

Proposed Kaipara District Plan **Volume 2 - Summary of Submissions** **for Submissions 101 - 148**

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.

PROPOSED KAIPARA DISTRICT PLAN – SUMMARY OF SUBMISSIONS

VOLUME 2

(includes Submissions 101 – 148)

Submission Point No.	Submitter	Plan Section	Position	Summary of Decisions Requested	Reasons
101.1	Oliver Prater	Rural Lifestyle Zone	Amend	RETAIN the approach to concentrate Rural lifestyle zone around existing settlements, preserving productive farmland further away from the settlements from being subdivided into non-productive lots.	<ul style="list-style-type: none"> The submitter supports the Council's proposal to locate Rural lifestyle zone near existing settlements. And keeping General rural zone "productive farmland further away from settlements and from being subdivided into non-productive lots."
101.2	Oliver Prater	Planning Maps	Amend	AMEND the extent of the Rural lifestyle zone to extend north of Paparoa to Franklin Road and Paparoa-Oakleigh Road. See submission for map of area sought.	<ul style="list-style-type: none"> The submitter considers the proposed Rural lifestyle zone mostly extends to geographical features such as roads, rivers, Kaipara harbour etc. One exception to this, however, is north of Paparoa, although it fits the Council's objectives of being close to Paparoa and unproductive farmland. The submitter suggests that extending the Rural lifestyle zone north to at least Franklin Road would fit the Council's objectives and maintain the limits of the zone at a geographical boundary.
102.1	Brett McDowall	Planning Maps	Support	RETAIN the approach to not intensify housing on the south-eastern Mangawhai boundary.	<ul style="list-style-type: none"> No reasons provided.
103.1	Anne McDowall	Planning Maps	Support	RETAIN the approach to not intensify housing on the south-eastern Mangawhai boundary.	<ul style="list-style-type: none"> No reasons provided.
104.1	Jules Averill	General	Support	RETAIN the District Plan, particularly as it does not intensify housing on the south-eastern Mangawhai boundary.	<ul style="list-style-type: none"> The submitter wishes for the rural character and natural environment to be maintained and the current urban zones to be consolidated with the infrastructure to support it.
105.1	Joanne Floyd	Infrastructure	Amend	AMEND INF-P17.2. to include additional demand generated can be accommodated within consent compliance limits with regional consents.	<ul style="list-style-type: none"> No reasons provided.
105.2	Joanne Floyd	Subdivision	Amend	AMEND SUB-R3 No specific decision requested; however, the submission considers that SUB-R3 is not restrictive enough as it does not deal with capacity of infrastructure sufficiently. If there is no infrastructure capacity, then the subdivision cannot be declined. The submitter notes that there is provision under the contributions policy to require contribution towards upgrading infrastructure, but submitter considers this may be impractical to achieve. The development could trigger effects that result in a non-compliance with regional consents and have actual adverse effects.	<ul style="list-style-type: none"> No reasons provided.
105.3	Joanne Floyd	Transport	Amend	No specific decision requested but submitter is concerned that Kaipara District Council are relying on a 2011 engineering standard. Submitter seeks clarity as to why the Council are restricting the engineering standard to a 2011 standard.	<ul style="list-style-type: none"> The submitter is concerned that reference to the 2011 engineering standard in the Proposed District Plan means that Council is stuck with a standard that does not allow for improvement.
105.4	Joanne Floyd	Transport	Amend	No specific decision requested; however, the submission notes that TRAN-R4 does not mention that a vehicle crossing permit is required when the activity status is permitted.	<ul style="list-style-type: none"> There is no mention of a vehicle crossing permit being required when the status of the activity is permitted.
106.1	Nigel Russell	Planning Maps	Oppose	AMEND the planning maps to leave the Lifestyle zoning intact for the Paparoa area and expand this. AND ADD In areas such as Maungatūroto and the Dargaville outskirts, closer to service centres that can support this level of growth.	<ul style="list-style-type: none"> The areas listed do not have infrastructure to support the proposed changes and given the proximity to the Kaipara Harbour and mangrove forests, the submitter is concerned about run off, further silting and harbour pollution. No further expansion of Commercial zoning is proposed to accommodate expected growth associated with the residential zoning (inferred).
106.2	Nigel Russell	Rural Lifestyle Zone	Oppose	No specific decision requested in relation to RLZ-O2 but submission raises concerns that rural lifestyle and amenity value must remain low density in Paparoa area.	<ul style="list-style-type: none"> Submitter is concerned about General residential zoning of Paparoa area and consider that this should remain as Rural lifestyle zoning and Council should look to expand General residential zoning elsewhere in areas such as Maungatūroto and the Dargaville outskirts.
107.1	John Seward	Planning Maps	Oppose	AMEND the zoning of the area around 34 Raymond Bull Road, Mangawhai from General rural zone in this area and re zone to Rural lifestyle zone.	<ul style="list-style-type: none"> The submitter opposes this provision, and they believe the Proposed District Plan is wrong to say that "this area is a high productive primary industry." The submitter also states that "The big farms have already been sub-divided into smaller lots that do not produce primary industry production." The submitter refers to "this area" and states that it is near Mangawhai Village, the new golf courses and Te Arai beaches and should be re zoned Rural lifestyle zone.

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108.1	Loralie Sheppard	Planning Maps	Amend	AMEND zoning for 1160 State Highway 12 Maungatūroto - Paparoa Road (Lot 3, DP 208415) from General rural zone to Light industrial zone.	<ul style="list-style-type: none"> • Roading access – no significant effects on safety or the road network. • Landform & geological - the property contours are mainly easy, with some strongly rolling. • Cultural - the property is not coastal and there are no known historical or cultural features/taonga or customary rights. • Ecological and Environmental - no significant indigenous forests/vegetation or wetlands. An area of 9.6 ha of the site is flood susceptible (of the 24ha site) which can be managed under development controls. • Services - Wastewater, stormwater and water supply. Currently wastewater and stormwater disposal are onsite. The property is connected to the existing Maungatūroto water supply. • Power and telecommunication – electricity and telecommunication services are currently in place. • Noise and Vibration hazards – proposed district plan maps identify State Highway corridor noise control boundary – the light industrial zoning would be more acceptable to this than a rural or rural residential zone. • Heritage and sensitive areas - there are no identified historic buildings or significant sensitive sites in the vicinity. • Character/visual effects – is not a prominent site and amended zoning would not affect the views, skyline or character of the area. • Natural resources - no effect on the site's underlying soil or mineral resources. • Productivity- it is noted that the lower end of an economic unit for dry stock farming is ten times* the existing site area (Lot 3, DP 208415 is 24.6 ha). It is also noted that the better soils are limited as they are within the flood susceptible zone. *Ref; see Sheep and Beef Survey 2020-2021 by Beef and Lamb New Zealand Economic Service. • Increasing the Light industrial zoned area available to Maungatūroto will complement the existing growth of the township (more than 16% 2013-2023,Ref; Stats NZ) as well as the expected growth due to the improved roading plan for the Te Hana to Whangarei SH 1 corridor. While the subject property is 24.6 ha, when considering a minimum requirement of 2000m² of these potential Light industrial zone sites, less the 9.6 ha of potential flood plain, the increase of Light industrial zoning is considered appropriate for its location and the region. • Public works - there are no significant public works or airfields in vicinity of the site.
109.1	Ministry of Justice	SCHED1 – Historic Heritage Resources	Oppose	DELETE from SCHED1 - Historic Heritage Resources, HH-DAR-10 Dargaville Courthouse.	<ul style="list-style-type: none"> • The original courthouse building has been substantially altered over the years, diminishing the heritage integrity. • The heritage scheduling may delay or make building consents for required modifications and essential works more complex, timely and costly. • The site is not listed as a heritage building on the Heritage New Zealand website.
110.1	Astute Consulting	Subdivision	Oppose	DELETE SUB-P12 Subdivision in the Mangawhai/Hakaru Managed Growth Area. AND DELETE all the subdivision rules relating to the Mangawhai/Hakaru Managed Growth Area. AND AMEND the subdivision rules applicable to the rest of the District to apply to the Mangawhai/Hakaru Managed Growth area.	<ul style="list-style-type: none"> • The Mangawhai/Hakaru Managed Growth Area is inappropriate in terms of the Resource Management Act, and inconsistent with National Planning Standards. The submission opposes such a hard restriction on subdivision in the area of the District subject to the greatest growth and demand.
110.5	Astute Consulting	General	Amend	ADD overlays protecting the Mangawhai and Kaipara Harbours (reinstated from the Operative District Plan). AND	<ul style="list-style-type: none"> • The Mangawhai Harbour and Kaipara Harbour are two of the district's most important assets and have high cultural, spiritual, recreational, ecological values that need to be protected.

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				ADD stronger guidance on runoff and impermeable surface controls within these overlays.	
110.6	Astute Consulting	Planning Maps	Amend	AMEND zoning maps to include a lifestyle zone around Mangawhai (no map provided).	<ul style="list-style-type: none"> The submitter considers it illogical for there to be no lifestyle zone around Mangawhai as the transition zones are already lifestyle in nature. There are areas around Mangawhai have already been developed into lifestyle areas and it does not make sense to apply the objectives and policies of the General rural zone to these properties. The Spatial Plan (involving significant public input/consultation) and recent mayoral direction both encourage growth within Mangawhai. Non-complying subdivisions throughout Mangawhai have been consistently approved as the objectives and policies are not strong enough to uphold a decline. The submitter notes that the Proposed District Plan subdivision policy direction does not appear to be any stronger than in the Operative District Plan.
110.7	Astute Consulting	Planning Maps	Oppose	AMEND the Rural lifestyle zone at Oneriri Road by removing, relocating or reducing the size of this zone.	<ul style="list-style-type: none"> The Oneriri Road lifestyle zone area is largely rural production and there is no infrastructure or community services to support intensified development. The submitter questions how Oneriri Road is deemed suitable for development when areas around Mangawhai have not been similarly identified.
110.8	Astute Consulting	General Rural Zone	Amend	AMEND GRUZ-R8 to provide clarity on the difference between rural industry managed by this rule and commercial or industrial activities (managed under GRUZ-R19 and GRUZ-R20 respectively). OR AMEND the definitions of "rural industry", "commercial activities" and "industrial activities" to make it clear how these activities are different.	<ul style="list-style-type: none"> Need a clear difference between rural industry (permitted) and commercial or industrial activities (non-complying).
110.10	Astute Consulting	General Rural Zone	Amend	AMEND GRUZ-R5 Home Business or GRUZ-R19 Commercial activity to resolve the contradiction of these two rules having a different activity status. OR AMEND the definitions of "Home business" and/or "Commercial activity" to make it clear how these activities are different.	<ul style="list-style-type: none"> Most home businesses are a commercial activity. The submitter considers that there is a contradiction between the activity status of home business (permitted) and commercial activity (non-complying) in the General rural zone.
110.15	Astute Consulting	General Rural Zone	Amend	AMEND the activity status of GRUZ-R20 Industrial activity to be a discretionary activity and provide more clarity around what specific industrial activities are provided for.	<ul style="list-style-type: none"> The rural zone has always promoted a mixture of land uses and provided flexibility for people to run a business from home. Non-complying status for commercial and industrial activities will impact people's ability to earn an income from their property.
110.16	Astute Consulting	General Rural Zone	Support	AMEND the activity status of GRUZ-R19 Commercial activities to be a discretionary activity and provide more clarity on what specific commercial activities are provided for.	<ul style="list-style-type: none"> The rural zone has always promoted a mixture of land uses and flexibility for people to run a business from home. Non-complying status for commercial and industrial activities will impact people's ability to earn an income from their property.
110.17	Astute Consulting	Subdivision	Amend	No specific decision requested. The submission refers to SUB-O3 in the context of promoting flexibility for people to work and live in a rural environment and considers this directly conflicts with GRUZ-R19 and GRUZ-R20 where commercial and industrial activities are non-complying.	<ul style="list-style-type: none"> No reasons provided.
110.18	Astute Consulting	General Rural Zone	Amend	ADD impermeable surfaces limit of 10-15% for the General rural zone.	<ul style="list-style-type: none"> Impermeable surfaces need to be managed and mitigated. The submitter is concerned about the amount of impermeable surfaces on 4,000m² lots in heavy flood areas.
110.19	Astute Consulting	General Residential Zone	Amend	AMEND the residential zone rules to be more uniform and have higher standards of assessment, as seen in the Precinct Rules and Mangawhai Hills provisions.	<ul style="list-style-type: none"> The Precinct rules and Mangawhai Hills rules seem to be a lot more robust and clearer than the rules for other residential zones. They protect natural features and encourage higher standards and the submitter considers it would be appropriate to apply them to other residential zones across the District.

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111.1	Joe Fletcher Horizon on behalf of Richie Evans	Planning Maps	Oppose	AMEND the zoning of 1140 Kaiwaka-Mangawhai Road (Lots 1 & 2 DP 164332) from General rural zone to Rural lifestyle zone.	<ul style="list-style-type: none"> The location and characteristics of the sites are suited to rural lifestyle land use. The zoning would form a logical transition between the township and rural properties. The existing environment is predominantly rural lifestyle.
111.2	Joe Fletcher Horizon on behalf of Richie Evans	Subdivision	Oppose	No specific decision requested; however the submission does not support the Mangawhai/Hakaru Managed Growth Area in its current form as it imposes a rigid and inflexible planning mechanism that may constrain development opportunities that are otherwise appropriate and feasible.	<ul style="list-style-type: none"> The overlay may constrain appropriate and feasible development opportunities.
112.1	Glenn Pope	Natural Hazards	Amend	ADD the following clause to NH-P9 as follows: <u>3. Ensuring that best practice erosion and sediment controls are in place during earthworks activities to minimise sediment discharges and soil erosion.</u>	<ul style="list-style-type: none"> These hazard areas are inevitably within floodplains, overland flow paths, river edges etc and earthworks should be undertaken utilising best practice erosion and sediment controls.
112.2	Glenn Pope	Natural Hazards	Amend	ADD the following clauses to NH-R11.1: <u>c. Best practice erosion and sediment controls are implemented to prevent silt and sediment being discharged from the works; and</u> <u>d. As soon as practicable, but not later than six months after the completion of earthworks or stages of earthworks, the earthworks area must be stabilised to prevent ongoing soil surface erosion.</u>	<ul style="list-style-type: none"> To ensure that best practice erosion and sediment controls are utilised during works in hazard areas and that there is no ongoing exacerbation of any natural hazard erosion risk.
113.1	Wendy Robinson	Commercial Zone	Oppose	AMEND COMZ-O2 to remove reference to neighbourhood centre.	<ul style="list-style-type: none"> The submission agrees that neighbourhood centres should be primarily for convenience activities. However the rule framework for the Commercial Zone does not differentiate for neighbourhood centres, so does not deliver this outcome as inappropriate activities could develop. The submission supports using a new Neighbourhood Centre Zone for such areas.
113.2	Wendy Robinson	Commercial Zone	Oppose	AMEND COMZ-P1 to remove reference to neighbourhood centres.	<ul style="list-style-type: none"> The commercial centre hierarchy will not be achieved by the rule framework, as there is no differentiation in the rules or standards for neighbourhood centres compared to commercial centres.
113.3	Wendy Robinson	Commercial Zone	Amend	AMEND COMZ-P7 to "avoid" industrial activities rather than "limit" in the Commercial Zone.	<ul style="list-style-type: none"> The Commercial Zone has been proposed to apply to neighbourhood centres such as Baylys Beach where industrial activities would be inappropriate. 'Limit' is not a sufficient safeguard for a non-complying activity (COMZ-R15).
113.4	Wendy Robinson	Planning Maps	Oppose	AMEND the zoning at Baylys Beach to significantly reduce the scale of commercial activities.	<ul style="list-style-type: none"> Some activities that are permitted within the Commercial Zone would be inappropriate at Baylys Beach. The zoning is inconsistent with the Spatial Plan - Ngā Wawata 2050 process and neighbourhood centre intention in COMZ-O2. The ecosystems and roading infrastructure are not capable of this extent of commercial activity.
113.5	Wendy Robinson	Planning Maps	Amend	AMEND the zoning of properties at 1 Gillespie Drive, Baylys Beach (Legal Description: Lot 4 DP 315419) and Baylys Coast Road, Dargaville (Legal Description: Lots 4 5 6 DP 365577 PT Kaihu 1 on DP 22703) to reduce the scale of General residential zone to align with 10 years' worth of demand. The submitter suggests master planning be utilised to identify a realistic scale of rezoning.	<ul style="list-style-type: none"> The extent of proposed General residential zone is inappropriate and unrealistic for Baylys Beach over the next 10 years. It is over what the Spatial Plan identified for the next 30 years. Insufficient water, transport, social infrastructure for this scale of residential expansion.
113.7	Wendy Robinson	General	Amend	ADD a new Neighbourhood centre zone to the maps along with associated provisions which achieves "small-scale commercial and community activities that service the needs of the immediate residential neighbourhood" in accordance with the National Planning Standards.	<ul style="list-style-type: none"> The policy and rule framework for the Commercial Zone does not differentiate for neighbourhood centres, so inappropriate activities could develop within these areas.
114.1	Mathias Foster	General	Support	RETAIN Proposed Kaipara District Plan.	<ul style="list-style-type: none"> The Plan offers a forward-looking framework which will promote much needed economic growth in the region and allow sufficient land supply for the next few years.

