.16	Bream Tail Residents Association Incorporated	Ecosystems and Indigenous Biodiversity	Amend	<p>DELETE from ECO-R2.2.:</p> <p>The requirement that a restricted discretionary activity application for indigenous vegetation clearance and any associated land disturbance, includes an assessment, carried out by a suitably qualified ecologist, of whether or not any of the indigenous vegetation proposed to be cleared meets the criteria in Appendix 5 of the Northland Regional Policy Statement 2016 (Areas of significant indigenous vegetation and significant habitats of indigenous fauna)</p> <p>AND</p> <p>DELETE the discretionary activity status at ECO-R2.4.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as: <ul style="list-style-type: none"> ECO-R2.4 imposes an unnecessary and unfair burden on landowners to prove that the indigenous vegetation meets the criteria in Appendix 5. That should be the role of the District Council to undertake on a district-wide basis, rather than on an individual application basis, which risks inconsistent application of the criteria. In any event, the criteria in Appendix 5 of the Regional Policy Statement pre-date the National Policy Statement on Indigenous Biodiversity (amended October 2024) and its methods should be adopted, including being managed in an integrated way (policy 5) and identified using a consistent approach (policy 6). The matters of discretion already provided under the rule ECO-R2 provide ample scope for the Council to assess the effects of the clearance on indigenous biodiversity values.
300.17	Bream Tail Residents	Natural Features and Landscapes	Support	<p>RETAIN NFL-O1.</p>	<ul style="list-style-type: none"> No reasons provided.

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	Association Incorporated			AND Any consequential amendments or alternative relief to address the matters raised in the submission.	
300.18	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	AMEND NFL-P1 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
300.19	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	AMEND NFL-P3 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
300.20	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	AMEND NFL-P4 to ensure a cross reference to the accurate inclusion and description of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is cross referenced in Schedule 4 and Schedule 5. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policies should however be amended to ensure accurate inclusion in Schedule 4 or Schedule 5 of the descriptions used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case, as is sought elsewhere in this submission. This information is not included in Schedule 4 and Schedule 5 as notified.
300.21	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	AMEND NFL-P2 as follows: Existing <u>subdivision</u> , use and development Recognise that lawfully established <u>subdivision</u> , land use and development are located within Outstanding Natural Features and Outstanding Natural Landscapes and allow them to continue without undue restriction. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The policy should also recognise that lawfully established subdivision, with sites as yet unbuilt, are also located within Outstanding Natural Features and Outstanding Natural Landscapes, including the submitter's site at Bream Tail.
300.22	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	AMEND NFL-P6, as follows: a. Apply the policy to assessing resource consent applications for <u>subdivision</u> , land use and development; and b. Have regard to whether land use and development is on a previously approved building platform or necessary to provide access to a previously approved building platform. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Specific recognition should be given to the existence of consented building platforms and access to those platforms when considering resource consent applications under NFL-P6. This aligns with the NFL-P2 recognition of existing use and development, which would otherwise not come into play when considering these restricted discretionary activity matters.
300.23	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	AMEND NFL-R1 to delete reference to, and requirement to comply with, NFL-S2 Gross Floor Area. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> External additions and alterations to existing buildings or structures should not be limited as to gross floor area to achieve permitted activity status. The reference to gross floor area might for example better replaced with a reference to the standard NFL-S6 Minor upgrading.
300.24	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	AMEND NFL-R2 so that the permitted activity status applies to new buildings and structures in the Outstanding Natural Landscapes and Outstanding Natural Features, irrespective of whether they are inside or outside the Coastal Environment, as follows: NFL-R2 New buildings and structures ONL and ONF outside the coastal environment AND	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as: <ul style="list-style-type: none"> A number of approved defined exclusive use areas and nominated buildable areas on lots at Bream Tail are within the coastal environment and within an Outstanding Natural Landscape. The existence of these lots was taken into account and recognised in the Northland Regional Council's evaluation of the applicable Outstanding Natural Landscape.

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				<p>AMEND NFL-R2.1 to delete reference to and requirement to comply with NFL-S2 Gross Floor Area.</p> <p>AND</p> <p>AMEND NFL-R2.1.a.ii. as follows:</p> <p>ii. On a building platform identified in an existing approved subdivision consent and/or land use consent lodged with Council prior to 30 April 2025.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> ○ The default to non-complying activity would require a wholesale reassessment of the appropriateness to build on these already approved exclusive use areas and nominated buildable areas. It imposes considerable unnecessary cost and risk to current and future owners of these lots, both at Bream Tail and in other similar situations in the district. ○ For these reasons, the rule is sought be amended to apply the same permitted activity provisions whether the building or structure is inside or outside the coastal environment. ○ The reference to building platforms identified in an existing subdivision consent “approved prior to 1 April 2025” is unnecessary. The rule should also provide permitted activity status to building platforms approved after that date (where appropriate controls through consent notices will have invariably been placed and landscape assessment taken place to confirm their appropriateness. ○ The drafting of NFL-R2.2 requires improvements to achieve its intended outcome to specifically recognise the particular circumstances of the Bream Tail subdivision, including the detailed requirements of the consent notices that exist on the Titles as set out in the submission.
300.25	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	<p>AMEND NFL-R3 so that the permitted activity status applies to indigenous vegetation clearance in the Outstanding Natural Landscape, irrespective of whether they are inside or outside of the coastal environment, and to also provide for the Outstanding Natural Features, as follows:</p> <p>AMEND NFL-R3 Indigenous and vegetation clearance ONL and ONF outside the coastal environment</p> <p>AND</p> <p>ADD a permitted activity to NFL-R3 indigenous vegetation clearance for the following purposes (without a requirement for these to comply with the area limitation standards under NFL-S5 and in addition to the repair and maintenance allowances in the rule as proposed):</p> <p>a. To address an immediate risk to the public safety or damage to property;</p> <p>b. The formation of walking tracks less than 1.5m wide;</p> <p>c. The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation, provided that the clearance does not exceed 3.5m in width either side of the fence line;</p> <p>d. To remove pest species in accordance with any approved pest management plan or biosecurity operational plan;</p> <p>e. To create or maintain a 20m setback from an area of indigenous vegetation to a residential unit (excluding accessory buildings);</p> <p>f. The removal or clearance of indigenous vegetation from land that was previously cleared and where the indigenous vegetation to be cleared is less than 10 years old; and</p> <p>g. Creation and maintenance of firebreaks to manage fire risk.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> • Refer to submission for detailed reasoning. Reasons summarised as: <ul style="list-style-type: none"> ○ Rule NFL-R3 only applies permitted activity status to indigenous vegetation clearance in ONL outside the coastal environment, and not for ONL within the coastal environment. In addition, no provision is made for Indigenous vegetation clearance in the ONF, leaving the activity status for that uncertain. The only provision for permitted activity Indigenous vegetation clearance in ONL within the coastal environment is made at NFL-R3.6 for regionally significant infrastructure. ○ The maximum area allowances in standard NFL-S5 and the limited range of permitted activities for indigenous vegetation clearance (as sought to be amended by this submission) provide sufficient protection. ○ Rule NFL-R3 should be amended to make additional allowances for indigenous vegetation clearance which by its nature will have minor effects on the ONL (whether inside or outside the coastal environment), is required to enable positive effects, or is required for the health and safety of people.
300.26	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	<p>AMEND NFL-R4 so that the permitted activity status applies to earthworks in the Outstanding Natural Landscapes and Outstanding Natural Features, irrespective of whether they are inside or outside of the coastal environment, as follows:</p> <p>ONL and ONF outside the coastal environment.</p> <p>AND</p>	<ul style="list-style-type: none"> • A restricted activity status (as is the effect of the Proposed District Plan rule as sought to be amended by this submission) is appropriate for earthworks on approved building platforms and the access driveways to them inside and outside the Outstanding Natural Landscapes and Outstanding Natural Features, noting that the appropriateness of construction on approved building platforms has already been determined at subdivision stage.