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115.1	Louis Foster	Planning Maps	Support	AMEND the zoning of Hurndall Street West, Maungatūroto as Commercial zone.	<ul style="list-style-type: none"> The submitter considers this is prime commercial land and it would be great to have it zoned commercial. In future it could be repurposed into great retail properties and facilities for the town, as it is highly central.
116.1	Glenn Pope	Earthworks	Amend	ADD a standard to the earthworks rules that requires best practice erosion and sediment controls to be implemented during earthworks to prevent sediment discharges, and that soil is stabilised to prevent ongoing erosion following earthworks. The standard should reference Auckland Council's Guidance Document 2016/005.	<ul style="list-style-type: none"> The Kaipara Harbour and Mangawhai Estuary catchments are important locally. The proposed standards are likely to result in large scale sediment runoff, given the permitted 2,500m² of earthworks, most earthworks will be undertaken without Council involvement. The proposed earthworks controls do not achieve an enforceable standard for erosion and sediment control and stabilisation.
116.2	Glenn Pope	Earthworks	Amend	ADD the following clause to EW-P2: <u>8. Best practice erosion and sediment control methods are utilised during and after all earthworks activities.</u>	<ul style="list-style-type: none"> Managing the effects of earthworks should extend to ensuring that best practice erosion and sediment controls are in place during and after earthworks.
116.3	Glenn Pope	Earthworks	Amend	AMEND EW-S4 as follows: 1. For the duration of the earthworks, measures must be implemented to: a. <u>Achieve best practice erosion and sediment control, to minimise Prevent silt or sediment entering the stormwater system, overland flow paths or roads; and</u> b. Prevent the creation of a dust nuisance. <u>Note: Best practice erosion and sediment control measures are generally deemed to be in accordance with Auckland Council 'Guidance Document 2016/005 Erosion and Sediment Control Guideline for Land Disturbing Activities (GD05)' or similar design.</u>	<ul style="list-style-type: none"> Prevention of silt or sediment entering the stormwater system, overland flow paths or roads is unachievable and unenforceable. Best practice erosion and sediment control guidelines (Auckland Council's GD05 guideline) should instead be referenced.
116.4	Glenn Pope	Earthworks	Amend	AMEND EW-S5 as follows: 1. As soon as practicable, but not later than six months after the completion of earthworks or stages of earthworks, the earthworks area must be stabilised <u>to prevent ongoing erosion of the soil surface.</u> <u>Note: Best practice erosion and sediment control measures are generally deemed to be in accordance with Auckland Council 'Guidance Document 2016/005 Erosion and Sediment Control Guideline for Land Disturbing Activities (GD05)' or similar design.</u> OR ADD a definition for "stabilised" as follows: <u>An area inherently resistant to erosion such as rock, or rendered resistant by the application of aggregate, geotextile, vegetation, mulch or an approved alternative. Where vegetation is to be used on a surface that is not otherwise resistant to erosion, the surface is considered stabilised once an 80% vegetation cover has been established.</u>	<ul style="list-style-type: none"> Submission supports the intent of the standard but considers it is not enforceable and the outcome is not clear.
117.1	Greg Moore	Transport	Amend	AMEND the transport/engineering standards so that they align.	<ul style="list-style-type: none"> The lack of alignment between KDC Engineering Standards and requirements for crossings, driveways and roadways creates confusion and slows processing.
117.3	Greg Moore	Vision for Kaipara	Support	RETAIN SD-VK-O4.	<ul style="list-style-type: none"> The submission supports the expanded provision for development of the rural lifestyle / micro farm.
117.4	Greg Moore	Financial Contributions	Oppose	AMEND contributions in the Financial Contributions chapter to be clear, easy to understand and non-negotiable for all areas that allow for future development.	<ul style="list-style-type: none"> The development contributions are not clearly specific as to what charges are for which service, where the money will be held and for the development of what. Even if the actual infrastructure is not put into place for the next 20 years the financial contributions should be taken so that when the time comes they are available for the works, thus reducing the burden for future generations.
117.5	Greg Moore	Renewable Electricity Generation	Oppose	AMEND the Renewable Electricity Generation chapter to add standards for renewable electricity generation in Kaipara. Refer to the submission for examples of vibration and glare standards linked and attached.	<ul style="list-style-type: none"> The submitter considers that there needs to be more thought and structure put into the way we move forward with renewable energy and the Kaipara District. They refer to exporting

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					renewables to Auckland, infrastructure location restrictions, skyline pollution, vibration, glare and end of life considerations for panels and turbines.
117.6	Greg Moore	Transport	Oppose	AMEND TRAN-R4 Vehicle Access to align with the above mentioned standard (understood to be the KDC Engineering Standards 2011).	<ul style="list-style-type: none"> The submission states that alignment is needed for clarity.
117.7	Greg Moore	Transport	Support	RETAIN TRAN-S6 Accessible carparking.	<ul style="list-style-type: none"> Accessible parking is needed with longer life expectancy.
117.8	Greg Moore	Transport	Oppose	AMEND TRAN-R4 to water down the standards / requirements for vehicle access.	<ul style="list-style-type: none"> The standards for vehicle access are higher than the existing infrastructure standards and are going to get in the way of development. This creates the potential for entering a driveway that has to be of a higher standard than the road.
117.9	Greg Moore	General	Amend	ADD a policy / guideline for paper road stopping.	<ul style="list-style-type: none"> A paper road stopping policy will help tidy the region up and allow for the stopping of paper roads at time of subdivision. Submission refers to the TCDC road stopping guide.
117.10	Greg Moore	Subdivision	Oppose	AMEND SUB-R3 to remove red tape for rural lifestyle development.	<ul style="list-style-type: none"> Rural lifestyle development should be a priority and is a great way to develop Kaipara. The submission refers to non-notified subdivisions in the Rural zone and the need for consistency and allowing for such developments.
117.12	Greg Moore	Transport	Amend	AMEND provisions to require that all accommodation, both residential and commercial, to have one car park per bedroom.	<ul style="list-style-type: none"> The submission is concerned with high density housing being "bulldozed" through in future and the need to have an appropriate number of car parks on site.
117.13	Greg Moore	Rural Lifestyle Zone	Oppose	AMEND RLZ-R18 so that domestic animal boarding and breeding is allowed in rural lifestyle areas, with: <ul style="list-style-type: none"> a curfew on cats to daylight hours and only one free ranging desexed cat per property; and a maximum of 15 dogs over the age of 9 months per property at any one time. 	<ul style="list-style-type: none"> Domestic animal boarding and breeding should be allowed in rural lifestyle areas due to more people being in the area with pets and the increasing demand for animals as companions.
117.14	Greg Moore	Rural Lifestyle Zone	Oppose	AMEND the activity status of communal housing in the Rural lifestyle zone so that it is allowed/not a discretionary activity.	<ul style="list-style-type: none"> Māori have always lived in communal housing. Allowing communal housing in rural lifestyle areas will open the area to both first peoples and immigrants alike.
117.15	Greg Moore	Planning Maps	Amend	ADD a new mapping layer on the district plan maps for highly productive land.	<ul style="list-style-type: none"> The submission refers to SUB-R4, and highly productive land being used for some rural subdivision in the past which can be a great use of the land.
118.1	Amanda (Mandy) Harris	General	Amend	No specific decision requested; however the submission supports the establishment of a Kaiwaka Citizens Assembly to develop an integrated water strategy masterplan.	<ul style="list-style-type: none"> The submitter states the benefits of a group of the community working in collaboration between Council, NZTA, DOC, mana whenua, community groups, developers, and central government agencies to explore viable options on town stormwater management, potable water supply, wastewater upgrade within the context of urban growth aligned with regenerating and protecting our river and its path to the Kaipara.
119.1	Amanda (Mandy) Harris	Urban Form and Development	Amend	AMEND SD-UFD-O3 to include stormwater management.	<ul style="list-style-type: none"> The submitter supports the inclusion of comprehensive urban stormwater planning provisions in the Proposed Kaipara District Plan 2025. Kaiwaka is identified as a key growth area, therefore it is essential that the District Plan embeds robust, future-focused infrastructure policies to safeguard environmental health, reduce flood risk, and support sustainable community development. Stormwater provisions should be embedded across multiple chapters of the District Plan to reflect the cross-cutting nature of water infrastructure and its impact on land use, biodiversity, and hazard management. These methods align with Te Mana o te Wai, reduce pollution, and enhance climate resilience. Without firm direction in the District Plan, Kaipara risks being reactive to changing government policy rather than proactive in protecting its unique environment.

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					<ul style="list-style-type: none"> • Māori and local lived experience are essential for designing resilient, place-based infrastructure. I support the inclusion of policy that reflects the knowledge and expertise of local Tangata Whenua. • Without enforceable obligations, stormwater systems risk becoming reactive rather than preventive. • Extreme weather and rising groundwater levels are already impacting infrastructure resilience: • Kaiwaka's wastewater treatment plant leaked into the Kaiwaka River following heavy rainfall in May 2025. • Urban runoff from SH1 contributes heavy metals, hydrocarbons, and sediment to receiving waters. • Flood-prone development and limited Council resourcing have resulted in unsafe footpaths, damaged properties, and insufficient drainage. • Insurance risks are climbing, with some properties potentially becoming uninsurable • Recent events underscore the urgent need for improved infrastructure: • The May 2025 overflow of the Kaiwaka Wastewater Treatment Plant led to a health warning for the Kaiwaka and Otamatea rivers and Kaipara Harbour. • Urban development along SH1 has intensified runoff and pollutant loading. • Two open gullies currently drain unfiltered stormwater directly into the Kaiwaka River. • Many private properties have inadequate or unsafe stormwater systems, with limited Council capacity to enforce compliance • Kaiwaka's topography offers natural opportunities for bioretention and green infrastructure. These should be leveraged to: • Reduce runoff velocity and volume. • Filter contaminants before they reach the river. • Mitigate future leakage from the wastewater plan. • The submitter believes that addressing stormwater and wastewater issues in Kaiwaka through the District Plan is not only prudent, it is essential. The health of the river, the safety of the community, and the long-term viability of Kaiwaka as a growth node depend on it.
119.2	Amanda (Mandy) Harris	Subdivision	Amend	AMEND the Subdivision chapter to include stormwater management provisions.	<ul style="list-style-type: none"> • The submitter supports the inclusion of comprehensive urban stormwater planning provisions in the Proposed Kaipara District Plan 2025. • Kaiwaka is identified as a key growth area, therefore it is essential that the District Plan embeds robust, future-focused infrastructure policies to safeguard environmental health, reduce flood risk, and support sustainable community development. • Stormwater provisions should be embedded across multiple chapters of the District Plan to reflect the cross-cutting nature of water infrastructure and its impact on land use, biodiversity, and hazard management. • These methods align with Te Mana o te Wai, reduce pollution, and enhance climate resilience. • Without firm direction in the District Plan, Kaipara risks being reactive to changing government policy rather than proactive in protecting its unique environment. • Māori and local lived experience are essential for designing resilient, place-based infrastructure. I support the inclusion of policy that reflects the knowledge and expertise of local Tangata Whenua. • Without enforceable obligations, stormwater systems risk becoming reactive rather than preventive. • Extreme weather and rising groundwater levels are already impacting infrastructure resilience:

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Submission Point No.	Submitter	Plan Section	Position	Summary of Decisions Requested	Reasons
					<ul style="list-style-type: none"> Kaiwaka's wastewater treatment plant leaked into the Kaiwaka River following heavy rainfall in May 2025. Urban runoff from SH1 contributes heavy metals, hydrocarbons, and sediment to receiving waters. Flood-prone development and limited Council resourcing have resulted in unsafe footpaths, damaged properties, and insufficient drainage. Insurance risks are climbing, with some properties potentially becoming uninsurable Recent events underscore the urgent need for improved infrastructure: The May 2025 overflow of the Kaiwaka Wastewater Treatment Plant led to a health warning for the Kaiwaka and Otamatea rivers and Kaipara Harbour. Urban development along SH1 has intensified runoff and pollutant loading. Two open gullies currently drain unfiltered stormwater directly into the Kaiwaka River. Many private properties have inadequate or unsafe stormwater systems, with limited Council capacity to enforce compliance Kaiwaka's topography offers natural opportunities for bioretention and green infrastructure. These should be leveraged to: Reduce runoff velocity and volume. Filter contaminants before they reach the river. Mitigate future leakage from the wastewater plan. The submitter believes that addressing stormwater and wastewater issues in Kaiwaka through the District Plan is not only prudent, it is essential. The health of the river, the safety of the community, and the long-term viability of Kaiwaka as a growth node depend on it.
119.3	Amanda (Mandy) Harris	General	Amend	AMEND all land use zone chapters to include stormwater management provisions.	<ul style="list-style-type: none"> The submitter supports the inclusion of comprehensive urban stormwater planning provisions in the Proposed Kaipara District Plan 2025. Kaiwaka is identified as a key growth area, therefore it is essential that the District Plan embeds robust, future-focused infrastructure policies to safeguard environmental health, reduce flood risk, and support sustainable community development. Stormwater provisions should be embedded across multiple chapters of the District Plan to reflect the cross-cutting nature of water infrastructure and its impact on land use, biodiversity, and hazard management. These methods align with Te Mana o te Wai, reduce pollution, and enhance climate resilience. Without firm direction in the District Plan, Kaipara risks being reactive to changing government policy rather than proactive in protecting its unique environment. Māori and local lived experience are essential for designing resilient, place-based infrastructure. I support the inclusion of policy that reflects the knowledge and expertise of local Tangata Whenua. Without enforceable obligations, stormwater systems risk becoming reactive rather than preventive. Extreme weather and rising groundwater levels are already impacting infrastructure resilience: Kaiwaka's wastewater treatment plant leaked into the Kaiwaka River following heavy rainfall in May 2025. Urban runoff from SH1 contributes heavy metals, hydrocarbons, and sediment to receiving waters. Flood-prone development and limited Council resourcing have resulted in unsafe footpaths, damaged properties, and insufficient drainage.

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Submission Point No.	Submitter	Plan Section	Position	Summary of Decisions Requested	Reasons
					<ul style="list-style-type: none"> Insurance risks are climbing, with some properties potentially becoming uninsurable Recent events underscore the urgent need for improved infrastructure: The May 2025 overflow of the Kaiwaka Wastewater Treatment Plant led to a health warning for the Kaiwaka and Otamatea rivers and Kaipara Harbour. Urban development along SH1 has intensified runoff and pollutant loading. Two open gullies currently drain unfiltered stormwater directly into the Kaiwaka River. Many private properties have inadequate or unsafe stormwater systems, with limited Council capacity to enforce compliance Kaiwaka's topography offers natural opportunities for bioretention and green infrastructure. These should be leveraged to: Reduce runoff velocity and volume. Filter contaminants before they reach the river. Mitigate future leakage from the wastewater plan. The submitter believes that addressing stormwater and wastewater issues in Kaiwaka through the District Plan is not only prudent, it is essential. The health of the river, the safety of the community, and the long-term viability of Kaiwaka as a growth node depend on it.
119.4	Amanda (Mandy) Harris	Ecosystems and Indigenous Biodiversity	Amend	AMEND the Ecosystems and Indigenous Biodiversity chapter to include stormwater management provisions.	<ul style="list-style-type: none"> The submitter supports the inclusion of comprehensive urban stormwater planning provisions in the Proposed Kaipara District Plan 2025. Kaiwaka is identified as a key growth area, therefore it is essential that the District Plan embeds robust, future-focused infrastructure policies to safeguard environmental health, reduce flood risk, and support sustainable community development. Stormwater provisions should be embedded across multiple chapters of the District Plan to reflect the cross-cutting nature of water infrastructure and its impact on land use, biodiversity, and hazard management. These methods align with Te Mana o te Wai, reduce pollution, and enhance climate resilience. Without firm direction in the District Plan, Kaipara risks being reactive to changing government policy rather than proactive in protecting its unique environment. Māori and local lived experience are essential for designing resilient, place-based infrastructure. I support the inclusion of policy that reflects the knowledge and expertise of local Tangata Whenua. Without enforceable obligations, stormwater systems risk becoming reactive rather than preventive. Extreme weather and rising groundwater levels are already impacting infrastructure resilience: Kaiwaka's wastewater treatment plant leaked into the Kaiwaka River following heavy rainfall in May 2025. Urban runoff from SH1 contributes heavy metals, hydrocarbons, and sediment to receiving waters. Flood-prone development and limited Council resourcing have resulted in unsafe footpaths, damaged properties, and insufficient drainage. Insurance risks are climbing, with some properties potentially becoming uninsurable Recent events underscore the urgent need for improved infrastructure: The May 2025 overflow of the Kaiwaka Wastewater Treatment Plant led to a health warning for the Kaiwaka and Otamatea rivers and Kaipara Harbour.

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Submission Point No.	Submitter	Plan Section	Position	Summary of Decisions Requested	Reasons
					<ul style="list-style-type: none"> Urban development along SH1 has intensified runoff and pollutant loading. Two open gullies currently drain unfiltered stormwater directly into the Kaiwaka River. Many private properties have inadequate or unsafe stormwater systems, with limited Council capacity to enforce compliance Kaiwaka's topography offers natural opportunities for bioretention and green infrastructure. These should be leveraged to: Reduce runoff velocity and volume. Filter contaminants before they reach the river. Mitigate future leakage from the wastewater plan. The submitter believes that addressing stormwater and wastewater issues in Kaiwaka through the District Plan is not only prudent, it is essential. The health of the river, the safety of the community, and the long-term viability of Kaiwaka as a growth node depend on it.
119.5	Amanda (Mandy) Harris	Natural Features and Landscapes	Amend	AMEND the Landscape, Landforms and Natural Character chapters to include stormwater management provisions.	<ul style="list-style-type: none"> The submitter supports the inclusion of comprehensive urban stormwater planning provisions in the Proposed Kaipara District Plan 2025. Kaiwaka is identified as a key growth area, therefore it is essential that the District Plan embeds robust, future-focused infrastructure policies to safeguard environmental health, reduce flood risk, and support sustainable community development. Stormwater provisions should be embedded across multiple chapters of the District Plan to reflect the cross-cutting nature of water infrastructure and its impact on land use, biodiversity, and hazard management. These methods align with Te Mana o te Wai, reduce pollution, and enhance climate resilience. Without firm direction in the District Plan, Kaipara risks being reactive to changing government policy rather than proactive in protecting its unique environment. Māori and local lived experience are essential for designing resilient, place-based infrastructure. I support the inclusion of policy that reflects the knowledge and expertise of local Tangata Whenua. Without enforceable obligations, stormwater systems risk becoming reactive rather than preventive. Extreme weather and rising groundwater levels are already impacting infrastructure resilience: Kaiwaka's wastewater treatment plant leaked into the Kaiwaka River following heavy rainfall in May 2025. Urban runoff from SH1 contributes heavy metals, hydrocarbons, and sediment to receiving waters. Flood-prone development and limited Council resourcing have resulted in unsafe footpaths, damaged properties, and insufficient drainage. Insurance risks are climbing, with some properties potentially becoming uninsurable Recent events underscore the urgent need for improved infrastructure: The May 2025 overflow of the Kaiwaka Wastewater Treatment Plant led to a health warning for the Kaiwaka and Otamatea rivers and Kaipara Harbour. Urban development along SH1 has intensified runoff and pollutant loading. Two open gullies currently drain unfiltered stormwater directly into the Kaiwaka River. Many private properties have inadequate or unsafe stormwater systems, with limited Council capacity to enforce compliance

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					<ul style="list-style-type: none"> Kaiwaka's topography offers natural opportunities for bioretention and green infrastructure. These should be leveraged to: Reduce runoff velocity and volume. Filter contaminants before they reach the river. Mitigate future leakage from the wastewater plan. The submitter believes that addressing stormwater and wastewater issues in Kaiwaka through the District Plan is not only prudent, it is essential. The health of the river, the safety of the community, and the long-term viability of Kaiwaka as a growth node depend on it.
119.6	Amanda (Mandy) Harris	Natural Hazards and Resilience	Amend	AMEND the Natural Hazards chapter to include stormwater management provisions.	<ul style="list-style-type: none"> The submitter supports the inclusion of comprehensive urban stormwater planning provisions in the Proposed Kaipara District Plan 2025. Kaiwaka is identified as a key growth area, therefore it is essential that the District Plan embeds robust, future-focused infrastructure policies to safeguard environmental health, reduce flood risk, and support sustainable community development. Stormwater provisions should be embedded across multiple chapters of the District Plan to reflect the cross-cutting nature of water infrastructure and its impact on land use, biodiversity, and hazard management. These methods align with Te Mana o te Wai, reduce pollution, and enhance climate resilience. Without firm direction in the District Plan, Kaipara risks being reactive to changing government policy rather than proactive in protecting its unique environment. Māori and local lived experience are essential for designing resilient, place-based infrastructure. I support the inclusion of policy that reflects the knowledge and expertise of local Tangata Whenua. Without enforceable obligations, stormwater systems risk becoming reactive rather than preventive. Extreme weather and rising groundwater levels are already impacting infrastructure resilience: Kaiwaka's wastewater treatment plant leaked into the Kaiwaka River following heavy rainfall in May 2025. Urban runoff from SH1 contributes heavy metals, hydrocarbons, and sediment to receiving waters. Flood-prone development and limited Council resourcing have resulted in unsafe footpaths, damaged properties, and insufficient drainage. Insurance risks are climbing, with some properties potentially becoming uninsurable Recent events underscore the urgent need for improved infrastructure: The May 2025 overflow of the Kaiwaka Wastewater Treatment Plant led to a health warning for the Kaiwaka and Otamatea rivers and Kaipara Harbour. Urban development along SH1 has intensified runoff and pollutant loading. Two open gullies currently drain unfiltered stormwater directly into the Kaiwaka River. Many private properties have inadequate or unsafe stormwater systems, with limited Council capacity to enforce compliance Kaiwaka's topography offers natural opportunities for bioretention and green infrastructure. These should be leveraged to: Reduce runoff velocity and volume. Filter contaminants before they reach the river. Mitigate future leakage from the wastewater plan. The submitter believes that addressing stormwater and wastewater issues in Kaiwaka