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				Any consequential amendments or alternative relief to address the matters raised in the submission.	
300.27	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Support	RETAIN NFL-R7. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The rule is supported, noting the submitter's other relief sought for indigenous vegetation clearance as a permitted activity in particular circumstances.
300.28	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	AMEND NFL-S1 to exempt the following from maximum height: a. <u>Chimney structures not exceeding 1.2m in width and 1m in height on any elevation.</u> b. <u>Architectural features (e.g., finials, spires) that do not exceed 1m in height.</u> c. <u>Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u> d. <u>Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.</u> AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Additional allowances should be made for roof top projections within specified parameters. Requiring resource consents for the placement of such features where they exceed the height is inefficient and adds costs which do not outweigh the benefits.
300.29	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Oppose	DELETE NFL-S2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The standard unnecessarily limits gross floor area and is considered too low to accommodate many residential dwellings, including the average size of a dwelling in New Zealand. The submitter considers standard is unnecessary in terms of managing effects, having regard to the balance of other rules and standards which apply to Natural Features and Landscapes.
300.30	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	AMEND NFL-S3 to allow for natural materials, as follows: 1. The building and structure exteriors must: a. Not utilise mirror glazing; and b. <u>Be constructed of natural materials or if the exterior surface is coloured or painted with then be a colour with a reflectance value no greater than 35% (provided that 2% of each exterior elevation is exempt) and with a roof colour with a reflectance value no greater than 30%.</u> AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The standard should allow for the use of natural materials as a permitted activity, with such materials being visually suitable in Outstanding Natural Landscapes and Outstanding Natural Features areas, including in the coastal environment.
300.31	Bream Tail Residents Association Incorporated	Subdivision	Amend	AMEND SUB-O2 to also require that subdivision in urban zones avoids reverse sensitivity effects on adjoining and nearby primary production activities in rural zones and precincts. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The objective fails to specify an appropriate outcome in respect to the management of reverse sensitivity, particularly at the interface of rural and urban zones. Policies 5.1.1 and 5.1.3 of the Regional Policy Statement direct that the potential for reverse sensitivity effects is avoided.
300.32	Bream Tail Residents Association Incorporated	Subdivision	Amend	AMEND SUB-P1 to also enable subdivision only where it avoids reverse sensitivity effects on adjoining and nearby primary production activities in rural zones and precincts. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> The objective fails to specify an appropriate outcome in respect to the management of reverse sensitivity, particularly at the interface of rural and urban zones. Policies 5.1.1 and 5.1.3 of the Regional Policy Statement direct that the potential for reverse sensitivity effects is avoided. SUB-P1 should also be amended to implement SUB-O3.
300.33	Bream Tail Residents Association Incorporated	Subdivision	Amend	AMEND to include the following additional policy requirements in relation to the Cove Road North Precinct: <u>a. Protection of indigenous biodiversity of the surrounding locality, including prohibitions within the Precinct on dogs, cats and mustelids.</u> <u>b. Avoidance of reverse sensitivity effects on adjoining and nearby primary production activities in rural zones and precincts.</u>	<ul style="list-style-type: none"> Refer to submission for details but the submitter opposes SUB-P13 in so far as it applies to the Cover Road North Precinct. In grouping the policy outcomes for both the Awakino and Cove Road North Precincts into one policy, SUB-P13 fails to properly make proper provision for the specific environment of the Cove Road North Precinct, including its relationship to neighbouring sites, zones and land uses. In particular, the policy is inappropriate as does not provide proper