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					through the District Plan is not only prudent, it is essential. The health of the river, the safety of the community, and the long-term viability of Kaiwaka as a growth node depend on it.
119.7	Amanda (Mandy) Harris	General	Amend	AMEND the Proposed District Plan to embed stormwater provisions across multiple chapters to reflect the cross-cutting nature of water infrastructure and its impact on land use, biodiversity and hazard management.	<ul style="list-style-type: none"> With Kaiwaka identified as a key growth area, it is essential that the Proposed District Plan embeds robust, future-focused infrastructure policies to safeguard environmental health, reduce flood risk and support sustainable community development.
119.8	Amanda (Mandy) Harris	General	Amend	AMEND the Proposed District Plan to promote low-impact, nature-based design such as swales, wetlands, rain gardens, green roofs and permeable paving to manage runoff at source. This should be a preferred method for new development.	<ul style="list-style-type: none"> These methods align with Te Mana o te Wai - reduce pollution and enhance climate resistance.
119.9	Amanda (Mandy) Harris	General	Amend	No specific decision requested but the submission supports inclusion of policy that reflects the knowledge and expertise of local Tangata Whenua. The role of Tangata Whenua and local communities in co-designing infrastructure solutions should be recognised.	<ul style="list-style-type: none"> Māori and local lived experience are essential for designing resilient, place-based infrastructure.
119.10	Amanda (Mandy) Harris	General	Amend	AMEND the Proposed District Plan to integrate and reference: <ul style="list-style-type: none"> Stormwater Strategic Activity Management Plan 2021-2031; Stormwater & Land Drainage Bylaw; and National Policy Statement for Freshwater Management 2020. 	<ul style="list-style-type: none"> Without firm direction in the Proposed District Plan, Kaipara risks being reactive to changing government policy rather than being proactive in protecting its unique environment.
119.11	Amanda (Mandy) Harris	General	Amend	AMEND the Proposed District Plan to include: <ul style="list-style-type: none"> Clear performance standards; Independent monitoring; and Publicly accessible reporting. 	<ul style="list-style-type: none"> Without enforceable obligations, stormwater systems risk becoming reactive rather than preventative.
120.1	Amanda (Mandy) Harris	Transport	Oppose	ADD a policy to the Transport and Infrastructure chapters to prioritise the redesign or redirection of the State Highway 1 and Oneriri Road intersection in Kaiwaka and to mandate Council advocacy with Waka Kotahi NZTA on behalf of residents. AND ADD a new policy to include the following: <u>The intersection of SH1 and Oneriri Road in Kaiwaka is identified as a high-risk node requiring urgent safety upgrades. Council will advocate to Waka Kotahi NZTA for its redesign or redirection and support interim mitigation measures to reduce crash risk.</u>	<ul style="list-style-type: none"> At State Highway 1 and Oneriri Road intersection in Kaiwaka this intersection has recorded over 30 crashes, including one fatality, and remains a critical safety hazard. Community Impact: Ongoing risk to residents, schoolchildren, and visitors. Deferred Action: Despite repeated identification in Council documents, the intersection has been placed in the “too-hard basket.” Bypass Limitations: The upcoming SH1 realignment bypasses Kaiwaka but does not resolve this intersection. Community Vision: The [Kaiwaka Can Spatial Plan] calls for safer, more connected infrastructure.
120.2	Amanda (Mandy) Harris	Infrastructure	Amend	ADD to the Infrastructure chapter the following: <u>Council will collaborate with NZTA to address critical safety infrastructure gaps, including the SH1–Oneriri Road intersection, and ensure design options and funding pathways are explored.</u>	<ul style="list-style-type: none"> At State Highway 1 and Oneriri Road intersection in Kaiwaka this intersection has recorded over 30 crashes, including one fatality, and remains a critical safety hazard. Community Impact: Ongoing risk to residents, schoolchildren, and visitors. Deferred Action: Despite repeated identification in Council documents, the intersection has been placed in the “too-hard basket.” Bypass Limitations: The upcoming SH1 realignment bypasses Kaiwaka but does not resolve this intersection. Community Vision: The [Kaiwaka Can Spatial Plan] calls for safer, more connected infrastructure.
120.3	Amanda (Mandy) Harris	General	Amend	ADD the following to the Transport chapter: <u>Council recognises that unresolved transport safety issues, such as the SH1–Oneriri Road intersection, undermine the liveability and growth potential of Kaiwaka. The District Plan supports integrated planning responses to address these constraints.</u>	<ul style="list-style-type: none"> At State Highway 1 and Oneriri Road intersection in Kaiwaka this intersection has recorded over 30 crashes, including one fatality, and remains a critical safety hazard. Community Impact: Ongoing risk to residents, schoolchildren, and visitors. Deferred Action: Despite repeated identification in Council documents, the intersection has been placed in the “too-hard basket.”

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Submission Point No.	Submitter	Plan Section	Position	Summary of Decisions Requested	Reasons
					<ul style="list-style-type: none"> Bypass Limitations: The upcoming SH1 realignment bypasses Kaiwaka but does not resolve this intersection. Community Vision: The [Kaiwaka Can Spatial Plan] calls for safer, more connected infrastructure.
121.1	Amanda (Mandy) Harris	Infrastructure	Oppose	ADD to the Proposed District Plan a specific provision for the Kaiwaka Wastewater Treatment Scheme, addressing the urgent need for modern, climate-resistant infrastructure to support the town's growth and safeguard public and environmental health.	<ul style="list-style-type: none"> The existing council-managed wastewater treatment pond in Kaiwaka is degraded and no longer fit for purpose. It lacks the capacity and resilience to manage current flows, let alone the increased load anticipated from proposed zoning changes. The Proposed District Plan's omission of any infrastructure upgrade contradicts its own growth objectives and exposes the community to escalating environmental and health risks. Climate change is intensifying rainfall and flooding events, leading to frequent overflows and leakage from the treatment pond into the Kaiwaka River. This contamination poses serious risks to ecosystems, public health and Māori cultural values. The Proposed District Plan promotes higher-density residential and commercial development in Kaiwaka's town centre yet fails to provide for the infrastructure necessary to support this growth. This disconnect undermines the principles of integrated planning and sustainable development. While a full upgrade is staged in the Long-Term Plan (LTP), the District Plan should enable interim, scalable solutions that reduce environmental harm and build resilience. Including constructed wetlands, decentralised anaerobic digestion systems, community scale modular treatment units.
121.2	Amanda (Mandy) Harris	Infrastructure	Amend	ADD to the Infrastructure chapter a policy requiring staged wastewater upgrades in Kaiwaka aligned with zoning changes.	<ul style="list-style-type: none"> The existing council-managed wastewater treatment pond in Kaiwaka is degraded and no longer fit for purpose. It lacks the capacity and resilience to manage current flows, let alone the increased load anticipated from proposed zoning changes. The Plan's omission of any infrastructure upgrade contradicts its own growth objectives and exposes the community to escalating environmental and health risks. Climate change is intensifying rainfall and flooding events, leading to frequent overflows and leakage from the treatment pond into the Kaiwaka River. This contamination poses serious risks to ecosystems, public health and Māori cultural values. The Proposed District Plan promotes higher-density residential and commercial development in Kaiwaka's town centre yet fails to provide for the infrastructure necessary to support this growth. This disconnect undermines the principles of integrated planning and sustainable development. While a full upgrade is staged in the Long-Term Plan, the District Plan should enable interim, scalable solutions that reduce environmental harm and build resilience. Including constructed wetlands, decentralised anaerobic digestion systems, community scale modular treatment units.
121.3	Amanda (Mandy) Harris	Urban Form and Development	Amend	ADD to the Urban Form and Development chapter infrastructure capacity as a prerequisite for new development approvals.	<ul style="list-style-type: none"> The existing council-managed wastewater treatment pond in Kaiwaka is degraded and no longer fit for purpose. It lacks the capacity and resilience to manage current flows, let alone the increased load anticipated from proposed zoning changes. The Plan's omission of any infrastructure upgrade contradicts its own growth objectives and exposes the community to escalating environmental and health risks. Climate change is intensifying rainfall and flooding events, leading to frequent overflows and leakage from the treatment pond into the Kaiwaka River. This contamination poses serious risks to ecosystems, public health and Māori cultural values. The Proposed District Plan promotes higher-density residential and commercial development

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					<p>in Kaiwaka's town centre yet fails to provide for the infrastructure necessary to support this growth. This disconnect undermines the principles of integrated planning and sustainable development.</p> <ul style="list-style-type: none"> While a full upgrade is staged in the Long-Term Plan, the District Plan should enable interim, scalable solutions that reduce environmental harm and build resilience. Including constructed wetlands, decentralised anaerobic digestion systems, community scale modular treatment units.
121.4	Amanda (Mandy) Harris	Natural Environment	Amend	<p>ADD text in the Natural Environment chapter recognising the degraded state of the Kaiwaka River and the role of wastewater in its decline.</p>	<ul style="list-style-type: none"> The existing council-managed wastewater treatment pond in Kaiwaka is degraded and no longer fit for purpose. It lacks the capacity and resilience to manage current flows, let alone the increased load anticipated from proposed zoning changes. The Plan's omission of any infrastructure upgrade contradicts its own growth objectives and exposes the community to escalating environmental and health risks. Climate change is intensifying rainfall and flooding events, leading to frequent overflows and leakage from the treatment pond into the Kaiwaka River. This contamination poses serious risks to ecosystems, public health and Māori cultural values. The Proposed District Plan promotes higher-density residential and commercial development in Kaiwaka's town centre yet fails to provide for the infrastructure necessary to support this growth. This disconnect undermines the principles of integrated planning and sustainable development. While a full upgrade is staged in the Long-Term Plan, the District Plan should enable interim, scalable solutions that reduce environmental harm and build resilience. Including constructed wetlands, decentralised anaerobic digestion systems, community scale modular treatment units.
121.5	Amanda (Mandy) Harris	General	Amend	<p>PROVIDE a designated Council Infrastructure Representative tasked with:</p> <ul style="list-style-type: none"> Facilitating public-private partnerships (PPPs) to attract investment in wastewater infrastructure. Engaging with central government, including Kainga Ora and the Infrastructure Acceleration Fund, to align wastewater upgrades with housing development. Co-ordinating community engagement. 	<ul style="list-style-type: none"> To ensure transparency and local support.
122.1	Amanda (Mandy) Harris	Natural Hazards	Amend	<p>AMEND NH-P1 to require that Kaipara District Council shall not approve significant decisions unless it has first obtained formal input from a qualified climate resilience specialist or professional planner with experience in climate risk and a representative of mana whenua with ancestral ties to the affected land or waterways.</p>	<ul style="list-style-type: none"> The submitter wishes to ensure that climate sensitive decisions by council are informed, culturally grounded and ecologically responsible.
122.2	Amanda (Mandy) Harris	Infrastructure	Amend	<p>AMEND INF-P6 to require that Kaipara District Council shall not approve significant decisions unless it has first obtained formal input from a/ a qualified climate resilience specialist or professional planner with experience in climate risk assessment, and a representative of mana whenua with ancestral ties to the affected land or waterway.</p>	<ul style="list-style-type: none"> The submitter states "to minimise adverse effects of infrastructure on the environment."
122.3	Amanda (Mandy) Harris	Subdivision	Amend	<p>ADD to the Overview of the Subdivision chapter a requirement for Council to not approve significant decisions unless it has first obtained formal input from a qualified climate resilience specialist or professional planner with experience in climate risk assessment, and by a representative of mana whenua with ancestral ties to the affected land or waterways. This should apply to decisions involving:</p> <ul style="list-style-type: none"> Infrastructure exceeding \$1,000,000. Subdivisions of 10 or more lots. 	<ul style="list-style-type: none"> The submitter states Council need to ensure decisions that impact the unique people and ecosystem of Kaipara is not driven by prioritizing individual entitlement beliefs of their rights and freedom to profit over the long term environmental impacts.

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				<ul style="list-style-type: none"> Any rezoning, plan change or amendments to consents in areas that are ecologically sensitive, flood prone or culturally significant. 	
122.4	Amanda (Mandy) Harris	Natural Hazards and Resilience	Amend	<p>ADD a policy to the Natural Hazards chapter that Kaipara District Council shall not approve significant decisions relating to land use, infrastructure investment, or climate adaption within areas identified as vulnerable to climate change effects unless it has first obtained formal input from:</p> <ol style="list-style-type: none"> A qualified climate resilience specialist or professional planner with demonstrated experience in climate risk assessment; and A representative of mana whenua with ancestral ties to the affected land or waterway. <p>AND</p> <p>ADD a new rule to the Natural Hazards chapter that the provision shall apply to all decisions involving:</p> <ol style="list-style-type: none"> Infrastructure projects exceeding \$500,000 in value; Subdivisions of 10 or more lots; and Any rezoning or plan change in areas identified as flood-prone, ecologically sensitive or culturally sensitive. 	<ul style="list-style-type: none"> No reasons provided.
122.5	Amanda (Mandy) Harris	Infrastructure	Amend	<p>ADD a policy to the Infrastructure chapter that Kaipara District Council shall not approve significant decisions relating to land use, infrastructure investment, or climate adaption within areas identified as vulnerable to climate change effects unless it has first obtained formal input from:</p> <ol style="list-style-type: none"> A qualified climate resilience specialist or professional planner with demonstrated experience in climate risk assessment; and A representative of mana whenua with ancestral ties to the affected land or waterway. <p>AND</p> <p>ADD a new rule to the Infrastructure chapter that the provision shall apply to all decisions involving:</p> <ol style="list-style-type: none"> Infrastructure projects exceeding \$500,000 in value; Subdivisions of 10 or more lots; and Any rezoning or plan change in areas identified as flood-prone, ecologically sensitive or culturally sensitive. 	<ul style="list-style-type: none"> No reasons provided.
122.6	Amanda (Mandy) Harris	Tangata Whenua - Mana Whenua		<p>ADD a policy to the Tangata Whenua / Mana Whenua chapter that Kaipara District Council shall not approve significant decisions relating to land use, infrastructure investment, or climate adaption within areas identified as vulnerable to climate change effects unless it has first obtained formal input from:</p> <ol style="list-style-type: none"> A qualified climate resilience specialist or professional planner with demonstrated experience in climate risk assessment; and A representative of mana whenua with ancestral ties to the affected land or waterway. <p>AND</p> <p>ADD a new rule to the Tangata Whenua / Mana Whenua chapter that the provision shall apply to all decisions involving:</p> <ol style="list-style-type: none"> Infrastructure projects exceeding \$500,000 in value; Subdivisions of 10 or more lots; and Any rezoning or plan change in areas identified as flood-prone, ecologically sensitive or culturally sensitive. 	<ul style="list-style-type: none"> No reasons provided.
122.7	Amanda (Mandy) Harris	Ecosystems and Indigenous Biodiversity	Amend	<p>ADD a policy to the Ecosystems and Indigenous Biodiversity chapter that Kaipara District Council shall not approve significant decisions relating to land use, infrastructure investment, or climate adaption within areas identified as vulnerable to climate change effects unless it has first obtained formal input from:</p>	<ul style="list-style-type: none"> No reasons provided.

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				<p>a. A qualified climate resilience specialist or professional planner with demonstrated experience in climate risk assessment; and</p> <p>b. A representative of mana whenua with ancestral ties to the affected land or waterway.</p> <p>AND</p> <p>ADD a new rule to the Ecosystems and Indigenous Biodiversity chapter that the provision shall apply to all decisions involving:</p> <p>a. Infrastructure projects exceeding \$500,000 in value;</p> <p>b. Subdivisions of 10 or more lots; and</p> <p>c. Any rezoning or plan change in areas identified as flood-prone, ecologically sensitive or culturally sensitive.</p>	
123.1	Rebecca Foster	Planning Maps	Amend	AMEND the zoning of the properties at 177-199 Hurndall Street West, Maungatūroto from General residential zone to Commercial zone.	<ul style="list-style-type: none"> The submitter states Maungatūroto has very little scope to expand the retail space in the town. If the zoning was changed it would link up the commercial zones better and provide expansion space.
124.1	Rebecca Foster	Vision for Kaipara	Support	RETAIN the Proposed District Plan	<ul style="list-style-type: none"> This plan will enable the district to grow as it should and will bring more people and prosperity to our region
125.1	Madara Vilde	Subdivision	Amend	<p>AMEND SUB-R6 Environmental Benefit Subdivision to:</p> <ul style="list-style-type: none"> Allow subdivision rights for revegetation and ecological restoration even where no existing significant vegetation exists. Broaden the scope of eligible environmental benefits. Provide more minimum site size flexibility. Reconsider the requirement for title to predate 28 April 2025. Require that ecological integrity is prioritised during platform placement and access development. Include clearer criteria to assess sustainability when using small or fragmented covenanted areas. Ensure ecological terms are clearly defined (see separate submission point). 	<ul style="list-style-type: none"> SUB-R6 focuses on protecting existing ecological values through subdivision, but does not encourage restoration of degraded sites, such as riparian buffers, wetlands, erosion-prone slopes. The changes would support long-term ecological resilience and sustainability of the District. The changes would align with the National Policy Statement for Indigenous Biodiversity and Essential Freshwater Package. See submission for further details.
125.2	Madara Vilde	Subdivision	Amend	AMEND SUB-R7 to allow for restoration or enhancement planting to be undertaken as a condition of subdivision consent, rather than requiring planting to be completed and maintained for 12 months prior to lodgement of the application.	<ul style="list-style-type: none"> Current drafting of SUB-R7 is complex, difficult to enforce and risks creating perverse outcomes. The extensive requirements are a barrier for participation in restoration. Verifying compliance will be subjective and complicated. The requirement to complete and maintain restoration for 12 months prior to lodging a consent application is financially and procedurally risky for landowners. See submission for further details.
125.3	Madara Vilde	Subdivision	Amend	<p>AMEND SUB-S16 to:</p> <ul style="list-style-type: none"> Increase threshold of extent of ecological feature required to be protected. Distinguish requirements for protection and allotment entitlements according to ecological feature (wetland, bush). Include restoration planting, riparian planting and degraded wetland restoration as options for subdivision entitlements. Include buffer requirements around riparian margins and wetlands. Allow the combining of different ecological features to increase allotment entitlements. Require fencing, covenanting, stock exclusion, pet restrictions. Require an Ecological Management Plan for all features to be protected. <p>See submission details of the for full replacement of SUB-S16-Table 1 and associated standards.</p>	<ul style="list-style-type: none"> The 0.5ha threshold is too low for many ecological feature types and may result in fragmented and marginal vegetation being protected. The 0.5ha threshold ignores ecological differences between feature types. The standard excludes restoration planting as a pathway to lot entitlement, which does not align with national policy direction in the National Policy Statement for Indigenous Biodiversity and National Policy Statement for Freshwater Management. The submission refers to Whangārei and Auckland Plans as more robust environmental benefit subdivision frameworks. See submission for further details.