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				<p><u>c. Maintenance and enhancement of rural character, landscape values and amenity values, in recognition that the Precinct provides a transition from urban to rural land uses.</u></p> <p><u>d. Provision of a sensitive transition from the Cove Road North Precinct to the Rural zone (including Bream Tail to the north), recognising the rural landscape values, including by the provision of lower residential densities, setbacks and landscape buffers and screening.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<p>direction in relation to a number of resource management matters (refer to submission for details).</p> <ul style="list-style-type: none"> The submitter considers that the Proposed Plan does not have proper regard to Part 2 of the Resource Management Act and does not give effect to higher order policy documents including the Regional Policy Statement.
300.34	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>ADD a new policy which applies to the following properties:</p> <ol style="list-style-type: none"> 54 Mangawhai Heads Road, Mangawhai (LOT 4 DP 310358). 47 Cullen Street, Mangawhai (LOT 100 DP 572492). 55 Cullen Street, Mangawhai (LOT 9 DP 191042). <p>The new policy should include appropriate direction to properly have regard to and give effect to the Resource Management Act 1991, and higher order policy documents including the Regional Policy Statement and include the following:</p> <ol style="list-style-type: none"> Protection of indigenous biodiversity of the surrounding locality, including prohibitions within the Precinct on dogs, cats and mustelids. Avoidance of reverse sensitivity effects on adjoining and nearby primary production activities in rural zones and precincts. Maintenance and enhancement of rural character, landscape values and amenity values, in recognition that the land provides a transition from urban to rural land uses. Provision of a sensitive transition to the Rural zone (including Bream Tail to the north), recognising the rural landscape values, including by the provision of lower residential densities, setbacks and landscape buffers and screening. Adherence of future subdivision to a new appropriate Spatial Layer that ensures the above outcomes are met. <p>AND</p> <p>ADD a new appropriate Spatial Layer to these properties on the planning maps.</p> <p>OR</p> <p>If the above relief is not accepted, rezone the properties from General residential zone to General rural zone.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as follows: The Proposed District Plan only applies general subdivision policies in the Subdivision chapter in relation to the subdivision of properties 54 Mangawhai Heads Road, Mangawhai (LOT 4 DP 310358), 47 Cullen Street, Mangawhai (LOT 100 DP 572492), and 55 Cullen Street, Mangawhai (LOT 9 DP 191042) adjoining and in proximity to the southern boundary of Bream Tail. These properties are at the boundary of urban and rural and the Proposed District Plan does not provide direction on how this transition is to be managed. Subdivision of these properties would risk reverse sensitivity effects on Bream Tail and the proposed zoning does not provide a suitable rural to urban transition. Overall submission seeks an extensive new set of provisions is introduced into the Proposed District Plan in relation to these properties. The subdivision provisions do not meet the requirements of the Resource Management Act 1991 and the directives of the Northland Regional Policy Statement policies under section 5.1. Failing the outcomes sought, the submission seeks that the properties be rezoned General rural.
300.35	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>AMEND SUB-R3 or provide an additional rule to provide a discretionary activity status to subdivision of the following land where it complies with the specified additional new subdivision standards as sought in this submission:</p> <ol style="list-style-type: none"> 54 Mangawhai Heads Road, Mangawhai (LOT 4 DP 310358); 47 Cullen Street, Mangawhai (LOT 100 DP 572492); and 55 Cullen Street, Mangawhai (LOT 9 DP 191042). <p>AND</p> <p>ADD a non-complying activity status where compliance with standards is not met.</p> <p>OR</p> <p>AMEND the zoning of the properties from General residential zone to General rural zone.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as follows: The controlled activity status and matters of control applicable to the subdivision of General residential zones in rule SUB-R3, are inappropriate as they apply to properties 54 Mangawhai Heads Road, Mangawhai (LOT 4 DP 310358), 47 Cullen Street, Mangawhai (LOT 100 DP 572492), and 55 Cullen Street, Mangawhai (LOT 9 DP 191042) adjoining and in proximity to the southern boundary of Bream Tail. SUB-R3 does not provide specific provisions for this land to ensure it meets the requirements of Resource Management Act 1991 and gives effect to the Northland Regional Policy Statement and other 'higher order' documents. Subdivision of these properties would risk reverse sensitivity effects on Bream Tail and the proposed zoning does not provide a suitable rural to urban transition.

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					<ul style="list-style-type: none"> Overall submission seeks an extensive new set of provisions is introduced into the Proposed District Plan in relation to these properties. The subdivision provisions do not meet the requirements of the Resource Management Act 1991 and the directives of the Northland Regional Policy Statement policies under section 5.1. Failing the outcomes sought, the submission seeks that the properties be rezoned General rural.
300.36	Bream Tail Residents Association Incorporated	Subdivision	Oppose	<p>ADD new standards in the Subdivision chapter, in relation to the following properties:</p> <ol style="list-style-type: none"> 54 Mangawhai Heads Road, Mangawhai (LOT 4 DP 310358). 47 Cullen Street, Mangawhai (LOT 100 DP 572492). 55 Cullen Street, Mangawhai (LOT 9 DP 191042). <p>The new standards should include a full suite of measures to implement the new policy sought elsewhere in the submission in relation to these properties, including, but not limited to the following:</p> <ol style="list-style-type: none"> The application of a suitable reduced minimum lot size (no less than 4000m² net site area) to new sites within 150 metres of the boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map in Attachment 1 to the submission). Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail. A setback of building platforms of 20 metres from the shared boundary of properties at Bream Tail. Prohibitions on cats, dogs and mustelids on new sites created. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property. Requirements for no-complaints covenants to be registered on new residential sites created in relation to the continuation of the farming operation at Bream Tail. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky. <p>AND</p> <p>ADD a spatial layer to show the spatial application of these standards.</p> <p>OR</p> <p>AMEND the zoning of the above properties from General residential zone to General rural zone.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks that an extensive new set of provisions is introduced to the Proposed District Plan in relation to the identified properties adjoining and in proximity to the southern boundary of Bream Tail, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.
300.37	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>AMEND SUB-R3 subclauses 8, 9, and 10 relating to the Cove Road North Precinct to reference the additional standards sought to be applied by this submission to subdivision in the Cove Road Precinct.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks that an extensive new set of provisions is introduced to the Proposed District Plan in relation to the identified properties adjoining and in proximity to the southern boundary of Bream Tail, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.
300.38	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>AMEND SUB-PREC2-S1 to include new subdivision standards for the Cove Road North Precinct, and to include an activity status where compliance with these new standards is not met as a discretionary activity.</p> <p>The new standards should include a full suite of measures to implement the amendments to policy SUB-P13 sought in this submission in</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks an extensive set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural

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				<p>relation to the Cove Road North Precinct, including, but not limited to the following:</p> <p>a. The application of a suitable reduced minimum lot size (no less than 4000m² net site area) to new sites within 150 metres of the boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map in Attachment 1 to the submission).</p> <p>b. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail.</p> <p>c. A setback of building platforms of 20 metres from the shared boundary of properties at Bream Tail.</p> <p>d. Prohibitions on cats, dogs and mustelids on new sites created.</p> <p>e. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property.</p> <p>f. Requirements for no-complaints covenants to be registered on new residential sites created in relation to the continuation of the farming operation at Bream Tail.</p> <p>g. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<p>character, landscape values and amenity values.</p>
300.39	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>AMEND Matters of discretion to SUB-PREC2-Cove Road North Precinct-MAT1 to implement the amendments sought to policy SUB-P13 in relation to the Cove Road North Precinct.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks that an extensive set of new provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.
300.40	Bream Tail Residents Association Incorporated	Planning Maps	Amend	<p>AMEND the Cove Road North Precinct Plan 1 (referred to in SUB-PREC2- Cove Road North Precinct - MAT1), as follows:</p> <p>a. Increase the extent of the Northern Sub-Precinct, so that the Northern Sub-Precinct adjoins the full boundary of properties in Bream Tail and adjoining General Rural zoned properties, including:</p> <p>i. 6 Tangaroa Road, Mangawhai (Lot 42 DP 348513); and</p> <p>ii. 8 Tangaroa Road, Mangawhai (Lot 43 DP 348513); and</p> <p>b. Show a landscape buffer area to a minimum 5 metres width along the full shared boundary of properties at Bream Tail; and</p> <p>c. Such other changes necessary to spatially show the relief sought in this submission.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks that an extensive new set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.
300.41	Bream Tail Residents Association Incorporated	Coastal Environment	Amend	<p>AMEND CE-O1, as follows:</p> <p>The characteristics, <u>and</u> qualities and values of the natural character of the coastal environment are preserved and are protected from inappropriate subdivision, use and development.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The amendments will better give effects to the Regional Policy Statement Objective 3.14 in respect to the coastal environment.
300.42	Bream Tail Residents Association Incorporated	Coastal Environment	Support	<p>RETAIN CE-O2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> It properly gives effect to the Regional Policy Statement and the New Zealand Coastal Policy Statement.