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125.4	Madara Vilde	SCHED2 – Notable Trees	Amend	AMEND SCHED2 - Notable Trees to expand it significantly with a broader, more representative range of notable trees based on a more comprehensive assessment process; and establish a mechanism for periodic review and updating of the schedule.	<ul style="list-style-type: none"> SCHED2 does not capture the full extent of notable or significant trees in the District. Tree conditions and values may change over time and updates may be required to keep the schedule relevant.
125.5	Madara Vilde	Earthworks	Amend	AMEND EW-S3 Setbacks to: <ul style="list-style-type: none"> Require a setback of at least 10m from all identified native bush, wetlands, streams and other significant ecological features; and Ensure that any exceptions to these setbacks require rigorous resource consent with strict conditions, including erosion and sediment control, habitat restoration, and monitoring; and Provide guidance or maps identifying ecological features to assist implementation of the setbacks. OR ADD a new standard requiring the same (see separate submission point).	<ul style="list-style-type: none"> EW-S3 does not address proximity of earthworks to ecologically sensitive features. In other District Plans and regional policies, setbacks typically range from 10-20m. Without such setbacks, earthworks may adversely affect water quality and threaten biodiversity, in contradiction to EW-P2.
125.6	Madara Vilde	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-R2 to allow: <ul style="list-style-type: none"> Up to 100 m² per site per calendar year of indigenous vegetation clearance as a permitted activity outside any area identified as significant indigenous vegetation under Appendix 5 of the Northland Regional Policy Statement; and Up to 500m² indigenous vegetation clearance as a restricted discretionary activity for the purpose of creating a house site, subject to ecological assessment, management plan and other mitigation measures. 	<ul style="list-style-type: none"> The permitted clearance thresholds are too high. The suggested amendments reflect a reasonable balance between landowner flexibility and ecological protection in less sensitive areas. The additional requirements will ensure any impacts are fully addressed and appropriately mitigated and align with higher order policy direction and best practice.
125.7	Madara Vilde	Natural Character	Amend	AMEND Rule NATC-R4 and the Proposed District Plan's framework relation to wetland management to: <ul style="list-style-type: none"> explicitly incorporate the requirements of the National Environmental Standards for Freshwater (National Environmental Standards for Freshwater 2020) apply more stringent controls to vegetation clearance and earthworks within wetland margins, including: <ul style="list-style-type: none"> non-complying activity status within 10m of a natural inland wetland limiting earthworks within 10m setbacks to only essential maintenance with strict thresholds reducing permitted thresholds assessment criteria requiring explicit consideration of National Environmental Standards for Freshwater-FW compliance and freshwater ecological values. clearly cross reference the requirement for resource consent from the Northland Regional Council (NRC) for activities within 10m of natural inland wetlands See submission for further details.	<ul style="list-style-type: none"> The submitter is concerned that: The treatment of wetlands in the plan is poorly integrated with the National Environmental Standards for Freshwater-FW requirements. The permitted earthworks and vegetation clearance thresholds are too high for ecologically sensitive environments, and do not adequately manage cumulative impacts. The policy framework for wetlands is weak without sufficiently robust controls to achieve it. The lack of reference to Northland Regional Council consent requirements is not user friendly or clear and may result in regulatory gaps. See submission for further details.
125.8	Madara Vilde	Subdivision	Amend	ADD a new rule providing for subdivision rights in return for revegetation and ecological restoration, even where no existing significant vegetation exists, as alternative relief to amending Rule SUB-P6 to provide for these rights. The restoration opportunities should include riparian buffers, wetlands and erosion-prone slopes. See submission for further details.	<ul style="list-style-type: none"> SUB-R6 focuses on protecting existing ecological values through subdivision, but does not encourage restoration of degraded sites, such as riparian buffers, wetlands, erosion-prone slopes. The changes would support long-term ecological resilience and sustainability of the District. The changes would align with the National Policy Statement for Indigenous Biodiversity and Essential Freshwater Package. See submission for further details.
125.9	Madara Vilde	Definitions	Amend	ADD a definition for ecological terms including "significant indigenous vegetation" which needs quantification or threshold guidance. AND ADD a definition for "Habitat".	<ul style="list-style-type: none"> The absence of clearly defined terms creates ambiguity (particularly in relation to SUB-R6).

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				AND ADD a definition for "Natural wetland". AND ADD a definition for "Duneland".	
125.10	Madara Vilde	Notable Trees	Amend	ADD a clear, formalised assessment process for identifying and designating notable trees, with explicit criteria defining notable trees incorporated into the Proposed District Plan. The process should consider multiple factors such as ecological value, cultural significance, age, size, rarity, health, and visual prominence. AND AMEND the plan to formally incorporate Māori perspectives and values regarding notable trees in collaboration with local iwi. AND ADD explicit criteria defining "notable trees" into the Proposed District Plan, providing transparent and consistent guidance for tree selection and protection.	<ul style="list-style-type: none"> Incorporating a comprehensive, tree-specific assessment framework to identify and evaluate notable trees would ensure a more representative and defensible list of notable trees. Explicit criteria for what constitutes a "notable tree" would provide clarity and consistency for landowners, developers, and the community. Integration of Māori cultural values concerning notable trees should also be strengthened.
125.11	Madara Vilde	Earthworks	Amend	ADD a new standard requiring a setback of at least 10m from all identified native bush, wetlands, streams and other significant ecological features; and ensure that any exceptions to these setbacks require rigorous resource consent with strict conditions, including erosion and sediment control, habitat restoration, and monitoring. Provide guidance or maps identifying ecological features to assist implementation of the setbacks. OR AMEND EW-S3 Setbacks to require the same (see separate submission point).	<ul style="list-style-type: none"> The earthworks standards do not address proximity of earthworks to ecologically sensitive features. In other District Plans and regional policies, setbacks typically range from 10-20m. Without such setbacks, earthworks may adversely affect water quality and threaten biodiversity, in contradiction to EW-P2.
125.12	Madara Vilde	Earthworks	Amend	AMEND the Proposed District Plan to clarify the interface and hierarchy between the Earthworks chapter and other chapters managing ecological values to avoid regulatory gaps or overlaps.	<ul style="list-style-type: none"> The Proposed District Plan does not clarify if other chapters' rules (e.g., Natural Environment Values or Coastal Environment) fill the gap of protecting ecological features from the effects of earthworks, potentially leading to inconsistent or inadequate ecological protection.
125.13	Madara Vilde	Ecosystems and Indigenous Biodiversity	Amend	ADD the identification and mapping of significant indigenous vegetation under Appendix 5 of the Northland Regional Policy Statement into the Proposed District Plan.	<ul style="list-style-type: none"> Mapping these areas would provide certainty for landowners and effective ecological protection.
125.14	Madara Vilde	Ecosystems and Indigenous Biodiversity	Amend	ADD a new rule(s) limiting permitted indigenous vegetation clearance to 5 m ² per site per calendar year within significant indigenous vegetation areas under Appendix 5 of the Northland Regional Policy Statement, with clearance exceeding this to be a restricted discretionary or discretionary activity, subject to offsetting and management plan requirements.	<ul style="list-style-type: none"> A strict clearance limit in significant indigenous vegetation areas aligns with best practice precautionary principles for protecting highly sensitive and significant biodiversity. The new rule would ensure any impacts are fully assessed and appropriately mitigated or compensated, supporting long-term ecological viability.
125.15	Madara Vilde	Natural Character	Amend	AMEND Standard NATC-S3 and the Proposed District Plan's framework in relation to wetland management to: <ul style="list-style-type: none"> explicitly incorporate the requirements of the National Environmental Standards for Freshwater (National Environmental Standards for Freshwater-FW 2020) apply more stringent controls to vegetation clearance and earthworks within wetland margins, including: <ul style="list-style-type: none"> non-complying activity status within 10m of a natural inland wetland limiting earthworks within 10m setbacks to only essential maintenance with strict thresholds reducing permitted thresholds assessment criteria requiring explicit consideration of National Environmental Standards for Freshwater-FW compliance and freshwater ecological values. clearly cross reference the requirement for resource consent from the Northland Regional Council (NRC) for activities within 10m of natural inland wetlands. 	<ul style="list-style-type: none"> The submitter is concerned that: The treatment of wetlands in the plan is poorly integrated with the National Environmental Standards for Freshwater-FW requirements. The permitted earthworks and vegetation clearance thresholds are too high for ecologically sensitive environments, and do not adequately manage cumulative impacts. The policy framework for wetlands is weak without sufficiently robust controls to achieve it. The lack of reference to NRC consent requirements is not user friendly or clear and may result in regulatory gaps. See submission for further details.

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				See submission for further details.	
125.16	Madara Vilde	Natural Character	Amend	<p>AMEND the Proposed District Plan's framework relation to wetland management to:</p> <ul style="list-style-type: none"> explicitly incorporate the requirements of the National Environmental Standards for Freshwater (National Environmental Standards for Freshwater-FW 2020) apply more stringent controls to vegetation clearance and earthworks within wetland margins, including mechanisms to manage cumulative adverse effects of multiple small-scale indigenous vegetation clearance and earthworks activities on wetlands over time. clearly cross reference the requirement for resource consent from the Northland Regional Council (NRC) for activities within 10m of natural inland wetlands <p>See submission for further details.</p>	<ul style="list-style-type: none"> The submitter is concerned that: The treatment of wetlands in the plan is poorly integrated with the National Environmental Standards for Freshwater-FW requirements. The permitted earthworks and vegetation clearance thresholds are too high for ecologically sensitive environments, and do not adequately manage cumulative impacts. The policy framework for wetlands is weak without sufficiently robust controls to achieve it. The lack of reference to NRC consent requirements is not user friendly or clear and may result in regulatory gaps. See submission for further details.
125.17	Madara Vilde	Notable Trees	Amend	<p>AMEND the Proposed District Plan so that all tree protection measures continue to be underpinned by sound arboricultural science, including the use of Root Protection Zones, but that these measures are applied to a more complete and representative inventory of notable trees.</p>	<ul style="list-style-type: none"> No reasons provided.
126.1	Loralie Sheppard	Subdivision	Support	RETAIN SUB1-R1 Boundary Adjustments.	<ul style="list-style-type: none"> As a land survey company, the submitter generally supports subdivision rules.
126.2	Loralie Sheppard	Subdivision	Support	RETAIN SUB-R2 Alterations to cross leases or conversion of tenure.	<ul style="list-style-type: none"> As a land survey company, the submitter generally supports subdivision rules.
126.3	Loralie Sheppard	Subdivision	Support	RETAIN SUB-R3 Subdivision to create new allotments.	<ul style="list-style-type: none"> As a land survey company, the submitter generally supports subdivision rules.
126.4	Loralie Sheppard	Subdivision	Support	RETAIN SUB-R4 Small lot subdivision.	<ul style="list-style-type: none"> As a land survey company, the submitter generally supports subdivision rules.
126.5	Loralie Sheppard	Subdivision	Support	RETAIN SUB-R5 Subdivision to create a reserve and incentive lot.	<ul style="list-style-type: none"> As a land survey company, the submitter generally supports subdivision rules.
126.6	Loralie Sheppard	Subdivision	Support	RETAIN SUB-R6 Environmental benefit subdivision.	<ul style="list-style-type: none"> As a land survey company, the submitter generally supports subdivision rules.
126.7	Loralie Sheppard	Subdivision	Support	RETAIN SUB-R7 Restoration or enhancement planting.	<ul style="list-style-type: none"> As a land survey company, the submitter generally supports subdivision rules.
126.8	Loralie Sheppard	Subdivision	Support	RETAIN SUB-R8 Subdivision of land within Open space zones and Māori purpose zones.	<ul style="list-style-type: none"> As a land survey company, the submitter generally supports subdivision rules.
126.9	Loralie Sheppard	Subdivision	Support	RETAIN SUB-R9 Subdivision of minor residential units.	<ul style="list-style-type: none"> As a land survey company, the submitter generally supports subdivision rules.
126.10	Loralie Sheppard	Subdivision	Oppose	<p>AMEND the subdivision restrictions on the Mangawhai/Hakaru Managed Growth Area. A possible solution to these restrictions is to use Rural lifestyle zone in this area. See submission #128 by same submitter for further details.</p>	<ul style="list-style-type: none"> No specific reason stated. See submission #128 by same submitter for further details.
127.1	Graham Taylor	Planning Maps	Amend	<p>AMEND the Commercial zone from Hook Road intersection, along Paparoa Valley Road to Pahi Road junction and include Franklin Road as far as the primary school.</p>	<ul style="list-style-type: none"> The submitter states there is insufficient commercial zoned land in Paparoa. Much of the area is zoned residential but in time these properties might be suitable for commercial enterprise. The submitter suggests retail, work from home businesses, light commercial, food and hospitality. Remaining residential restricts this opportunity.
128.1	Loralie Sheppard	Subdivision	Amend	<p>AMEND SUB-P12 and subdivision framework for Mangawhai/Hakaru Managed Growth Area to ensure rural properties are considered for subdivision on their merits.</p> <p>See submission for suggested area for Rural lifestyle zoning.</p>	<ul style="list-style-type: none"> A Rural lifestyle zone in the Mangawhai/Hakaru Managed Growth Area would support on-site wastewater and stormwater disposal so would not place demand on council infrastructure. A Rural lifestyle zone would align with the existing development.
128.2	Loralie Sheppard	Planning Maps	Amend	<p>AMEND the zoning in the Mangawhai/Hakaru Managed Growth Area to be Rural lifestyle zone.. See submission for extent of zoning sought.</p>	<ul style="list-style-type: none"> A Rural lifestyle zone in the Mangawhai/Hakaru Managed Growth Area would support on-site wastewater and stormwater disposal so would not place demand on council infrastructure. A Rural lifestyle zone would align with the existing development.

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129.1	Graham Taylor	Planning Maps	Oppose	AMEND zoning of LOT 3 DP 129317, Depot Road, Paparoa from General residential zone to Commercial zone.	<ul style="list-style-type: none"> The site is owned by Paparoa County Depot Trust. The site contains a number of existing uses that are more suited to a Commercial zone, including a privately operated engineering workshop, the Fire and Emergency NZ depot, storage units, and an oyster farmer's yard. The submitter notes the land is flat and is hidden behind other buildings.
129.2	Graham Taylor	Subdivision	Amend	AMEND the minimum lot size for the Rural lifestyle zone to a minimum of 1 hectare unless specific environmental enhancement conditions are imposed such as dwellings being set low in the environment, subdued colour pallet and screen plantings.	<ul style="list-style-type: none"> No reasons provided.
130.1	Peter Bull	Planning Maps	Oppose	<p>AMEND the zoning of the properties southeast of the intersection of State Highway 1 and Settlement Road from Rural lifestyle zone back to Operative District Plan Zone.</p> <p>OR</p> <p>RETAIN the Rural lifestyle zone for the properties southeast of the intersection of State Highway 1 and Settlement Road provided Council or NZTA take-over maintenance of the private roads in the Rural lifestyle zone so that they can be sealed / widened to cope with future increased housing density and traffic (both construction and residential)</p>	<ul style="list-style-type: none"> Most of the roads in the area proposed to be Rural lifestyle zone are private Right of Ways that are unsuitable for higher-density housing. Many of the Right of Ways are built from old farm tracks that existed prior to the subdivision of the existing site in 2008. The streets are long driveways that are unsealed, poorly designed, in poor condition, and in some sections the roads are not wide enough to facilitate traffic in both directions.
131.1	Linda Grammer and family	General	Amend	ADD a new Primary production zone based on the Draft District Plan.	<ul style="list-style-type: none"> A Primary Production Zone chapter is important for recognition of agriculture, horticulture, apiculture, and forestry. Highly productive soils (Land Use Classes 1, 2, and 3) must be protected from subdivision and other non-food production activities. The Council is obligated to protect natural and physical, finite resources such as soils, and healthy soils underpin all primary production. It is important to protect and monitor our land and soil to ensure it remains healthy and productive and is not lost through subdivision and other land use changes that undermine the rural community, economy, outstanding landscapes, and indigenous biodiversity.
131.2	Linda Grammer and family	General	Amend	ADD the Genetically Engineered / Genetically Modified Organisms provisions into the Proposed District Plan consistent with the wording contained in the Draft District Plan (September 2022 Exposure Draft document) with some changes to strengthen the wording of the provisions. See the original submission for the details of provisions and wording sought.	<ul style="list-style-type: none"> Submitter has been farming in Maungakaramaea area near Tangihua forest for nearly 30 years and are aware that GE/GMOs do not respect boundaries but consider that Kaipara District Council (KDC) must put in place robust protections on land to protect Kaipara's biosecurity and wider environment as well as existing GE/GM free primary producers and their enterprises. KDC are obligated to act in accordance with the Northland Regional Policy Statement and Northland Regional Plan, which has precautionary and prohibitive GE/GMO provisions, policies, and rules. KDC should act in keeping with the findings of the Northland/ Auckland "Inter Council Working Party on GMO Risk Evaluation & Management Options", the wishes of local ratepayers and residents who do not want to have risky outdoor GE/GMO experiments, field trials, or releases in the Kaipara District. KDC should ensure that local protections against the risks of outdoor GE/GMOs are in place, including the requirement for bonds/ strict liability to ensure that polluters are accountable for unintended/unforeseen adverse impacts of EPA approved outdoor GE/GMO experiments or field trials. It is of critical importance that KDC prioritize sustainable integrated management and protect conventional, IPM and organic /regenerative primary producers. This is important in order to protect the District's (and wider Regions') biosecurity, wider environment, economy, valuable "Northland, naturally" brand, existing GM Free farmers/ primary producers, our food sovereignty, and the