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300.43	Bream Tail Residents Association Incorporated	Coastal Environment	Amend	AMEND CE-P1 to ensure a cross-reference to the accurate inclusion and description of the characteristics, qualities and values that make an area a High or Outstanding Natural Character Area in Schedule 6 - Natural Character Areas, as sought elsewhere in the submission.	<ul style="list-style-type: none"> The policy is supported, subject to the accurate inclusion and description of the characteristics, qualities and values that make an area a High or Outstanding Natural Character Area in Schedule 6.
300.44	Bream Tail Residents Association Incorporated	Coastal Environment	Support	RETAIN CE-P2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> It properly gives effect to the Regional Policy Statement and the New Zealand Coastal Policy Statement.
300.45	Bream Tail Residents Association Incorporated	Coastal Environment	Support	RETAIN CE-P3. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> It properly gives effect to the Regional Policy Statement and the New Zealand Coastal Policy Statement.
300.46	Bream Tail Residents Association Incorporated	Coastal Environment	Amend	AMEND CE-P6 to have regard to whether land use and development is on a previously approved building platform or necessary to provide access to a previously approved building platform.	<ul style="list-style-type: none"> Specific recognition should be given to the existence of consented building platforms and access to those platforms when considering resource consent applications under CE-P6.
300.47	Bream Tail Residents Association Incorporated	Coastal Environment	Amend	ADD a new policy in the Coastal Environment chapter, as follows: <u>Existing subdivision, use and development</u> <u>Recognise that lawfully established subdivision, land use and development are located within the coastal environment, including High Natural Character Areas and Outstanding Natural Character Areas and allow them to continue without undue restriction.</u> AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> To recognise that lawfully established existing subdivision, use and development are located within the coastal environment and allow them to continue without undue restriction. The submitter's site at Bream Tail is an example of this.
300.48	Bream Tail Residents Association Incorporated	Coastal Environment	Amend	AMEND CE-R1 to delete reference to and requirement to comply with CE-S3 Gross Floor Area. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Gross floor area should not be limited to achieve permitted activity status.
300.49	Bream Tail Residents Association Incorporated	Coastal Environment	Amend	AMEND CE-R2 to delete reference to and requirement to comply with CE-S3 Gross Floor Area (note error in submission). AND AMEND CE-R2.1.a.ii.ii., as follows: ii. On a building platform identified in an existing approved subdivision consent and/or land use consent ledged with Council prior to 30 April 2025. AND AMEND Rule CE-R2 to add the following additional permitted activity: 2. Activity Status: Permitted <u>c. Where the building or structure is on a defined exclusive use area as shown on the survey plan for Lots 1-4, 6-8, 10, 12-17, 22-29, 34 and 40-45 DP348513, Lot 1 DP493396, Lots 5 and 9 DP435202, Lots 101 and 102 DP528288, Lots 1 and 2 DP408561, Lots 3 and 4 DP404524, Lots 5 and 6 DP400385, and Lots 7 and 8 DP404525 (Bream Tail), or a nominated buildable area or a building platform otherwise approved on those properties.</u> AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as follows: Bream Tail is an example where the subdivision has been carefully designed, mitigation planting established and controls imposed through consent notices to manage the effects of buildings. Owners have purchased lots on the understanding that their entitlement to build on them is protected, designed and have detailed controls imposed by way of consent condition and consent notices on the titles. Permitted activity status is an efficient and effective way of recognising these existing expectations to build under the terms of consents and avoids the costs associated with new consent for buildings on locations already confirmed as appropriate by way of previous consents. Gross floor area limitations are opposed on the basis that the limitations are too low to accommodate many residential dwellings. Submitter considers this is out of line with the New Zealand Coastal Policy Statement and Regional Policy Statement. Reference to the date in CE-R2.1.a.ii.ii is unnecessary. Specific provision is sought in the rule for the Bream Tail subdivision to recognise it has defined exclusive use areas and nominated buildable areas.
300.50	Bream Tail Residents Association Incorporated	Coastal Environment	Amend	AMEND permitted activities to CE-R3 for indigenous vegetation clearance for the following purposes (without a requirement for these to comply with the area limitation standards under	<ul style="list-style-type: none"> Make additional allowances for indigenous vegetation clearance which by its nature will have minor effects on the coastal environment and High Natural Character Areas, is required

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				<p>NFL-S5 and in addition to the repair and maintenance allowances in the rule as proposed):</p> <ol style="list-style-type: none"> 1. To address an immediate risk to the public safety or damage to property; 2. The formation of walking tracks less than 1.5m wide; 3. The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation, provided that the clearance does not exceed 3.5m in width either side of the fence line; 4. To remove pest species in accordance with any approved pest management plan or biosecurity operational plan; 5. To create or maintain a 20m setback from an area of indigenous vegetation to a residential unit (excluding accessory buildings); 6. The removal or clearance of indigenous vegetation from land that was previously cleared and where the indigenous vegetation to be cleared is less than 10 years old; and 7. Creation and maintenance of firebreaks to manage fire risk. <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<p>to enable positive effects, or is required for the health and safety of people. The exclusion is sought only to apply to the High Natural Character Areas and not Outstanding Natural Character Areas.</p>
300.51	Bream Tail Residents Association Incorporated	Coastal Environment	Support	<p>RETAIN CE-R4.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> • The rule is appropriate.
300.52	Bream Tail Residents Association Incorporated	Coastal Environment	Amend	<p>AMEND CE-S1 to exempt the following from maximum height:</p> <p><u>a. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and</u></p> <p><u>b. Architectural features (e.g., finials, spires) that do not exceed 1m in height.</u></p> <p><u>c. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u></p> <p><u>d. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> • Additional allowances should be made for rooftop projections within specified parameters. Within the specified height limits as sought in the submission, these features will have no or negligible impact on the on the characteristics, qualities and values of the Outstanding Natural Landscape or ONF.
300.53	Bream Tail Residents Association Incorporated	Coastal Environment	Amend	<p>AMEND CE-S2 to allow for natural materials as follows:</p> <ol style="list-style-type: none"> 1. The building and structure exteriors must: <ol style="list-style-type: none"> a. <u>Be constructed of natural materials or if the exterior surface is</u> coloured or painted, <u>with then</u> <u>be</u> a colour with a reflectance value no greater than 35% (provided that 2% of each exterior elevation is exempt) and with a roof colour with a reflectance value no greater than 30%; and b. Not utilise mirror glazing. <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> • Natural materials are visually suitable in coastal areas.
300.54	Bream Tail Residents Association Incorporated	Coastal Environment	Oppose	<p>DELETE CE-S3.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> • Gross floor area is opposed because it is too low to accommodate many residential dwellings, including the average size of a dwelling in New Zealand. • It is unnecessary in terms of managing effects on the coastal environment, having regard to the balance of other rules and standards which apply.
300.55	Bream Tail Residents Association Incorporated	General Rural Zone	Amend	<p>AMEND GRUZ-O1.3. 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; 	<ul style="list-style-type: none"> • The objectives seeks to restrict a functional or operational need test for non-rural activities to locate in the General rural zone. While 'restrict' does not direct 'avoid' as is sought to be implemented by proposed policy GRUZ-P5, it nevertheless applies an inappropriate test for