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					<p>ability of Kaipara residents to grow and eat clean and safe, nourishing, GM free food.</p> <ul style="list-style-type: none"> It is also important to uphold the rights and wishes of various Tai Tokerau Iwi for their respective rohe.
132.1	John Sanderson	General	Amend	<p>ADD the precautionary/prohibitive Genetically Engineered / Genetically Modified Organisms chapter (provisions, policies, and rules) as per the Draft District Plan back into the Proposed District Plan.</p>	<ul style="list-style-type: none"> Omitting the GE/GMO provisions from the Proposed District Plan goes against the wishes and feedback from the community. Kaipara District Council (KDC) is required to be in compliance with the Northland Regional Council Operative Regional Plan and Regional Policy Statement. The provisions should be in alignment with the GE/GMO provisions that Whangarei District Council, Far North District Council, Northland Regional Council, and Auckland Council have already achieved in their District Plans. KDC should act on their obligations as a formative member of the "Inter Council Working Party on GMO Risk Evaluation and Management Options" irrespective of any controversial proposals for legislative change. The provisions will ensure that the District's biosecurity, wider environment, economy, valuable "Northland, naturally" brand, existing GM free farmers/primary producers, food sovereignty, and the ability of Kaipara residents to grow and eat GM free food are protected. KDC should act in keeping with case law (the findings of the Northland / Auckland ICWP on GMOs) and the wishes of local ratepayers and residents. Outdoor GE/GMOs do not respect boundaries - Farmers/landowners and their valuable enterprises need protection. KDC should support the GE/GMO policies of various Tai Tokerau Iwi for their respective rohe.
133.1	Estate of A J Ruiterman	Planning Maps		<p>RETAIN the General residential zone for the property at 59 Gorge Road (Lot 7 DP 536946 and Allot 212 Parish of Wairau).</p>	<ul style="list-style-type: none"> The site is a logical residential extension for the town of Maungātūroto as the site is bounded by other General residential zoned properties on three boundaries and the Maungātūroto Primary School on the fourth boundary. The site has extensive frontage to Gorge and Griffiths Roads, providing easy access options. The site is within walkable distance of services and amenities. Providing for residential growth in this location will enhance the vibrancy and sustainability of Maungātūroto.
133.2	Estate of A J Ruiterman	Subdivision	Amend	<p>RETAIN the two minimum allotment size options of SUB-S1.5.a and b. when subdividing in the General residential zone.</p> <p>AND</p> <p>AMEND SUB-S1.5.b, as follows:</p> <p>5. 5. Allotments must have a minimum net site area of:</p> <p>a. 600m², or</p> <p>b. 400m² if <u>connected to</u> reticulated water supply and wastewater services are available outside of Mangawhai.</p>	<ul style="list-style-type: none"> The minimum allotment sizes are supported but clause 5.b requiring reticulated water and wastewater services to be 'available' is considered to be potentially open to interpretation by applicants and Council's processing staff. The submitter considers the higher density of 400m² should only be available when the allotments are 'connected to' reticulated water supply and wastewater services. The submitter acknowledges that there is an 'or' between clauses 5.a. and 5.b. but that the requested amendments will provide clarity and certainty for both applicants and Council staff.
134.1	Tinopai Resource Management Unit Ltd	Planning Maps	Amend	<p>AMEND the zoning of 99 Komiti Road, Tinopai (Lot 21 DP12065) from General residential zone to Natural open space zone.</p>	<ul style="list-style-type: none"> The current zoning does not reflect the ecological, cultural, and legal significance of the site, nor its position within the Marine and Coastal Area. Residential zoning is inappropriate and inconsistent with the New Zealand Coastal Policy Statement and presents ongoing environmental risks. The property sits within the Puapua Creek Estuary system and parts of it fall below the mean high tide marks. The site has historically been a tidal wetland and is part of the Komiti Road Recreation Reserve system. The submitters, as mana whenua, kaitiaki, and community members have deep and enduring

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					<p>relationships to this whenua and moana. The future of the site should reflect the environmental values, cultural history, and community aspirations that define the special place.</p> <ul style="list-style-type: none"> Refer to submission for images of the site.
135.1	Nick Suckling	Planning Maps	Support	RETAIN Light industrial zoning of Dargaville and Awakino Point.	<ul style="list-style-type: none"> The land suits Light Industrial Zone and the zone is a great use for the land.
135.2	Nick Suckling	Planning Maps	Support	RETAIN Residential zoning on the north side of Dargaville.	<ul style="list-style-type: none"> The land on the north side of Dargaville is excellent to develop and is the natural place to expand the town. This development area is very needed.
135.3	Nick Suckling	Planning Maps	Support	RETAIN Residential zoning of Paparoa.	<ul style="list-style-type: none"> Excellent rezoning here. Very good.
135.4	Nick Suckling	Planning Maps	Support	RETAIN Residential zoning of Maungatūroto.	<ul style="list-style-type: none"> Residential zoning here will help the town a lot. The proposed Residential zone areas in Maungatūroto are very good areas to rezone as Residential.
136.1	Federated Farmers of New Zealand (Inc) - Northland Province	General	Support	<p>AMEND the Proposed District Plan (Proposed District Plan) to provide for the installation and maintenance of farm infrastructure and assets in a consistent manner by recognising and providing for the following farm activities across the Proposed District Plan:</p> <ol style="list-style-type: none"> Water supply systems for domestic purposes, stock water or irrigation; Drainage systems; Farm tracks; Fences; Dams or ponds; Yards and hardstand areas; Animal effluent management systems; Pits for silage, offal, or other waste; Farm buildings; Firebreaks. <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> Farms have various 'infrastructure', 'assets' or 'features' that need to be provided for in the Proposed District Plan. This includes those noted in point (a) of the relief sought. The following items are defined as 'infrastructure' in Section 2 of the Resource Management Act, being: <ol style="list-style-type: none"> A water supply distribution system, including a system for irrigation (clause (e) of the definition); A drainage or sewerage system (clause (f)); and Structures for transport on land by cycleways, rail, roads, walkways, or any other means (clause (g)). <p>This infrastructure is not, however, provided for in the Infrastructure chapter, which seeks to provide only for infrastructure with a public or group purpose that serves more than one property. While this approach is not opposed it must be noted that the Resource Management Act definition of infrastructure cannot be amended as part of the Proposed District Plan process, and it captures some farming infrastructure.</p> The use of a definition for infrastructure needs to be consistent. The exclusion of farm infrastructure from the Infrastructure chapter has resulted in farm infrastructure being dealt with in other chapters such as earthworks and ecosystems and indigenous biodiversity which has created inconsistencies in how infrastructure has been provided for throughout the Proposed District Plan. Council also needs to take care when referencing 'infrastructure' in other Proposed District Plan chapters. There are variations between provisions ranging from making express reference to 'infrastructure', naming specific types of infrastructure, or reference to 'structures' (of which it is presumed infrastructure can be a subset, as demonstrated by ECO-P3.3). At times, there are enabling provisions for altering structures, where for infrastructure only maintenance is provided for (e.g., SASM-R1 vs SASM-R3). Other farm assets requiring installation or maintenance that are not 'infrastructure' as defined by the Resource Management Act, are fences, animal effluent management systems, dams or ponds, yards and other hardstand areas, pits for silage, offal or other waste, firebreaks, and buildings. These are not always consistently provided for in the Proposed District Plan particularly in relation to earthworks and indigenous vegetation clearance rules. See also submission point 136.190.
136.2	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Amend	<p>AMEND the Proposed District Plan to:</p> <ol style="list-style-type: none"> Relocate all earthworks, land disturbance and cultivation provisions into the Earthworks chapter. This includes but is not limited to the following provisions: <ul style="list-style-type: none"> SASM-R3 and SASM-R4; NATC-P2, NATC-R3 and NATC-S2; 	<ul style="list-style-type: none"> Definitions are provided for earthworks, land disturbance and cultivation. It appears that earthworks provisions are primarily contained in the Earthworks chapter but are also spread throughout the Proposed District Plan. In addition to earthworks, there are provisions for land disturbance (SASM-R3, ECO-R1, ECO-R2 and EW-R2) in other chapters and

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				<ul style="list-style-type: none"> ECO-R1 and ECO-R2; NFL-R4, NFL-R7, NFL-R8, and NFL-S4; and CE-R4 and CE-S4. <p>b. The inclusion of cross-reference within the Earthworks chapter, to earthworks provisions located in the Infrastructure and Transport chapters.</p> <p>AND</p> <p>Any consequential amendments.</p>	<p>cultivation (SASM-R3). Only one of these land disturbance rules is located in the Earthworks chapter.</p> <ul style="list-style-type: none"> The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 29 states that provisions for managing earthworks must be located in the Earthworks chapter. The definitions for earthworks and land disturbance in the Proposed District Plan imply that land disturbance is a subset of earthworks, but not earthworks as such, then the submitter believes that the provisions related to land disturbance should be located in the Earthworks chapter.
136.3	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	<p>AMEND the nested definition for 'Commercial activities' group to include visitor accommodation, home business and rural produce stalls / roadside stalls;</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter requests an amendment of the nested definition of the 'commercial activities' group to include visitor accommodation, home business and rural produce stalls / roadside stalls. These activities are provided for in the General rural zone chapter, but all appear to be 'commercial activities', which otherwise is a non-complying activity in the General rural zone.
136.4	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	<p>AMEND the nested definition for 'rural activities group' to include the defined term 'agricultural, pastoral and horticultural activities' as contained in the Definitions chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> Supports inclusion of this nested definition as it helps to illustrate the relationship between the terms: <ul style="list-style-type: none"> Primary production Land-based primary production Commercial forestry, afforestation, exotic continuous-cover forestry and plantation forestry Intensive indoor primary production Mining activity Quarrying activities and farm quarrying. The nested definition should also include the defined term 'agricultural, pastoral and horticultural activities' which are rural activities and predominately occur on rural zoned land. At present this definition is located in DEF2 Definitions which does not make sense.
136.5	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	<p>ADD a new nested definition that shows the relationship between the definitions for earthworks, land disturbance, cultivation and installation of fence posts.</p> <p>AND</p> <p>AMEND the Proposed District Plan so that all earthworks, land disturbance and cultivation provisions are relocated into the Earthworks chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The Proposed District Plan contains definitions for earthworks, land disturbance and cultivation along with many provisions for earthworks and limited provisions for land disturbance (INF-R49, SASM-R3, ECO-R1, ECO-R2, EW-R2) and cultivation (SASM-R3). Only one of these rules is located in the Earthworks chapter. The National Planning Standards gives mandatory direction for the layout of District Plans in that provisions for managing earthworks must be located in the Earthworks chapter. If land disturbance is considered by the Council to be a subset of earthworks, but not earthworks, then it would make sense if these provisions were located in the Earthworks chapter (excluding INF-R49). As the definitions are potentially confusing and circular, the submitter submits it would be helpful to provide a nesting table that explains the relationship between each of these terms. It is acknowledged that the Council is required to use the definitions provided by the National Planning Standards.
136.6	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	<p>ADD a new nested definition that shows the relationship between infrastructure and structures.</p> <p>AND</p> <p>AMEND to provide consistency in the provisions for 'infrastructure', 'structure' and specific infrastructure (e.g., farm drains or tracks) throughout the Proposed District Plan in the relevant provisions, rules and standards.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> 'Infrastructure' and 'structure' are both terms defined by the Resource Management Act. The submitter holds the view that most types of infrastructure would also be considered to be structures as defined under the Resource Management Act. The Proposed District Plan provides for 'infrastructure' and structures in an inconsistent matter. There are differences in how the terms are used in provisions ranging from making express reference to 'infrastructure', naming specific types of infrastructure, or reference to 'structures' (of which it is presumed that infrastructure is a sub-set, as demonstrated by ECO-P3.3). There are enabling provisions for altering structures, where for infrastructure the provision only allows maintenance (e.g., SASM-R1 vs SASM-R3).

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					<ul style="list-style-type: none"> Sometimes the Proposed District Plan refers to 'farm infrastructure' but in the same provision also identifies farm tracks and farm drains, which by definition are 'infrastructure' (e.g., NFLR3). A nested definition showing the relationship between infrastructure and structures may be useful.
136.7	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	<p>AMEND the Proposed District Plan provisions so that where the terms 'agricultural, pastoral and horticultural activities', 'agricultural, pastoral or horticultural activities' 'agricultural or pastoral activities' and 'agricultural, pastoral, horticultural or forestry activities' are used, either individually or collectively, that links to those definitions are provided in the Proposed District Plan / e-plan.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports the inclusion of a definition for agricultural, pastoral and horticultural activities. It is noted that this term is not actually used in the Proposed District Plan. The term used is either 'agricultural, pastoral or horticultural activities', or as part of a list (e.g., agricultural or pastoral activities), or as part of a wider list (e.g., agricultural, pastoral, horticultural or forestry activities). Where these terms are used in the Proposed District Plan, there is no link to the definition provided. Provide a link to the definition 'agricultural, pastoral and horticultural activities' where any of the terms are used in the Proposed District Plan.
136.8	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	RETAIN the definition of 'cultivation' as notified.	<ul style="list-style-type: none"> No reasons provided.
136.9	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	RETAIN the definition of 'drain' as notified.	<ul style="list-style-type: none"> Definition is supported as it is consistent with the National Planning Standards.
136.10	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	RETAIN the definition of 'earthworks' as notified.	<ul style="list-style-type: none"> Definition is supported as it is consistent with the National Planning Standards.
136.11	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Oppose	<p>AMEND the definition of "Farm quarrying" as follows:</p> <p>means the quarrying of aggregates which are:</p> <ol style="list-style-type: none"> taken for uses ancillary to land-based primary production, including for farm and forestry tracks, races, access ways and hardstand areas, and; only used within the same site, where the extraction was undertaken; and, not sold, exported or removed from the site of origin. <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports the inclusion of a definition for farm quarrying in the Proposed District Plan. It is not practical to require that a farm quarry can only be used within the same site. The term 'site' is defined in the National Policy Statement as meaning as a single record of title and as many farms have a number of titles it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm. Larger farm owners may have multiple farms in an area, which use the takings from a quarry on one farm, on other farms in their ownership.
136.12	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	<p>AMEND the definition of "Farming" as follows:</p> <p>Means the use of land and buildings for a land-based activity having as its primary purpose the production of any food and fibre, livestock or vegetative matter and includes horse breeding and horse training establishments but excludes intensive indoor primary production factory farming, shelter belts, woodlots and commercial forestry.</p> <p>OR</p> <p>With wording that gives similar effect to the relief sought above.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports inclusion of a definition for farming in the Proposed District Plan. The exclusion of shelterbelts and woodlots from the definition is opposed as these activities can be integral to a farming operation. There are no specific controls on shelter belts or woodlots within the Proposed District Plan so it is unclear what benefit the proposed exclusion from the definition of farming would have. The exclusion of woodlots is inconsistent with the proposed definition of 'agricultural, pastoral and horticultural activities', which includes woodlots of up to 5 ha.
136.13	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	RETAIN the definition of "Fertiliser" as notified.	<ul style="list-style-type: none"> The submitter supports the definition as it is consistent with the National Planning Standards.
136.14	Federated Farmers of New	Definitions	Support	AMEND the definition of "Hazardous facility" as follows:	<ul style="list-style-type: none"> Supports the definition of hazardous facility along with the exclusions as notified.

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	Zealand (Inc) - Northland Province			Means activities involving hazardous substances and premises at which these substances are used, stored or disposed of. Storage includes vehicles for their transport located at a facility for more than short periods of time and excludes: ... c. the incidental use and storage of hazardous substances in domestic scale quantities; d. incidental storage and use of agrichemicals, fertilisers and fuel for land based primary production activities; and e. activities involving sub-classes not included in the Activity Status Table (add cross-reference to where table is located in Proposed District Plan). AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter considers that the incidental storage and use of agrichemicals, fertilisers and fuel for land based primary production activities should also be provided for in the list of exclusions. It is unclear what 'Activity Status Table' the rule is referring to.
136.15	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	RETAIN the definition of "Highly productive land" as notified.	<ul style="list-style-type: none"> The submitter supports the definition as it is consistent with the definition in the National Policy Standard for Highly Productive Land.
136.16	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	ADD the following sentence before the definition of "Indigenous biodiversity": <u>Has the same meaning as Section 1.6 of the National Policy Statement for Indigenous Biodiversity as set out below:</u> AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports the definition as it is consistent with the National Policy Statement for Indigenous Biodiversity. However the submitter considers the definition should acknowledge its source, which is useful should the National Policy Statement for Indigenous Biodiversity change.
136.17	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	AMEND the definition of 'indigenous vegetation' by including the following sentence before the definition as follows: <u>Has the same meaning as Section 1.6 of the National Policy Statement for Indigenous Biodiversity as set out below:</u> AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports inclusion of this definition as it is consistent with the National Policy Statement for Indigenous Biodiversity. However, the submitter considers that the definition should acknowledge its source, which is useful should the National Policy Statement for Indigenous Biodiversity change.
136.18	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	RETAIN the definition of "Intensive indoor primary production" as notified.	<ul style="list-style-type: none"> The submitter supports definition as it is consistent with the National Planning Standards.
136.19	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	AMEND the definition of 'land-based primary production' to include the following sentence before the definition: <u>Has the same meaning as Section 1.3 of the National Policy Statement for Highly Productive Land as set out below:</u> AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports inclusion of this definition as it is consistent with the National Policy Statement for Highly Productive Land. However, the submitter considers the definition should acknowledge its source, which is useful should the National Policy Statement for Highly Productive Land definition change.
136.20	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Oppose	AMEND the definition of "Landfill" by replacing it with the following: <u>Means Class 1, 2, 3 and 4 landfills as defined in Waste Management Institute of New Zealand, 2023. Technical guidelines for disposal to land.</u> AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports a definition of the term 'landfill' but is concerned that the definition as notified in the Proposed District Plan is inconsistent with the definition in the Proposed Regional Plan for Northland (PRPN). The proposed definition excludes cleanfill areas. The PRPN definition is a Class 1-4 landfill as defined in the Waste Management Institute of New Zealand, 2018. Technical guidelines for the disposal to land of residual waste and other material (the Guidelines). It is noted that there was a 2023 revision to the Guidelines. The PRPN definition expressly excludes farm dumps and ofal holes (section 2.2 of the Guidelines) whereas the Proposed District Plan definition appears to include these on-farm activities. The Proposed District Plan seeks to impose restrictions on landfills within the Sites and Areas of Significance to Māori overlay by classifying these as non-complying activities. It is unclear if any closed or operating landfills would be impacted by this Sites and Areas of Significance to Māori restriction.

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136.21	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	AMEND the definition of "Natural hazard" to correct the spelling mistake. AND Any consequential amendments.	<ul style="list-style-type: none"> Correct spelling mistake of heading.
136.22	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	RETAIN the definition of "Primary production" as notified.	<ul style="list-style-type: none"> The submitter supports the definition as it is consistent with the National Planning Standards.
136.23	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	RETAIN the definition of "Roadside stall" as notified. AND CONSIDER whether the terms "Roadside stall" and "Rural produce stall" are both required. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports the definition however queries the need for two terms "Roadside stall" and "Rural produce stall" which have the same meaning.
136.24	Federated Farmers of New Zealand (Inc) - Northland Province	General	Support	ADD provisions that enable roadside stalls (for detail on those provisions requested, see the submission point on enabling businesses in the General rural zone). AND Any consequential amendments.	<ul style="list-style-type: none"> The definition for 'roadside stalls' is supported under previous submission point (136.23). However, there are no provisions within the Proposed District Plan that reference this term, or 'rural produce stall'. The submitter also queries the need for two terms with the same meaning.
136.25	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	RETAIN the definition of "Rural industry" as notified.	<ul style="list-style-type: none"> The submitter supports the definition as it is consistent with the National Planning Standards.
136.26	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	RETAIN the definition of "Rural produce stall" as notified.	<ul style="list-style-type: none"> The submitter supports the definition however queries the need for two terms ("Roadside stall" and "Rural produce stall") with the same meaning.
136.27	Federated Farmers of New Zealand (Inc) - Northland Province	General	Support	ADD provisions that enable rural produce stalls (for detail on those provisions requested, refer to submission point on enabling businesses in the General rural zone). AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports the definition under another submission (136.26). There are no provisions within the Proposed District Plan that reference this term, or 'roadside stall'. The submitter also queries the need for two terms with the same meaning.
136.28	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	RETAIN the definition of "Vegetation clearance" as notified.	<ul style="list-style-type: none"> The submitter supports the definition as it is clear and simple to understand.
136.29	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Oppose	AMEND the definition of "Wetland, lake and river margins" as follows: means the area of land within: 1. 30 <u>10</u> metres of: a. a natural inland wetland; ... AND Any consequential amendments.	<ul style="list-style-type: none"> Does not support the imposition of a 30m margin for wetland, lake and river margins. The logic for defining the riparian margin as 30m for wetlands, larger lakes and rivers, and 6m for small rivers, is unclear and appears to be arbitrary. The section 32 report simply states the definition as a fact, and does not provide any evidence or analysis, nor consider any alternative to this approach. National Environment Standards for Freshwater (National Environmental Standards for Freshwater-FW) provides a setback for certain activities from natural wetlands, being 10m. Northland Regional Policy Statement does not provide any direction as to how a riparian margin might be delineated. The Proposed Regional Plan for Northland, (dated February 2024), does not define 'riparian margin', but it defines the 'coastal riparian and foredune management area' as including 'any land within a horizontal distance of 10 metres landward from the coastal marine area'.
136.30	Federated Farmers of New Zealand (Inc) -	Vision for Kaipara	Support	RETAIN SD-VK-O2 as notified OR Wording of similar effect.	<ul style="list-style-type: none"> Supports the objective.

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	Northland Province			AND Any consequential amendments.	
136.31	Federated Farmers of New Zealand (Inc) - Northland Province	Vision for Kaipara	Support	RETAIN SD-VK-O3 as notified; OR Wording with similar intent and effect. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports the objective.
136.32	Federated Farmers of New Zealand (Inc) - Northland Province	Vision for Kaipara	Support	RETAIN SD-VK-O4 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports the objective.
136.33	Federated Farmers of New Zealand (Inc) - Northland Province	Vision for Kaipara	Support	RETAIN SD-VK-O6 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Submitter supports objective.
136.34	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Environment	Support	RETAIN SD-NEO3 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Submitter supports the objective.
136.35	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Environment	Support	<p>ADD a new strategic objective for the natural environment that addresses the balancing of the productive use of land with amenity values. Potential wording could be:</p> <p><u>Objective SD-XX-OX Balancing Productive Use and Amenity Values</u></p> <p><u>The use and development of land and resources are managed in a way that:</u></p> <ol style="list-style-type: none"> supports the efficient and productive use of land and resources; and recognises and provides for the community's ability to enjoy the natural environment, including its open spaces, landscape character, and amenity values; so that a fair and enduring balance is achieved between environmental protection, economic opportunity, and social wellbeing, for the benefit of both current and future generations. <p>OR</p> <p>Wording with similar intent and effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports the inclusion of an objective that deals with managing the potential conflicts between enabling primary production in rural areas, and the protection of natural character, landscapes, features and ecosystems.
136.36	Federated Farmers of New Zealand (Inc) - Northland Province	Renewable Electricity Generation	Support	RETAIN the provisions of the Renewable electricity generation chapter as notified. OR With wording that achieves a similar intent and/or effect. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports the provisions for Renewable electricity generation. The provisions provide for the operation, maintenance and upgrading of renewable energy facilities without any unnecessary barriers.
136.37	Federated Farmers of New Zealand (Inc) - Northland Province	Infrastructure	Amend	<p>AMEND the Overview to the Infrastructure chapter as follows:</p> <p>The chapters and provisions in <u>Part 2– Districtwide Matters the Infrastructure chapter</u> only apply to infrastructure <u>that has a public or group purpose. This includes all public infrastructure and infrastructure serving more than one property.</u></p> <p><u>Private infrastructure Rural land uses, such as farming activities farm water supplies including irrigation, drains and farm tracks, are generally not considered "infrastructure" for the purpose of provisions in the Infrastructure chapter when they are on-farm services and do not have a public or group infrastructure purpose. Infrastructure is</u></p>	<ul style="list-style-type: none"> The submitter supports the clarity provided by inclusion of the paragraph "The chapters and provisions of Part 2- District-wide Matters...". However, the submitter considers that the statement is inaccurate. The Definitions section of the Proposed District Plan adopts the Resource Management Act meaning of 'infrastructure', which includes a water supply distribution system, including a system for irrigation; a drainage or sewerage system; and structures for transport on land by cycleways, rail, roads, walkways, or any other means. The Resource Management Act definition does not require the infrastructure to be public or to serve more than one property. If the Council wishes to treat on-farm infrastructure differently,

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				<p>defined in Part 1—Introduction and general provisions, and on-farm infrastructure to assist with the day to day running of a farm is not included in the definition of "infrastructure".</p> <p>AND</p> <p>Any consequential amendments.</p>	<p>then this needs to be clearly enabled and suggest the inclusion of a note within the Infrastructure Overview to provide further clarification.</p> <ul style="list-style-type: none"> The difficulty with the approach proposed by the Council is where farm infrastructure serves more than one property, for example a drainage or water supply system that serves two properties. This means the provisions of the Infrastructure chapter would apply and would create a potentially inequitable approach for small-scale infrastructure. The submitter supports on-farm infrastructure being dealt with clearly and consistently and have sought relief in relation to specific provisions throughout the submission.
136.38	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Hazards	Support	<p>AMEND the Natural Hazards chapter and relevant parts of the Proposed District Plan the use of the term 'structure' is consistent with the definition given under the Resource Management Act.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> Council has chosen to separate buildings and infrastructure out from structures in the rules in the Natural Hazards chapter. Issue arising is that the definitions of infrastructure and structures contained in the Resource Management Act do not make the distinction that the Council has made in some provisions. There are inconsistencies throughout the Natural Hazards chapter with how the term 'structure' has been used and the outcomes sought by the Council.
136.39	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Hazards	Oppose	<p>AMEND NH-R1 so that it applies to all structures as required by the definition of structures given in the Resource Management Act.</p> <p>AND</p> <p>AMEND NH-R1.1.b. to increase the footprint for a structure under clause (b) from 30m² to 250m² for structures that are non-inhabitable.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter is confused over what the Council is trying to achieve with this rule. The rule is meant to deal with new structures but specifically excludes buildings and infrastructure. The definition of structure in the Resource Management Act specifically refers to any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft. There needs to be consistency in the provisions of the Proposed District Plan with the terms used and how they are used. It is not accurate to exclude matters from a definition which has been legally defined in legislation such as the Resource Management Act. In respect of NH-R1.1.b., it is considered that the footprint of 30m² provided is too small. Council should consider increasing the size of the footprint for non-inhabited structures.
136.40	Federated Farmers of New Zealand (Inc) - Northland Province	Historic Heritage	Support	<p>RETAIN HH-P1 as notified.</p> <p>OR</p> <p>Wording with similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports the policy as notified as it will create certainty for plan users.
136.41	Federated Farmers of New Zealand (Inc) - Northland Province	Sites and Areas of Significance to Maori	Amend	<p>AMEND the Sites and Areas of Significance to Māori chapter for consistent use of the same phrase and terms.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The Sites and Areas of Significance to Māori chapter uses differing terminology throughout. Reference is made to "within scheduled sites", "within scheduled sites and areas, and "within sites and areas of significance to Māori listed in SCHED3". In addition, the overview to the Sites and Areas of Significance to Māori chapter states that: "The provisions in this chapter apply only to the sites and areas listed in SCHED3 – Sites and areas of significance to Māori". Terminology used throughout the chapter needs to be consistent and not change in respect of whether you are reading an overview, objective, policy or rule. Consistency enables provisions of a Proposed District Plan to be understood easier and removes the potential for confusion to occur.
136.42	Federated Farmers of New Zealand (Inc) -	Sites and Areas of Significance to Maori	Support	<p>AMEND the Overview to the Sites and Areas of Significance to Māori chapter as follows:</p>	<ul style="list-style-type: none"> The Overview provides a useful introduction to this chapter.

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	Northland Province			<p>... Such sites and areas need to be assessed and determined with the guidance and direction of Māori <u>and added to the District Plan using the Resource Management Act Schedule 1 process.</u> Any such sites and areas need to be determined and assessed by Māori. The provisions ...</p> <p>OR</p> <p>Wording with similar intent and/or effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter seeks clarity that any new sites and areas of significance to Māori identified will be added to the Proposed District Plan through a plan change process under the relevant legislation.
136.43	Federated Farmers of New Zealand (Inc) - Northland Province	Sites and Areas of Significance to Maori	Support	<p>AMEND SASM-P3 by adding a new point as follows:</p> <p>Enable the following activities ...</p> <p>6. Cultural practices carried out in accordance with tikanga Māori.;</p> <p>7. New activities with a functional need or operational need with no practicable alternative location.</p> <p>OR</p> <p>Wording with similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part policy SASM-P3 as it aims to provide for certain activities to occur within sites and areas of significance to Māori. However, there are concerns that the policy uses the term 'protect' which sets a very high bar to be met for one of the specified activities to be allowed to occur. Also of concern is the use of the terms 'buildings', 'structures', and 'infrastructure'. Buildings and structures are subsets of infrastructure, and the use of multiple terms is confusing. It is also queried why the policy provides for the maintenance, repair, alternation, demolition or removal of existing buildings and structures but not for infrastructure which is limited to maintenance, operation and repair. There is currently no provision in policy SASM-P3 for new activities (e.g., buildings, structures or vegetation clearance). This seems to conflict with policy SASM-P4 which recognises activities with a functional or operational need and no practicable alternative location.
136.44	Federated Farmers of New Zealand (Inc) - Northland Province	Sites and Areas of Significance to Maori	Support	<p>AMEND SASM-P4.1 as follows:</p> <p>1. Avoiding locating activities within the scheduled sites unless there is a functional or operational need and no practicable alternative location, <u>or the effects of the activity are no more than minor.</u></p> <p>OR</p> <p>Wording with similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> SASM-P4 is supported as it provides clear direction on how the effects management hierarchy will be applied. Clause 1 requires that activities within sites and areas of significance to Māori should be avoided unless there is a functional or operational need. Amendments are sought to SASM-P4 to recognise activities with no more than minor effects such as in SASM-P3 clause 2 where this provides for animal grazing, pasture management and pest management.
136.45	Federated Farmers of New Zealand (Inc) - Northland Province	Sites and Areas of Significance to Maori	Support	<p>AMEND SASM-P6 to exclude ofal pits and on-farm domestic landfills (refer also 136.20).</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter is cautious of inclusion of policy SASM-P6 and has concerns about its practical impacts on farms. On-farm activities that meet the Proposed District Plan definition of 'landfill' (noting our submission requesting amendment to that definition under 136.20) are ofal pits (as permitted by the PRNP rule C.6.3.3) and on-farm domestic landfills (as permitted by PRNP rule C.6.7.2). The exclusion of farm quarries from the policy as provided for in clause 1 is supported. .
136.46	Federated Farmers of New Zealand (Inc) - Northland Province	Sites and Areas of Significance to Maori	Support	<p>AMEND SASM-P7.4 as follows:</p> <p>4. Opportunities for tangata whenua's relationship with the site to be maintained or strengthened on an ongoing basis, including any practical mechanisms for mana whenua to access and use the site <u>where the landowner offers to facilitate such access and use.</u></p> <p>OR</p> <p>Wording with similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part policy SASM-P7 as it identifies the matters that will be considered when assessing effects on sites and areas of significance to Māori. There are concerns in respect of clause 4 of the policy for as written this requirement could be used to coerce landowners to give access to or across their land. This has the potential to impose costs, disrupt farming operations, create security or nuisance issues, and raise health and safety concerns.
136.47	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN the Overview of the Ecosystems and Indigenous Biodiversity chapter as notified.</p> <p>OR</p> <p>With wording that has similar intent and effect.</p> <p>AND</p>	<ul style="list-style-type: none"> The submitter supports the Ecosystems and Indigenous Biodiversity Overview and the recognition given to landowners to protect and restore indigenous biodiversity on private land. The submitter supports the approach of not including mapped areas of significant indigenous

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				Any consequential amendments.	vegetation and significant habitats of indigenous fauna at this time given the imminent changes to the National Policy Statement for Indigenous Biodiversity signalled by central government.
136.48	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-O1 as notified. OR Wording with similar intent.	<ul style="list-style-type: none"> Supports objective ECO-O1 as notified.
136.49	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-O2 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports the objective ECO-O2 as notified.
136.50	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	Supports the objective ECO-O3 as notified.	<ul style="list-style-type: none">
136.51	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-O4 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports the objective ECO-O4 as notified.
136.52	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P1 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports the policy ECO-P1 as notified.
136.53	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P2 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports the policy ECO-P2 as notified.
136.54	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P3 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports the policy ECO-P3 as notified.
136.55	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P4 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports the policy ECO-P4 as notified.
136.56	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P5 as notified. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Supports the policy ECO-P5 as notified.
136.57	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	DELETE Note 1 in the Ecosystems and Indigenous Biodiversity chapter. AND AMEND the Ecosystems and Indigenous Biodiversity provisions by relocating the rules and associated policies for indigenous vegetation clearance that are located in the Coastal Environment, Natural Character, and Natural Features and Landscapes chapters, into the Ecosystems and Indigenous Biodiversity chapter. This would include the following provisions - NATC-P2, NAT-R4, NATC-S3, NFL-R3, NFL-R7 and NFL-S5. (Lodged under separate submission numbers 136.58 - 136.63 and 136.193).	<ul style="list-style-type: none"> Submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out

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					provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.
136.58	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	DELETE NATC-P2. AND ADD NATC-P2 to the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.
136.59	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	DELETE NATC-R4. AND ADD NATC-R4 to the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.
136.60	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	DELETE NATC-S3. AND ADD NATC-S3 to the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.
136.61	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	DELETE NFL-R3. AND ADD NFL-R3 to the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.
136.62	Federated Farmers of New Zealand (Inc) -	Natural Features and Landscapes	Support	DELETE NFL-R7. AND	<ul style="list-style-type: none"> The submitter considers that the Proposed District Plan may be easier to use if all rules for

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	Northland Province			<p>ADD NFL-R7 to the Ecosystems and Indigenous Biodiversity chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<p>indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter.</p> <ul style="list-style-type: none"> The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.
136.63	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	<ul style="list-style-type: none"> The submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters. 	<ul style="list-style-type: none">
136.64	Federated Farmers of New Zealand (Inc) - Northland Province	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-R1 as notified in the Proposed District Plan or with wording with similar intent; and</p> <p>AND</p> <p>ADD ECO-R1 into the Earthworks chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports the rule ECO-R1 as it provides for lawful, necessary, or activities with minor effect to occur as a permitted activity. It is noted that the National Policy Statement gives mandatory direction for the layout of District Plans. Section 7, clause 29 states that provisions for managing earthworks must be located in the Earthworks chapter. It is queried the rule would be better located in the Earthworks chapter as the clearance of indigenous vegetation is a subset of earthworks.
136.65	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Amend	<p>AMEND the measurement in definition of "Wetland, lake and river margins" to reduce to 10m instead of 30m as notified.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter has concerns over the 30m margin that has been provided for in the definition of wetland, lake and river margin. It is unclear where the 30m margin has come from as there does not appear to be definitions for the three terms in the Northland Regional Policy Statement. There also does not appear to be any consideration of the 30m margin in the section 32 reports that accompany the Proposed District Plan. The submitter seeks a reduction in the 30m margin in the definition of 'wetlands, lake and river margins' from 30m to 10m to achieve consistency with the National Environmental Standards for Freshwater and the Northland Regional Plan. It is considered that the use of a 30m margin is onerous and will act as an unnecessary barrier against appropriate subdivision, use and development.
136.66	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	<p>RETAIN NATC-P1 as notified.</p> <p>OR</p> <p>With wording with similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> Supports policy NATC-P1 as notified.
136.67	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	<p>AMEND NATC-P2 as follows:</p> <p>Enable indigenous vegetation clearance and earthworks within wetland, lake and river margins where it is for:</p> <ol style="list-style-type: none"> The <u>operation</u>, repair or maintenance of lawfully established activities; ... 	<ul style="list-style-type: none"> The submitter supports provision for indigenous vegetation clearance and earthworks. However, amendment is sought to policy NATC-P2 to provide for indigenous vegetation clearance and earthworks associated with new buildings and structures that have an operational or functional need to be located within the margin (as provided

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				4. Biosecurity reasons; <u>and</u> 5. The sustainable non-commercial harvest for customary activities; <u>and</u> 6. <u>New buildings or structures with an operational or functional need; and</u> 7. <u>Erosion or sediment control purposes.</u> AND ADD NATC-P2 into the Earthworks and Ecosystems and Biodiversity chapters. AND Any consequential amendments.	for in NATC-P3) including fencing, and sediment or erosion control works. <ul style="list-style-type: none"> The submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance are in the Ecosystems and Indigenous Biodiversity chapter and all provisions for earthworks are in the Earthworks chapter. Section 7, clause 29 of the National Planning Standards states that provisions for managing earthworks must be located in the Earthworks chapter. Section 7, clause 19 states matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter.
136.68	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	RETAIN NATC-P3 as notified. OR With wording of similar effect. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NATC-P3 as notified.
136.69	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	AMEND NATC-P4 so that it lists the actions the Council intends to undertake to encourage restoration and enhancement of natural character. Potential wording could be as follows: Encourage the restoration and enhancement of wetland, lake and river margins where it will achieve improvement in natural character values <u>by</u> : a. Providing funding or assisting in obtaining funding from other agencies and trusts. b. Working directly with landowners and community groups on wetland, lake and river margin protection, maintenance or restoration projects. OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter is generally supportive of policy NATC-P4 but consider the policy should identify the actions the Council intends to undertake to encourage restoration and enhancement of natural character (for example, like ECO-P4 or ECO-P5).
136.70	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	AMEND NATC-P5 as follows: Have regard to the following matters when assessing the effects of resource consent applications for subdivision, land use and development on the natural character of wetland, lake and river margins: ... 5. The <u>current level of natural character and the ability of the environment to absorb change</u> ; ... 7. The operational need or functional need of any <u>building or structure including</u> regionally significant infrastructure to be in the particular location; ... 11. The degree of any existing public or customary access and recreational use and the opportunity to for enhancement public access and recreation ; ... OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports policy NATC-P5 as it identifies the matters that will be considered when assessing effects on natural character. However, changes are suggested to include the consideration of the current level of natural character as a consideration as well as including the functional or operational need of any building and structure, and effects on existing public or customary access and recreational use.
136.71	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	AMEND NATC-R1 as follows: 1. Activity status: Permitted Where: a. External additions and alterations are; i. no greater than 30m ² ; <u>or</u>	<ul style="list-style-type: none"> The submitter supports rule NATC-R1 as it provides for additions and alterations up to 30m² to buildings and structures as a permitted activity. However, NATC-R2 allows for new buildings and structures up to 300 m². For consistency, it is recommended that the volume in the rule is increased from 30 m² to 300 m². This would align the two rules and avoid potential debate about