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				<p>2. Provide for ancillary activities that support primary production; and</p> <p>3. Restrict activities that are incompatible with primary production activities incompatible activities that do not have a functional or operational need to be in a rural environment.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<p>activities that may not necessarily be rural productive activities themselves but are either supportive of such activities or otherwise compatible.</p>
300.56	Bream Tail Residents Association Incorporated	General Rural Zone	Support	<p>RETAIN GRUZ-O2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The outcome is supported and gives effect to the Regional Policy Statement.
300.57	Bream Tail Residents Association Incorporated	General Rural Zone	Support	<p>RETAIN GRUZ-O4.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Maintenance or rural character and amenity values is supported.
300.58	Bream Tail Residents Association Incorporated	General Rural Zone	Amend	<p>AMEND GRUZ-P3 to refocus to avoidance of reverse sensitivity effects in accordance with the Regional Policy Statement, as follows:</p> <p>Manage the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities, including through methods such as no-complaints covenants, landscaping, screening or siting of buildings.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The Regional Policy Statement directs the avoidance of reverse sensitivity effects on rural production activities and amendments are sought accordingly.
300.59	Bream Tail Residents Association Incorporated	General Rural Zone	Amend	<p>AMEND GRUZ-P5 to delete the requirement for activities to have a functional or operational need, but retain the requirement for compatibility, as follows:</p> <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;</p> <p>2. 1. Are compatible with primary production activities; and</p> <p>3. 2. Do not result in the loss of availability and productive capacity of highly productive land including consideration of the cumulative effects of such losses.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Functional and operational need is an inappropriate test here for activities that may not necessarily be rural productive activities themselves but are either supportive of such activities or otherwise compatible.
300.60	Bream Tail Residents Association Incorporated	General Rural Zone	Support	<p>RETAIN GRUZ-R2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The rule appropriately provides for agricultural, pastoral or horticultural activities as a permitted activity.
300.61	Bream Tail Residents Association Incorporated	General Rural Zone	Support	<p>RETAIN GRUZ-R3.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The ability to construct one residential unit on a site less than 24 hectares as a permitted activity is supported.
300.62	Bream Tail Residents Association Incorporated	General Rural Zone	Amend	<p>DELETE the requirement under GRUZ-R4.1.c for the separation distance between the minor residential unit and the principal residential unit to be no greater than 50m.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The requirement for the separation distance is unnecessary and, in some part, runs counter to the benefit created by the rule.

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300.63	Bream Tail Residents Association Incorporated	General Rural Zone	Amend	<p>ADD "Recreation Activity" as a new permitted activity in the General rural zone. The activity is already defined in the Proposed District Plan.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Providing for the use of buildings and land for recreation or leisure is an accepted and desirable part of rural life, and as exhibited by the common facilities at the submitter's Bream Tail site, desirable for social and community well-being.
300.64	Bream Tail Residents Association Incorporated	General Rural Zone	Amend	<p>AMEND GRUZ-S1 to also exempt the following from maximum height:</p> <p><u>a. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.</u></p> <p><u>b. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Additional allowances should be made for roof top projections within specified parameters, specifically, solar and water heating components and satellite dishes above the roof line of the building. Requiring resource consents for the placement of such features where they exceed the height is inefficient and adds costs which do not outweigh the benefits.
300.65	Bream Tail Residents Association Incorporated	General Residential Zone	Oppose	<p>DELETE GRZ-PREC2- Cove Road North Precinct-O1.</p> <p>AND</p> <p>ADD a new alternative objective for the Cove Road North Precinct which includes the following directions:</p> <p>a. Protection of indigenous biodiversity of the surrounding locality.</p> <p>b. Avoidance of reverse sensitivity effects on adjoining and nearby primary production activities in rural zones and precincts.</p> <p>c. Maintenance and enhancement of rural character, landscape values and amenity values, in recognition that the land provides a transition from urban to rural land uses.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> In directing that landscape, ecological, infrastructure, transport, and character and amenity effects are only "managed", the objective provides insufficient direction as to how such effects should be managed. The additional direction is needed in the objective to have proper regard to the Resource Management Act 1991 and higher order planning instruments, including the Regional Policy Statement.
300.66	Bream Tail Residents Association Incorporated	General Residential Zone	Amend	<p>ADD new policies to the Cove Road North Precinct (PREC2) in relation to the following:</p> <p>a. Protection of indigenous biodiversity of the surrounding locality, including prohibitions within the Precinct on dogs, cats and mustelids.</p> <p>b. Avoidance of reverse sensitivity effects on adjoining and nearby primary production activities in rural zones and precincts.</p> <p>c. Maintenance and enhancement of rural character, landscape values and amenity values, in recognition that the Precinct provides a transition from urban to rural land uses.</p> <p>d. Provision of a sensitive transition from the Cove Road North Precinct to the Rural zone (including Bream Tail to the north), recognising the rural landscape values, including by the provision of lower residential densities, setbacks and landscape buffers and screening.</p>	<ul style="list-style-type: none"> Refer to the submission for detailed reasoning. The submission seeks that an extensive new set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.
300.67	Bream Tail Residents Association Incorporated	General Residential Zone	Amend	<p>ADD new rules for the Cove Road North Precinct and include an activity status where compliance with these new rules and associated standards is not met as a discretionary activity. The new rules should include a full suite of measures to implement the new objective sought in this submission in relation to the Cove Road North Precinct, including, but not limited to the following:</p> <p>a. A minimum net site area of 4000m² to lots within the Northern Sub-Precinct on the Cove Road North Precinct Plan 1.</p> <p>b. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map in Attachment 1 to this submission), including specifications on the establishment and final height, density of planting and timing of canopy closure to achieve adequate screening when viewed from sites at Bream Tail.</p> <p>c. A building setback/yard of 20 metres from the shared boundary of properties at Bream Tail.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks that an extensive new set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.