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				ii. <u>do not increase the total footprint of the building or structure to more than 300m²; and</u> b. The activity complies with CE-S1 Coastal environment - maximum building height. 2. Activity status when compliance not achieved: <u>Restricted</u> Discretionary Where: a. The matters in NATC-P5; and b. <u>b. The positive effects of the activity.</u> OR With wording of similar effect. AND Any consequential amendments.	<p>whether a structure is new or an addition/alteration.</p> <ul style="list-style-type: none"> The submitter also believes the Council can reasonably identify all of effects or issues that this activity may have, and as such the rule when compliance is not achieved should be given restricted discretionary status. This would improve certainty and efficiency for both landowners and the Council. It is not thought that the activity is sufficiently complex, or its effects uncertain, to justify the proposed discretionary rule status.
136.72	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	AMEND NATC-R2 as follows: 1. Activity status: Permitted Where: a. The building or structure is no greater than 300m ² ; <u>and</u> b. The building or structure is required for: ... v. <u>Water intake and associated</u> pumphouses utilised for the drawing of water provided they cover less than 25m ² in area; and; <u>or</u> vi. <u>Drainage outfall; or</u> vii. <u>Sediment or erosion control; and ...</u> OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NATC-R2. To improve clarity as to the relationship between clauses a. and b., the submitter requests addition of an 'and' at the end of clause a. to show that both clauses must be complied with. Consistent with NATC-P3 that enables structures with a functional or operational need to be located in the margin, the submitter requests amendments to provide for drainage outfalls, water intakes, and structures for sediment or erosion control.
136.73	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	AMEND NATC-R3 as follows: 1. Activity status: Permitted Where: a. The earthworks complies with NATC-S2 - Earthworks; and b. The earthworks is for; i. the maintenance of lawfully established <u>infrastructure</u> roads, fences, utility connections, driveways, parking or <u>hardstand</u> areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; <u>or</u> ii. <u>new buildings or structures permitted by NATC-R2; or</u> iii. <u>biosecurity or natural hazard management purposes.</u> OR With wording of similar intent. AND ADD NATC-R3 into the Earthworks chapter. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports in part NATC-R3. There is provision for maintenance of existing identified assets, but amendments are necessary to ensure the rule aligns with the activities provided for in policy NATC-P2. There should also be some provision for minor earthworks as a permitted activity, associated with new buildings and structures that are provided for by policy NATC-P3 and rule NATC-R2. It is also considered that the Proposed District Plan would be easier to use if all provisions for earthworks are located in the Earthworks chapter. The National Planning Standards give mandatory direction for the layout of District Plans with section 7, clause 29 stating that provisions for managing earthworks must be located in the Earthworks chapter.
136.74	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	AMEND NATC-R4 as follows: 1. Activity status: Permitted Where: a. The activity complies with NATC-S3 Indigenous vegetation clearance; or b. The indigenous vegetation clearance is for; i. the maintenance of lawfully established <u>infrastructure</u> roads, fences, utility connections, driveways, parking or <u>hardstand</u> areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; <u>or</u> ii. <u>new buildings or structures permitted by NATC-R2; or</u> iii. <u>biosecurity or natural hazard management purposes.</u> OR With wording to similar effect.	<ul style="list-style-type: none"> The submitter supports in part NATC-R4. Clause a of this rule provides for indigenous vegetation clearance for any reason, so long as it meets the area limits in NATC-S3. There is also provision for maintenance of existing identified assets not subject to an area restriction. Amendments are necessary to ensure the rule aligns with the activities provided for in policy NATC-P2. There should be some provision for minor indigenous vegetation clearance as a permitted activity, associated with new buildings and structures that are provided for by policy NATC-P3 and rule NATC-R2. The National Policy Statement gives mandatory direction for the layout of District Plans. Section 7, clause 19 states matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. The rule appears to relate to the

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				<p>AND</p> <p>ADD the policy NATC-P2 (inferred) into the Ecosystems and Indigenous Biodiversity chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<p>maintenance of biological diversity rather than its protection.</p>
136.75	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Oppose	<p>AMEND NATC-S2 to provide for earthworks within the margins of wetlands, lakes and rivers as set out in rule C8.3.1, Table 15 of the Proposed District Plan.</p> <p>AND</p> <p>ADD NATC-S2 into the Earthworks chapter of the Proposed District Plan.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter does not support the proposed volume of earthworks provided for in this standard. The Section 32A report states that the proposed provisions will provide for an appropriate level of earthworks, indigenous vegetation clearance and development within the margins of wetlands, lakes and rivers. However, the proposed volume of 50m³ per 12-month period per site has not been analysed. The Northland Proposed Regional Plan provides permitted activity earthworks thresholds: (see submission for details). The approach taken in this standard is considered to be too simplistic and does not adequately for earthworks in specific locations. It is noted that standard NATC-S2 is an earthworks provision. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 29 states that provisions for managing earthworks must be located in the Earthworks chapter.
136.76	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Character	Support	<p>AMEND NATC-S3 to provide for indigenous vegetation clearance in a manner similar to how this issue has been addressed in the Proposed District Plan; and</p> <p>AND</p> <p>ADD NATC-S3 into the Earthworks chapter of the Proposed District Plan.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter has concerns over the small volume of indigenous vegetation clearance that is provided for in standard NATC-S3. As worded, the standard is too general in how it reads and has too wide of a scope. Council needs to reconsider exactly what it is trying to achieve with this standard and perhaps redraft the standard so that it addresses specific activities. Refer C.8.4.2 of the Northland Proposed Regional Plan as an example. It is also considered that the Proposed District Plan may be easier to use if all provisions for indigenous vegetation clearance are in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, while clause 20 provides for provisions to protect natural character to be located in the Natural Character chapter.
136.77	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	<p>RETAIN NFL-O1 as notified.</p> <p>OR</p> <p>Wording with similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> Supports NFL-O1 as notified.
136.78	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	<p>AMEND NFL-O2 as follows:</p> <p><u>To promote</u> the maintenance and enhancement of the characteristics, qualities and values <u>that contribute to the recognition</u> of Outstanding Natural Features and Outstanding Natural Landscapes is promoted.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter would prefer amendments to NFL-O2 so that it improves its framing as an objective.
136.79	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	<p>AMEND NFL-P1 as follows:</p> <p>Enable activities that maintain, restore or enhance the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in SCHED4 and SCHED5, including;</p> <p>a. conservation activities; <u>and</u></p> <p>b. the removal of redundant buildings and structures;</p> <p>c. <u>new buildings or structures where there is a functional need or operational need;</u></p>	<ul style="list-style-type: none"> The submitter supports NFL-P1 in part. It is noted that there is no specific policy that provides for new activities with an operational or functional need to be located in an Outstanding Natural Landscapes or Outstanding Natural Features. For natural character, this policy provision has been made by both policies NATC-P2 and NATC-P3. The submitter seeks that similar provisions are included in the Natural Features and Landscapes chapter. This would be consistent with NFL-R1

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				d. <u>activities for health and safety or biosecurity purposes.</u> OR With wording to similar effect. OR ADD a new NFL policy to recognise and provide for the activities identified in c. and d. above. AND Any consequential amendments.	and NFL-R2 which provide for new buildings and structures and alterations and additions.
136.80	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	RETAIN NFL-P2 as notified. OR With wording that achieves a similar effect. AND Any other consequential amendments.	<ul style="list-style-type: none"> Supports NFL-P2 as notified.
136.81	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	RETAIN NFL-P3 as notified. OR With wording that achieves a similar effect. AND Any other consequential amendments.	<ul style="list-style-type: none"> Supports NFL-P3 as notified.
136.82	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	AMEND NFL-P4 as follows: Outside the coastal environment, <u>ensure the adverse effects of land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes set out in SCHED4 and SCHED5 are:</u> 1. Avoided, where the adverse effects are significant adverse effects of land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in SCHED4 and SCHED5; and 2. <u>Avoid, All other effects are avoided, remedy remedied or mitigated other adverse effects (including cumulative adverse effects) of land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes including by: ...</u> AND DELETE NFL-P4 clause 2.c in favour of its inclusion in NFL-P6; AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports in part NFL-P4. Amendments are sought to improve clarity so that it is made clear that the characteristics, qualities and values being considered are those specifically listed in Schedules 4 and 5. It is noted that clause 2.c effectively lists matters of discretion that will be considered in the assessment of resource consent applications, it is felt that the Council should consider simplifying its policy framework by deleting clause 2.c from policy NFL-P4 and including it in policy NFL-P6 which deals directly with the assessment of resource consents.
136.83	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	AMEND NFL-P6 as follows: Have regard to the following matters when assessing the effects of resource consent applications for land use and development <u>on the characteristics, qualities and values of</u> in Outstanding Natural Features and Outstanding Natural Landscapes <u>set out in SCHED4 and SCHED5:</u> ... <u>X1. The operational need or functional need of any building or structures;</u> <u>X2. Integration of development into the Outstanding Natural Features or Outstanding Natural Landscapes, maintenance of low development density, and retention of predominant vegetation cover;</u> <u>X3. The location, design, scale, prominence and visibility of any buildings, structures, access, earthworks and indigenous vegetation clearance;</u> <u>X4. Methods and timelines for restoring or reinstating earthworks and revegetating land; and</u> <u>X5. The finish of any buildings or structures, including materials, reflectivity and colour; and landscaping and fencing.</u> AND	<ul style="list-style-type: none"> The submitter supports NFL-P6 in part. Amendments are sought so that: Provision for the consideration of the functional or operational need of any building and structure (consistent with the relief sought for policy NFL-P1). A link back to the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedules 4 and 5, consistent with policy NFL-P4. Incorporation of the matters of discretion that are currently located in policy NFL-P4, clause 2.c. Improved alignment with policy NATC-P5, which is a similar policy for natural character (which has similarities and linkages to landscape and features). It would be helpful to plan users to use a similar order and wording of matters that are common to both Natural Character and Natural Features and Landscapes. It is also noted that subdivision is included in policy NATC-P5 but is omitted from policy NFL-P6. The standard SUB-S14 otherwise lists matters of discretion for subdivision and does not otherwise link back to provisions in either the

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				AMEND the order and phrasing of the conditions of policy NFL-P6, to improve consistency and alignment with policy NATC-P5. AND Any consequential amendments.	Natural Character or Natural Features and Landscape chapters.
136.84	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	AMEND NFL-R1 as follows: 3. Activity status when compliance not achieved: <u>Restricted Discretionary</u> 4. <u>Matters over which discretion is restricted:</u> a. The matters in NFL-P5; and b. <u>The positive effects of the activity.</u> OR Wording of similar effect. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NFL-R1 in part. However, it is thought that the Council can reasonably identify all of effects or issues that this activity may have, and as such the rule when compliance is not achieved should be given restricted discretionary status. This would improve certainty and efficiency for both landowners and the Council. The activity provided for is not complex, or its effects uncertain, to justify the current discretionary rule status.
136.85	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	AMEND NFL-R2 so that it provides for new buildings and structures associated with farming as a permitted activity regardless of whether the building or structure is within or outside of an Outstanding Natural Features or Outstanding Natural Landscapes overlay, inside or outside of the coastal environment.	<ul style="list-style-type: none"> The submitter supports NFL-R2. However, the limitation on new buildings and structures only being permitted when associated with regionally significant infrastructure is not supported. The default to an activity then being classified as non-complying simply because it is not related to regional significant infrastructure is not supported either. The coastal environment overlay covers over 57 percent of farms located in the Kaipara district – an area of around 12,292 hectares. The requirement for farmers to have to go through a non-complying resource consent application each time they want to erect a new building or structure on their land is onerous and unwarranted.
136.86	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	AMEND NFL-R3.1.b. as follows: Outstanding Natural Landscapes outside the coastal environment 1. Activity status: Permitted Where: ... b. Clearance for the operation, repair or maintenance of the following activities where they have been lawfully established: i. Fences; ii. Infrastructure, including effluent disposal systems; iii. Buildings and swimming pools; iv. Driveways, parking <u>or hardstand</u> areas and access; v. Walking tracks; vi. Cycling tracks; vii. Farming and forestry tracks; and viii. Farm drains ix. <u>New buildings or structures permitted by NFL-R2; or</u> x. <u>Biosecurity or natural hazard management purposes.</u> AND AMEND NFL-R3.4. as follows: Outstanding Natural Landscapes within the coastal environment 4. Activity status: Permitted Where: ... b. <u>The activity is associated with essential farming activities such as fencing, farm tacks and farm drains.</u> OR With wording of similar effect; AND AMEND the formatting, order and phrasing of the conditions of rule NFL-R3 to improve consistency and alignment with rules NATC-R4 and NFL-R4. AND DELETE NFL-R3.	<ul style="list-style-type: none"> The submitter supports NFL-R3 Outstanding Natural Landscapes in part. There is provision for maintenance of existing identified assets that are not subject to an area restriction. The submitter believes amendments are necessary to ensure the new activities that have been requested are provided for in policy NATC-P1, being new buildings and structures (also provided for by rule NFL-R2) and work necessary for biosecurity or hazard management purposes. The submitter does not support the default activity status for Outstanding Natural Landscapes within the coastal environment and the fact that only clearance associated with regionally significance infrastructure is provided for as a permitted activity. The coastal environment overlay covers over 57 percent of farms located in the Kaipara district. The requirement for farmers to have to go through a noncomplying resource consent application each time they want to clear indigenous vegetation on their land is restrictive and unnecessary. It would also be useful for plan users if a similar format and wording was used in this rule as has been used in NATC-R4 and NFL-R4. As previously highlighted in its submission, the submitter supports all provisions for indigenous vegetation clearance being located in the Ecosystems and Indigenous Biodiversity chapter. By doing this, consistency with the National Planning Standards would be achieved.

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				<p>AND</p> <p>ADD NFL-R3 into the Ecosystems and Indigenous Biodiversity chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	
136.87	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	<p>AMEND NFL-R4.1. as follows:</p> <p>Outstanding Natural Landscapes outside the coastal environment</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity complies with NFL-S4 - Earthworks; or</p> <p>b. The earthworks is for the maintenance of lawfully established infrastructure roads, fences, utility connections, driveways, parking <u>or hardstand</u> areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks; <u>or</u></p> <p>c. <u>New buildings or structures permitted by NFL-R2; or</u></p> <p>d. <u>Biosecurity or natural hazard management purposes</u></p> <p>AND</p> <p>AMEND the formatting, order and phrasing of the conditions of rule NFL-R3, to improve consistency and alignment with rule NATC-R4;</p> <p>AND</p> <p>ADD NFL-R4 to the Earthworks chapter.</p> <p>AND</p> <p>ADD to NFL-R4.4.</p> <p>Outstanding Natural Landscapes within the coastal environment as follows:</p> <p>Where:</p> <p>...</p> <p>b. <u>The activity is associated with essential farming activities such as fencing, farm tacks and farm drains.</u></p> <p>OR</p> <p>Wording with similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports the rule as it provides for earthworks as a permitted activity with restricted discretionary status where compliance is not achieved. The submitter believes amendments to the rule are necessary to ensure the new activities that have been requested are provided for in NATC-P1, being new buildings and structures (also provided for by NFL-R2) and work necessary for biosecurity or hazard management purposes. It is noted that the rule also makes provision for farm drains and farm tracks. While this inclusion is supported by the submitter, it again highlights the issue of how the Council has treated the matter of infrastructure in its Proposed District Plan which is creating confusion. The submitter appreciates recognition of farm drains in the rule, these meet the definition of "Infrastructure", so the submitter believes it is unnecessary to specifically identify them here. It would be helpful to plan users to use a similar formatting, order and wording to NATC-R4. It is also considered that the Proposed District Plan may be easier to use if all provisions for earthworks are in the Earthworks chapter in accordance with the National Planning Standards. The default activity status for Outstanding Natural Landscapes within the coastal environment is not supported as the coastal environment overlay covers over 57 percent of farms located in the Kaipara district. The requirement for farmers to have to go through a non-complying resource consent application each time they want to clear indigenous vegetation on their land is restrictive and unnecessary.
136.88	Federated Farmers of New Zealand (Inc) - Northland Province	Natural Features and Landscapes	Support	<p>DELETE rules for indigenous vegetation clearance.</p> <p>AND</p> <p>ADD the indigenous vegetation clearance rules from the Natural Features and Landscapes chapter to the Ecosystems and Indigenous Biodiversity chapter.</p> <p>AND</p> <p>ADD rules for earthworks to the Earthworks chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part NFL-R7. However, it is considered that the Proposed District Plan may be easier to use if all provisions for indigenous vegetation clearance are in the Ecosystems and Indigenous Biodiversity chapter, and all provisions for earthworks be located in the Earthworks chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 29 states that provisions for managing earthworks must be located in the Earthworks chapter. Section 7 clause 19 states matters related to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter.
136.89	Federated Farmers of New Zealand (Inc) - Northland Province	Public Access	Support	<p>ADD to the Overview of the Public Access chapter as follows:</p> <p><u>Note: The public access provisions in the District Plan do not override other legal requirements, including the legal rights of landowners in relation to access, and in relation to health and safety matters. Public access over private land is only available where permission is given by the landowner.</u></p> <p>OR</p> <p>Words to similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter requests that greater clarity is provided for in the District Plan that the provisions relating to public access do not override other legal requirements, including the legal rights of landowners in relation to access, and in relation to health and safety matters. Many rural landowners, particularly coastal or riparian margin landowners, have encounters with unwelcome trespassers, some with dogs, that are disruptive to their farming operations, create security issues for themselves and their stock, have put themselves into dangerous situations or created nuisance effects like littering or human waste. It is appropriate and legal to limit access across private property when this access will be unsafe or will disrupt farming activities, such as when

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					tree felling or earthmoving is occurring, or during harvest or lambing activities.
136.90	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Support	RETAIN SUB-O1 or words with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Submitter supports the objective.
136.91	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Support	RETAIN SUB-O3 as notified. OR Words with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports SUB-O3.
136.92	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Support	RETAIN SUB-P2 as notified. OR Wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports SUB-P2 as notified.
136.93	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Support	<p>AMEND SUB-P8 as follows:</p> <p>Ensure <u>Provide</u> for subdivision in the General rural zone outside the Mangawhai/Hakaru Managed Growth Area by:</p> <ol style="list-style-type: none"> Avoids <u>Avoiding</u> the fragmentation of highly productive land unless the productive capacity of that land is maintained or enhanced; Avoids <u>Avoiding</u> reverse sensitivity effects on primary production activities consistent with GRUZ-P3; Supports a <u>Enabling</u> a range of primary production activities and other activities that have a functional or operational need for a rural location <u>consistent with GRUZ-P1;</u> Maintains <u>Maintaining</u> rural character and amenity values <u>consistent with GRUZ-P4;</u> Enables <u>Enabling</u> smaller rural lifestyle lots only where appropriate and consistent with the requirements for different types of subdivisions in this chapter <u>and with GRUZ-P5;</u> Avoids <u>Avoiding</u> subdivision of minor residential unit; and Is well integrated <u>Considering integration</u> with the existing transport network infrastructure. <p>OR</p> <p>Wording that achieves a similar intent:</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part the inclusion of policy SUB-P8. The policy would benefit from minor redrafting to ensure it functions as a policy rather than reading like an objective and suggest amendments to improve alignment with General rural zone policies.
136.94	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Support	RETAIN SUB-R1 as notified. OR With wording that achieves similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports SUB-R1 as notified.
136.95	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Support	RETAIN SUB-R2 as notified. OR With wording that achieves similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports SUB-R2 as notified.
136.96	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Support	RETAIN SUB-R3 as notified. OR With wording that achieves similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports SUB-R3 as notified.
136.97	Federated Farmers of New Zealand (Inc) -	Subdivision	Support	RETAIN SUB-R4 as notified. OR With wording that achieves similar intent.	<ul style="list-style-type: none"> The submitter supports inclusion of policy CE-P2 as it enables appropriate development in the coastal environment. However, they would prefer