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				<p>d. Prohibitions on cats, dogs and mustelids on new sites created.</p> <p>e. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property.</p> <p>f. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	
300.68	Bream Tail Residents Association Incorporated	General Residential Zone	Amend	<p>ADD new standards to the Cove Road North Precinct and include an activity status where these new standards are not met as a discretionary activity. The new standards should include a full suite of measures to implement the new objective sought in this submission in relation to the Cove Road North Precinct, including, but not limited to the following:</p> <ol style="list-style-type: none"> 1. A minimum net site area of 4000m² to lots within the Northern Sub-Precinct on the Cove Road North Precinct Plan 1. 2. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map in Attachment 1 to this submission), including specifications on the establishment and final height, density of planting and timing of canopy closure to achieve adequate screening when viewed from sites at Bream Tail. 3. A building setback/yard of 20 metres from the shared boundary of properties at Bream Tail. 4. Prohibitions on cats, dogs and mustelids on new sites created. 5. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property. 6. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky. 7. Maximum impervious surfaces in the Cove Road North Precinct - Northern Sub-precinct of 20%. <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> • Refer to the submission for detailed reasoning. The submission seeks that an extensive new set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.
300.69	Bream Tail Residents Association Incorporated	General Residential Zone	Amend	<p>ADD new objectives, policies, rules and standards in the General residential zone chapter in relation to the following properties:</p> <ol style="list-style-type: none"> 1. 54 Mangawhai Heads Road, Mangawhai (LOT 4 DP 310358). 2. 47 Cullen Street, Mangawhai (LOT 100 DP 572492). 3. 55 Cullen Street, Mangawhai (LOT 9 DP 191042). <p>The new objectives, policies, rules and standards should include appropriate policy direction and methods to properly give effect to the Resource Management Act 1991 and higher order planning instruments including the Regional Policy Statement and ensure the following outcomes:</p> <ol style="list-style-type: none"> a. Protection of indigenous biodiversity of the surrounding locality, including prohibitions within the Precinct on dogs, cats and mustelids. b. Avoidance of reverse sensitivity effects on adjoining and nearby primary production activities in rural zones and precincts. c. Maintenance and enhancement of rural character, landscape values and amenity values, in recognition that the land provides a transition from urban to rural land uses. d. Provision of a sensitive transition to the Rural zone (including Bream Tail to the north), recognising the rural landscape values, including 	<ul style="list-style-type: none"> • Refer to submission for detailed reasoning. The submission seeks that an extensive new set of provisions is introduced to the Proposed District Plan in relation to the identified properties adjoining and in proximity to the southern boundary of Bream Tail, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.

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				<p>by the provision of lower residential densities, setbacks and landscape buffers and screening.</p> <p>e. Adherence of future subdivision to a new appropriate Spatial Layer that ensures the above outcomes are met.</p> <p>AND</p> <p>ADD a new appropriate Spatial Layer to these properties on the planning maps.</p> <p>OR</p> <p>AMEND the zoning of the properties from General residential zone to General rural zone.</p>	
300.70	Bream Tail Residents Association Incorporated	General	Amend	<p>ADD a new "Bream Tail Precinct" under Part 3 - Area-specific matters as a standalone section, including an overview, objectives, policies, and rules as set out in the submission (refer pages 61 to 63 of the submission for full details).</p> <p>OR</p> <p>PROVIDE for the Bream Tail Precinct in the General rural zone and Subdivision chapters, and any other relevant chapters in the Proposed District Plan, in a manner that gives full effect to the relief sought in the submission.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> • Key reasons why submitter considers a Precinct is appropriate for Bream Tail: • Bream Tail presents a large landholding with a complex arrangement of land uses and ownership structure not practically managed by simply its General rural zone and overlays alone; • Bream Tail is different from other rural-residential lifestyle developments, with its scale, very low density of residential development, land reserved for conservation purposes, and farm operating over the balance of the property. These characteristics warrant an integrated and comprehensive resource management approach for Bream Tail as a whole; and • Bespoke planning provisions provide appropriate recognition of the existing and consented environment at Bream Tail, including that established through the previous subdivision consents and conditions to be complied with as required by instruments on the titles. They allow certain Proposed District Plan provisions to be tailored to reduce consenting burden and risk.
300.71	Bream Tail Residents Association Incorporated	Schedule 5 – Outstanding Natural Landscapes	Amend	<p>AMEND Schedule -5, as follows:</p> <ul style="list-style-type: none"> • Replace the link to the 2010 Landscape Technical Report with the evaluation sheets which informed the maps adopted from the Northland Regional Policy Statement 2016; and • The descriptions are amended to follow that used in the evaluation sheets which informed the Regional Policy Statement mapping, including a full description of the characteristics, qualities and values of the outstanding natural landscapes in each case. <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> • Schedule 5 – Outstanding Natural Landscapes has the following link: "Access to full report on Outstanding Natural Landscapes". This links to a 2010 Landscape Technical Report which is the incorrect basis for the evaluation and determination of outstanding natural landscapes in the district. • The use of the correct descriptions in Schedule 5 of outstanding natural landscapes is important because of the requirements of the related policies in the Proposed District Plan.
300.72	Bream Tail Residents Association Incorporated	Schedule 6 – Natural Character Areas	Amend	<p>AMEND Schedule 6 – Natural Character Areas to include a full description (or link to a full description) of the characteristics, qualities and values of natural character areas mapped in the Proposed District Plan.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> • A link or inclusion of the correct descriptions of characteristics, qualities and values of identified natural character areas in Schedule 6 is important because related policies in the Proposed District Plan require an assessment against them.
300.73	Bream Tail Residents Association Incorporated	Natural Character	Amend	<p>DELETE the mapped extent of the High Natural Character overlay from the following properties at Bream Tail so that it is removed from the building platforms and house sites, and their curtilage areas and access driveways of the following properties at Bream Tail:</p> <ol style="list-style-type: none"> 1. 15 Tuaraki Road, Mangawhai (LOT 6 DP 400385); 2. 17 Tuaraki Road, Mangawhai (LOT 5 DP 400385) 3. 21 Tuaraki Road, Mangawhai (LOT 1 DP 408561); 4. 21 Tangaroa Road, Mangawhai (LOT 9 DP 435202); 5. 36 Tangaroa Road, Mangawhai (Lot 3 DP 348513); 	<ul style="list-style-type: none"> • High Natural Character Areas should not apply to building platforms and house sites, their curtilage areas and access driveways, with such areas not exhibiting natural character values. • A number of such areas are identified at Bream Tail as being either fully or partly within a High Natural Character Area and should properly be excluded. • Method 4.5.4(2) of the Regional Policy Statement allows for the mapped areas to be changed at any time (using the Schedule 1 process).

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				<p>6. 23 Tangaroa Road, Mangawhai (Lot 8 DP 348513); and</p> <p>7. 24 Tangaroa Road, Mangawhai (Lot 1 DP 348513).</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	
300.74	Bream Tail Residents Association Incorporated	Coastal Environment	Amend	<p>AMEND the mapped extent of the Coastal Environment overlay on the properties at Bream Tail shown in Attachment 1 of the submission so that it accurately follows characteristics and features, including the first prominent ridge line or contour from the Coastal Marine Area.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The mapped extent of the Coastal Environment at Bream Tail Farm follows a simplified straight-line form and an approximation of key features set out in the Coastal Environment Assessment Criteria of the Regional Policy Statement. Method 4.5.4(2) of the Regional Policy Statement allows for the mapped areas to be changed at any time (using the Schedule 1 process).
300.75	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	<p>AMEND the mapped extent of the Outstanding Natural Landscape overlay on the properties at Bream Tail as shown on Attachment 1 of the submission so that it accurately follows characteristics and features according to the Landscape Assessment Criteria of the Regional Policy Statement.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The mapped extent of the Outstanding Natural Landscape at Bream Tail Farm follows a simplified straight-line form and an approximation of key features set out in the Landscape Assessment Criteria of the Regional Policy Statement. Method 4.5.4(2) of the Regional Policy Statement allows for the mapped areas to be changed at any time (using the Schedule 1 process).
300.76	Bream Tail Residents Association Incorporated	Planning Maps	Amend	<p>ADD a new map layer for the Bream Tail Precinct and apply it to all of the land within the Bream Tail Farm as shown on the map at Attachment 1 of the submission.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Submitter is seeking the addition of a Bream Tail Precinct into the Proposed District Plan and associated amendments.
300.77	Bream Tail Residents Association Incorporated	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-O2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The objectives appropriately seek to protect, promote and enable the restoration of indigenous biodiversity.
300.78	Bream Tail Residents Association Incorporated	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-O3.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The objectives appropriately seek to protect, promote and enable the restoration of indigenous biodiversity.
300.79	Bream Tail Residents Association Incorporated	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-O4.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The objectives appropriately seek to protect, promote and enable the restoration of indigenous biodiversity.
300.80	Bream Tail Residents Association Incorporated	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-P2.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The policies appropriately give effect to the requirements of the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.
300.81	Bream Tail Residents Association Incorporated	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-P3.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The policies appropriately give effect to the requirements of the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.
300.82	Bream Tail Residents Association Incorporated	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-P4.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The policies appropriately give effect to the requirements of the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.
300.83	Bream Tail Residents Association Incorporated	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-P5.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The policies appropriately give effect to the requirements of the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.

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	Association Incorporated			Any consequential amendments or alternative relief to address the matters raised in the submission.	Statement and the Northland Regional Policy Statement.
300.84	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Support	RETAIN NFL-O2. AND Any consequential amendments or alternative relief to address the matters raised in the submission.	<ul style="list-style-type: none"> No reasons provided.
300.85	Bream Tail Residents Association Incorporated	Natural Features and Landscapes	Amend	<p>AMEND NFL-R2.2 to retain the exclusion to defined exclusive use areas at Bream Tail, amended to ensure the permitted activity rules does apply to Bream Tail and without reference to the consent notice, previous consents or Operative District Plan. This can be achieved by the following amendments, or similar:</p> <p>2. This rule does not apply to:</p> <p>a. The defined Exclusive Use Areas shown on the Survey Plan for lots 1-29, 32,34,40,41 and 45 DP 348513 consented by RM050086 (Bream Tail) provided that the other conditions of the Consent Notices (dated 2 February 2004) on these titles are complied with, which shall rely on Rule 12.10.3c.2 in Chapter 12 of the Kaipara Operative District Plan.</p> <p>2. Activity Status: Permitted</p> <p>a. <u>Where the building or structure is on a defined exclusive use area as shown on the survey plan for Lots 1- 4, 6-8, 10, 12-17, 22-29, 34 and 40-45 DP348513, Lot 1 DP493396, Lots 5 and 9 DP435202, Lots 101 and 102 DP528288, Lots 1 and 2 DP408561, Lots 3 and 4 DP404524, Lots 5 and 6 DP400385, and Lots 7 and 8 DP404525 (Bream Tail), or a nominated buildable area or a building platform otherwise approved on those properties.</u></p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> The drafting of NFL-R2.2. requires improvements to achieve its intended outcome to specifically recognise the particular circumstances of the Bream Tail subdivision, including the detailed requirements of the consent notices that exist on the titles as set out in the submission.
300.86	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>AMEND SUB-PREC2-S2 to include new subdivision standards for the Cove Road North Precinct, and to include an activity status where compliance with these new standards is not met as a discretionary activity.</p> <p>The new standards should include a full suite of measures to implement the amendments to policy SUB-P13 sought in this submission in relation to the Cove Road North Precinct, including, but not limited to the following:</p> <p>a. Apply a minimum net site area of 4000m² to lots within the Northern Sub-Precinct on the Cove Road North Precinct Plan 1 (as that area is sought to be amended by elsewhere by this submission).</p> <p>b. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map at Attachment 1 to this submission).</p> <p>c. A setback of building platforms of 20 metres from the shared boundary of properties at Bream Tail.</p> <p>d. Prohibitions on cats, dogs and mustelids on new sites created.</p> <p>e. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property.</p> <p>f. Requirements for no-complaints covenants to be registered on new residential sites created in relation to the continuation of the farming operation at Bream Tail.</p> <p>g. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks an extensive set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.

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300.87	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>AMEND SUB-PREC2-S3 to include new subdivision standards for the Cove Road North Precinct, and to include an activity status where compliance with these new standards is not met as a discretionary activity.</p> <p>The new standards should include a full suite of measures to implement the amendments to policy SUB-P13 sought in this submission in relation to the Cove Road North Precinct, including, but not limited to the following:</p> <p>a. Apply a minimum net site area of 4000m² to lots within the Northern Sub-Precinct on the Cove Road North Precinct Plan 1 (as that area is sought to be amended by elsewhere by this submission).</p> <p>b. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map at Attachment 1 to this submission).</p> <p>c. A setback of building platforms of 20 metres from the shared boundary of properties at Bream Tail.</p> <p>d. Prohibitions on cats, dogs and mustelids on new sites created.</p> <p>e. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property.</p> <p>f. Requirements for no-complaints covenants to be registered on new residential sites created in relation to the continuation of the farming operation at Bream Tail.</p> <p>g. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks an extensive set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.
300.88	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>AMEND SUB-PREC2-S4 to include new subdivision standards for the Cove Road North Precinct, and to include an activity status where compliance with these new standards is not met as a discretionary activity.</p> <p>The new standards should include a full suite of measures to implement the amendments to policy SUB-P13 sought in this submission in relation to the Cove Road North Precinct, including, but not limited to the following:</p> <p>a. Apply a minimum net site area of 4000m² to lots within the Northern Sub-Precinct on the Cove Road North Precinct Plan 1 (as that area is sought to be amended by elsewhere by this submission).</p> <p>b. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map at Attachment 1 to this submission).</p> <p>c. A setback of building platforms of 20 metres from the shared boundary of properties at Bream Tail.</p> <p>d. Prohibitions on cats, dogs and mustelids on new sites created.</p> <p>e. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property.</p> <p>f. Requirements for no-complaints covenants to be registered on new residential sites created in relation to the continuation of the farming operation at Bream Tail.</p> <p>g. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks an extensive set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.

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300.89	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>AMEND SUB-PREC2-S5 to include new subdivision standards for the Cove Road North Precinct, and to include an activity status where compliance with these new standards is not met as a discretionary activity.</p> <p>The new standards should include a full suite of measures to implement the amendments to policy SUB-P13 sought in this submission in relation to the Cove Road North Precinct, including, but not limited to the following:</p> <p>a. Apply a minimum net site area of 4000m² to lots within the Northern Sub-Precinct on the Cove Road North Precinct Plan 1 (as that area is sought to be amended by elsewhere by this submission).</p> <p>b. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map at Attachment 1 to this submission).</p> <p>c. A setback of building platforms of 20 metres from the shared boundary of properties at Bream Tail.</p> <p>d. Prohibitions on cats, dogs and mustelids on new sites created.</p> <p>e. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property.</p> <p>f. Requirements for no-complaints covenants to be registered on new residential sites created in relation to the continuation of the farming operation at Bream Tail.</p> <p>g. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks an extensive set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.
300.90	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>AMEND SUB-PREC2-S6 to include new subdivision standards for the Cove Road North Precinct, and to include an activity status where compliance with these new standards is not met as a discretionary activity.</p> <p>The new standards should include a full suite of measures to implement the amendments to policy SUB-P13 sought in this submission in relation to the Cove Road North Precinct, including, but not limited to the following:</p> <p>a. Apply a minimum net site area of 4000m² to lots within the Northern Sub-Precinct on the Cove Road North Precinct Plan 1 (as that area is sought to be amended by elsewhere by this submission).</p> <p>b. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map at Attachment 1 to this submission).</p> <p>c. A setback of building platforms of 20 metres from the shared boundary of properties at Bream Tail.</p> <p>d. Prohibitions on cats, dogs and mustelids on new sites created.</p> <p>e. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property.</p> <p>f. Requirements for no-complaints covenants to be registered on new residential sites created in relation to the continuation of the farming operation at Bream Tail.</p> <p>g. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks an extensive set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.

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300.91	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>AMEND SUB-PREC2-S7 to include new subdivision standards for the Cove Road North Precinct, and to include an activity status where compliance with these new standards is not met as a discretionary activity.</p> <p>The new standards should include a full suite of measures to implement the amendments to policy SUB-P13 sought in this submission in relation to the Cove Road North Precinct, including, but not limited to the following:</p> <p>a. Apply a minimum net site area of 4000m² to lots within the Northern Sub-Precinct on the Cove Road North Precinct Plan 1 (as that area is sought to be amended by elsewhere by this submission).</p> <p>b. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map at Attachment 1 to this submission).</p> <p>c. A setback of building platforms of 20 metres from the shared boundary of properties at Bream Tail.</p> <p>d. Prohibitions on cats, dogs and mustelids on new sites created.</p> <p>e. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property.</p> <p>f. Requirements for no-complaints covenants to be registered on new residential sites created in relation to the continuation of the farming operation at Bream Tail.</p> <p>g. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks an extensive set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.
300.92	Bream Tail Residents Association Incorporated	Subdivision	Amend	<p>AMEND SUB-PREC2-S8 to include new subdivision standards for the Cove Road North Precinct, and to include an activity status where compliance with these new standards is not met as a discretionary activity.</p> <p>The new standards should include a full suite of measures to implement the amendments to policy SUB-P13 sought in this submission in relation to the Cove Road North Precinct, including, but not limited to the following:</p> <p>a. Apply a minimum net site area of 4000m² to lots within the Northern Sub-Precinct on the Cove Road North Precinct Plan 1 (as that area is sought to be amended by elsewhere by this submission).</p> <p>b. Landscape buffer planting to a minimum 5 metres width along the shared boundary of properties at Bream Tail Farm (Bream Tail) (as identified in the map at Attachment 1 to this submission).</p> <p>c. A setback of building platforms of 20 metres from the shared boundary of properties at Bream Tail.</p> <p>d. Prohibitions on cats, dogs and mustelids on new sites created.</p> <p>e. Requirements to construct and maintain a fence along the shared boundary with Bream Tail to prevent animals entering the Bream Tail property.</p> <p>f. Requirements for no-complaints covenants to be registered on new residential sites created in relation to the continuation of the farming operation at Bream Tail.</p> <p>g. Requirements for lighting such as down-lighting, orientation and maximum luminescence to avoid adverse effects on the night sky.</p> <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. The submission seeks an extensive set of provisions is introduced to the Cove Road North Precinct, in respect to reverse sensitivity, providing an appropriate transition between urban and rural, protection of indigenous biodiversity, and the maintenance and enhancement of rural character, landscape values and amenity values.

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