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	Northland Province			AND Any consequential amendments.	the policy explicitly recognises and provides for rural land uses.
136.98	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Support	RETAIN SUB-R5 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> In principle the submitter supports an enabling approach for subdivision that will create a reserve and 'incentive lot'. However, assumptions as to what is meant by an 'incentive lot' have had to be made as the term is not defined (refer submission point 136.99). Further, the approach is not supported by an objective and policy structure that leads to a controlled activity rule as being an appropriate resource management response in this zone. A clear policy framework is essential to provide clear direction to resource users and decision-makers (refer submission points 136.99 and 136.100).
136.99	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	ADD a definition for "Incentive lot". AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter considers that a definition is required for "Incentive lot" to provide direction under SUB-R5. (refer submission points 136.98 and 136.100)
136.100	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision		ADD a new objective and policy to support rule SUB-R5. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter considers that the approach for SUB-R5 is not supported by an objective and policy structure (refer submission points 136.98 and 136.99).
136.101	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Support	RETAIN SUB-R6 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports an enabling approach for subdivision that will create 'environmental benefit'. However, assumptions have had to be made as to what is meant by 'environmental benefit' subdivision is as it is not defined (refer submission point 136.102). Further, the approach is not supported by an objective and policy structure that leads to a controlled activity rule as being an appropriate resource management response in this zone. A clear policy framework is essential to provide clear direction to resource users and decision-makers (refer submission 136.103).
136.102	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	ADD a new definition of "Environmental benefit subdivision". AND Any consequential amendments.	<ul style="list-style-type: none"> The submitters supports SUB-R6 but assumptions have had to be made as to what is meant by 'environmental benefit' subdivision is as it is not defined. (refer submission points 136.101 and 136.103).
136.103	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision		ADD a clear objective and policy to support SUB-R6. AND Any consequential amendments.	<ul style="list-style-type: none"> In principle, the submitter supports an enabling approach for subdivision that will create 'environmental benefit'. The rule is not supported by an objective and policy structure that leads to a controlled activity rule as being an appropriate resource management response in this zone. A clear policy framework is essential to provide clear direction to resource users and decision-makers (refer submission points 136.101 and 136.102).
136.104	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Oppose	AMEND GRUZ-R9 General rural zone/Rural lifestyle zone from Non-complying to Discretionary where that subdivision does not have significant adverse effects on the productive capacity of the land the minor unit is located upon. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter queries why the activity of subdividing minor residential units is non-complying in the General rural zone and Rural lifestyle zone. While understanding that the primary production capacity of the rural zone needs to be protected, there needs to be a path that allows landowners to subdivide off minor residential units where that capacity will not be adversely affected.
136.105	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Support	RETAIN SUB-S3 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports SUB-S3 as notified.
136.106	Federated Farmers of New Zealand (Inc) - Northland Province	Subdivision	Support	AMEND SUB-S5 as follows: 1. All new allotments, except allotments for access, roads, utilities or reserves <u>or allotments where on-site infrastructure is proposed</u> , must be provided with: ... 2. Activity status when compliance not achieved: Discretionary Restricted discretionary	<ul style="list-style-type: none"> The standard needs to be consistent with policy SUB-P2. Clause 3 of Policy SUB-P3 exempts on-site infrastructure from installation at the time of subdivision, recognising it cannot be determined until the allotment is developed. Clause 4 of the policy exempts allotments in the General rural zone being required to connect to the Council's reticulated systems. The submitter

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				3. Where: a. [list matters of discretion for non-compliant servicing proposals] OR Wording that achieves a similar intent. AND Any consequential amendments.	also believes the Council can reasonably identify all of effects or issues the activity may have, and as such they should list them in rule with restricted discretionary status.
136.107	Federated Farmers of New Zealand (Inc) - Northland Province	Coastal Environment	Support	AMEND CE-O1 as follows: The characteristics, qualities and values of the natural character of the coastal environment are preserved <u>to support its natural function and its social and cultural values, while enabling and are protected from inappropriate appropriate</u> subdivision, use and development <u>to provide for the wellbeing of people and communities.</u> OR With wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> Objective CE-O1 is consistent with the requirements of s6(a) of the Resource Management Act and New Zealand Coastal Policy Statement Policy 13. However, the submitter would prefer this objective to be positively framed by acknowledging appropriate activities are enabled to occur. The submitter also suggests amendments to improve capture of the resource management issue the objective is addressing.
136.108	Federated Farmers of New Zealand (Inc) - Northland Province	Coastal Environment	Support	RETAIN CE-P1 as notified. OR With wording that achieves similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports CE-P1 as notified.
136.109	Federated Farmers of New Zealand (Inc) - Northland Province	Coastal Environment	Support	AMEND CE-P2 as follows: Enable people and communities to provide for their social, economic and cultural wellbeing through appropriate subdivision, use, and development in the coastal environment that: ... 3. Avoids sprawling or sporadic patterns of development; <u>and</u> 4. <u>Recognises and supports the ongoing use and sustainable development of rural land, including farming activities, where these contribute to the resilience and wellbeing of rural communities and do not compromise natural character of the coastal environment.</u> OR With wording of similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports CE-P2, however would prefer the policy explicitly recognises and provides for rural land uses.
136.110	Federated Farmers of New Zealand (Inc) - Northland Province	Coastal Environment	Support	AMEND CE-P3 as follows: Promote the restoration and enhancement of the natural character of the coastal environment, including High Natural Character Areas and Outstanding Natural Character Areas, including by: a. Encouraging, using a range of tools, including financial incentives, education and advocacy, to encourage owners, community groups and others to take action; and b. <u>Enabling, through the provisions of this plan:</u> i. The protection and rehabilitation of ... OR Wording with similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports CE-P3 in part, however, it is unclear how some of these actions will be encouraged by the Council, for example, by provision of funding or leadership. Amendments are sought to provide clarity on this matter and recommend the inclusion of non-regulatory methods in the Proposed District Plan.
136.111	Federated Farmers of New Zealand (Inc) - Northland Province	Coastal Environment	Support	RETAIN CE-P6 as notified. OR With wording of similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports CE-P6 as notified.
136.112	Federated Farmers of New Zealand (Inc) -	Coastal Environment	Support	RETAIN CE-R1 as notified. OR	<ul style="list-style-type: none"> The submitter supports CE-R1 as notified.

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	Northland Province			Wording with similar intent. AND Any consequential amendments.	
136.113	Federated Farmers of New Zealand (Inc) - Northland Province	Coastal Environment	Support	AMEND CE-R2.4. as follows: ... b. <u>the activity is associated with essential farming activities such as fencing, farm tacks and farm drains.</u> OR With wording of similar effect. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports CE-R2 in part and the restricted discretionary status when compliance is not achieved. The restriction for Outstanding Natural Character Area where the building or structure is only permitted if it is associated with regionally significant infrastructure is not supported. The coastal environment overlay covers over 57 percent of farms located in the Kaipara district. The requirement for farmers to have to go through a non-complying resource consent application each time they want to establish a new building or structure on their land is restrictive and unnecessary.
136.114	Federated Farmers of New Zealand (Inc) - Northland Province	Coastal Environment	Support	AMEND CE-R3.4. as follows: ... b. The activity is associated with essential farming activities such as fencing, farm tacks and farm drains. OR With wording with similar effect. AND ADD CE-R3 from the Coastal Environment chapter and into the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports CE-R3 in part. The restriction for Outstanding Natural Character Area where the building or structure is only permitted if it is associated with regionally significant infrastructure is not supported. The coastal environment overlay covers over 57 percent of farms located in the Kaipara district. The requirement for farmers to have to go through a non-complying resource consent application each time they want to establish a new building or structure on their land is restrictive and unnecessary. Federated Farmers considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, with clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter. Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross referencing to specific coastal provisions that may be located in other chapters. It is considered that the Proposed District Plan would be easier to understand if rule CE-R3 was relocated into the Ecosystems and Indigenous Biodiversity chapter.
136.115	Federated Farmers of New Zealand (Inc) - Northland Province	Coastal Environment	Support	AMEND CE-R4 as follows: Outstanding Natural Character Area Where: ... <u>X. the activity is associated with essential farming activities such as fencing, farm tacks and farm drains.</u> OR With wording with similar effect. AND ADD CE-R4 from the Coastal Environment chapter into the Ecosystems and Indigenous Biodiversity chapter. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports CE-R4. However, the restriction for Outstanding Natural Character Area where the building or structure is only permitted if it is associated with regionally significant infrastructure is not supported. The coastal environment overlay covers over 57 percent of farms located in the Kaipara district. The requirement for farmers to have to go through a non-complying resource consent application each time they want to establish a new building or structure on their land is restrictive and unnecessary. The submitter considers that the Proposed District Plan may be easier to use if all provisions for earthworks are in the Earthworks chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 29 states that provisions for managing earthworks must be located in the Earthworks chapter.
136.116	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	DELETE from the Overview of the Earthworks chapter the following: In addition to the controls on earthworks in this chapter, the District Plan includes rules in other chapters to manage and address the effects of earthworks on the identified values, characteristics, risks or features. The Part 2 – District wide matters chapters with additional controls on earthworks include Historic Heritage,	<ul style="list-style-type: none"> The submitter supports the location of all earthworks provisions in the Earthworks chapter. The National Planning Standards gives mandatory direction for the layout of District Plans, with section 7, clause 29 states that provisions for managing earthworks must be located in the Earthworks chapter. Section 7, clause 30 states that the Earthworks chapter must include cross-references to any relevant

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				<p>Notable Trees, Sites and Areas of Significance to Māori, Natural Features and Landscapes, Natural Character and Coastal Environment.</p> <p>AND</p> <p>Any consequential amendments.</p>	<p>earthworks provisions under the Energy, infrastructure, and transport heading.</p> <ul style="list-style-type: none"> The submitter believes that land disturbance and cultivation provisions, while not 'earthworks' as such, are a subset of earthworks. The Proposed District Plan also contains provisions for land disturbance (SASM-R3, ECO-R1, ECO-R2, EW-R2) and cultivation (SASM-R3). Only one of these rules is located in the Earthworks chapter. It is felt that all such rules would be better located in the Earthworks chapter.
136.128	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>ADD all earthworks provisions located throughout the Proposed District Plan into the Earthworks chapter, including, but not limited to:</p> <ul style="list-style-type: none"> SASM-R3 and SASM-R4. NATC-P2, NATC-R3 and NATC-S2. NFL-R4, NFL-R7, NFL-R8 and NFL-S4. CE-R4 and CE-S4. <p>AND</p> <p>ADD cross references within the Earthworks chapter to earthworks provisions located in the Infrastructure and Transport chapters.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports the location of all earthworks provisions in the Earthworks chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 29 states that provisions for managing earthworks must be located in the Earthworks chapter. Section 7, clause 30 states that the Earthworks chapter must include cross-references to any relevant earthworks provisions under the Energy, infrastructure, and transport heading.
136.129	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>RETAIN EW-O1 as notified.</p> <p>OR</p> <p>With wording that achieves a similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports EW-O1 as notified.
136.130	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>RETAIN EW-O2 as notified;</p> <p>OR</p> <p>With wording that achieves a similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports EW-O2 as notified.
136.131	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>AMEND EW-P1 as follows:</p> <p><u>Recognise the location of earthworks can be constrained by functional needs and operation needs, and</u> Enable earthworks where they provide for: ...</p> <p>OR</p> <p>Wording that achieves similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part EW-P1. Recognition is sought that earthworks often have a functional and operational need to be undertaken in various locations, which is consistent with their submission on policy EW-P2 (6).
136.132	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>AMEND EW-P2.6. as follows:</p> <p>Manage the adverse effects of earthworks by ensuring: ...</p> <p>6. <u>Earthworks do not occur in locations where this would result in significant adverse effects on cultural or ecological values are avoided, and where they cannot be avoided due to functional needs or operational needs, they are remedied or mitigated;</u> and ...</p> <p>OR</p> <p>With wording that achieves a similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part EW-P2. However, condition 6 states "Earthworks do not occur in locations where this would result in significant adverse effects on cultural or ecological value". This should be amended to reflect the effects hierarchy of avoid, remedy or mitigate, and to acknowledge situations where significant adverse effects on cultural or ecological values are possible but unavoidable, due to functional or operational need. In such situations remediation or mitigation should be provided for.
136.133	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>AMEND EW-P3 as follows:</p> <p>Provide for quarrying activities and mining activities to meet the District's and region's supply needs, where:</p> <ol style="list-style-type: none"> Adverse environmental effects <u>generated by the quarrying activity or mining activity</u> are internalised as far as practicable, <u>including by</u> using industry best practice and management plans <u>where necessary</u>; <u>The amenity of values of the existing environment, including sensitive activities</u> 	<ul style="list-style-type: none"> The submitter supports in part EW-P3. Condition 4 is supported as it recognises farm quarrying in the General rural or Māori purpose zones. The submitter is concerned with the drafting of clauses 2 and 3 that could create issues in interpretation and implementation. These clauses are vague and inappropriately limit the activity by requiring maintenance of amenity values and cultural values, and by requiring no significant effects on cultural or ecological values. Quarrying (and indeed mining) are by their very

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				<p>and cultural values in the surrounding area, are maintained by the quarrying activity or mining activity. <u>Adverse environmental effects are avoided, remedied or mitigated to an acceptable level, and offsets may be considered;</u></p> <p>3. <u>New quarrying activities and mining activities and the expansion of existing quarrying activities and mining activities are located in appropriate locations, and do not result in significant adverse effects on cultural or ecological values; and</u></p> <p>4. The activity is farm quarrying in the General rural zone or Māori purpose zone.</p> <p>OR</p> <p>With wording with similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<p>nature, an extractive, often disruptive activity that typically has adverse effects.</p> <ul style="list-style-type: none"> “Cultural values” are not sufficiently defined and may be broad. While “amenity values” are defined by the Resource Management Act, its practical interpretation varies. This lack of precision invites subjective interpretation. Requiring maintenance of amenity values, and avoidance of significant adverse effects on cultural and ecological values sets an impractically high bar that may be impossible to meet in most real-world scenarios. This could result in perverse outcomes where necessary or appropriately mitigated quarrying activities are declined, despite being consistent with broader planning objectives. If the Council's intent is to link to amenity values and overlays as addressed in the Natural Features and Landscape chapter, cultural values and overlays in the Sites and Areas of Significance to Māori chapter, or ecological values and overlays in the Ecosystems and Indigenous Biodiversity chapter, then this should be clearly stated within EW-P3. Otherwise, clauses 2 and 3 add unnecessary and unjustified complexity and uncertainty to the policy framework.
136.134	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>AMEND EW-P4 as follows:</p> <p>Require any new or expanding quarrying activities (<u>excluding farm quarries</u>) or mining activities, and changes in the use of existing quarry (<u>excluding farm quarry</u>) or mines sites, to rehabilitate the site and provide a detailed rehabilitation plan to Kaipara District Council demonstrating how the site will be rehabilitated.</p> <p>OR</p> <p>Words to similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part EW-P4. However, new farm quarries should not be subject to site rehabilitation and the preparation of detailed site rehabilitation plans, as they are often small and will have only minor adverse effects that can be internalised to the site.
136.135	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>AMEND EW-P2 by integrating it with EW-P5 as follows:</p> <p>EW-P2 Manage the adverse effects of earthworks by ensuring:</p> <p>...</p> <p>8. <u>Earthworks do not compromise the safe, effective and efficient operation of infrastructure.</u></p> <p>OR</p> <p>Words of similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part EW-P5. However, as this requirement is about managing an adverse effect of earthworks, so it should sit as a requirement within policy EW-P2.
136.137	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>RETAIN EW-R1 as notified.</p> <p>OR</p> <p>With wording that has similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports EW-R1 as notified.
136.138	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>RETAIN EW-R2 as notified.</p> <p>OR</p> <p>With wording that achieves a similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports EW-R1 as notified.
136.139	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>AMEND EW-R3 as follows:</p> <p>1. Activity status: Permitted Where:</p> <p>a. The maximum volume of disturbance or removal of material extracted from the farm quarrying does not exceed 4,000m³ <u>2,000m³</u> in any 12-month period;</p> <p>b. The maximum face height of any cut and/or batter face is 2m;</p>	<ul style="list-style-type: none"> The submitter supports in part EW-R3. Insofar as farm quarries use aggregate only on farm, and for farm purposes, we oppose the inclusion of volumetric limits as they appear to have been imposed arbitrarily rather than on adverse effects that could be caused. It is also not practical to require that a farm quarry can only be used within the same site. The term ‘site’ is defined in the National Planning Standards as meaning as a single record of title. Many farms will have multiple titles, and it is not

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				<p>c. The farm quarry is not located within 100m of a road boundary, or within 200m of an existing sensitive activity located on another site; and</p> <p>d. The material is not being transported off the property where it is extracted from.</p> <p>2. Activity status when compliance not achieved: Discretionary-Restricted discretionary</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The location, scale and duration of the activity;</p> <p>b. <u>Traffic, noise, vibration and dust management;</u></p> <p>c. <u>Stability and erosion;</u></p> <p>d. <u>Visibility from public viewpoints;</u></p> <p>e. <u>Ecological, biodiversity, cultural and heritage effects;</u></p> <p>f. <u>Alteration of any prominent natural features;</u></p> <p>g. <u>Any need for rehabilitation.</u></p> <p>AND</p> <p>Any consequential amendments.</p>	<p>practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm. There are larger operators with multiple farms in an area, which use the takings from a quarry on one farm, on other farms in their ownership.</p> <ul style="list-style-type: none"> The submitter believes the Council can reasonably identify all of effects or issues that farm quarrying may have, and as such the rule when compliance is not achieved should be given restricted discretionary status. This would be consistent with policies EW-P2 and EW-P3, and it would improve certainty and efficiency for both landowners and the Council. It is not thought that the activity is sufficiently complex, or its effects uncertain, to justify a discretionary rule status.
136.140	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>RETAIN EW-R4 as notified.</p> <p>OR</p> <p>With wording with similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports EW-R4 as notified.
136.141	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>RETAIN EW-S1 as notified subject to consequential amendments to consistently provide for farm infrastructure and assets (see submission point 1).</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports EW-S1 as notified. We support the exclusion of earthworks for domestic wastewater systems; track, drain and infrastructure maintenance. However, further to the earlier submission point regarding the definition of infrastructure how it is provided for (see submission point 1) those inconsistencies may need addressing here. The submitter supports the threshold in the General rural zone of 5000m³ volume, and 2500 m² in area.
136.142	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>RETAIN EW-S2 as notified.</p> <p>OR</p> <p>With wording that achieves similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports EW-S2 as notified.
136.143	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>RETAIN EW-S3 as notified subject to consequential amendments to consistently provide for farm infrastructure and assets (see submission point 1).</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports EW-S3 as notified. The exclusions for infrastructure, driveways and crossings are supported, however, further to the earlier submission point regarding the definition of infrastructure how it is provided for (see submission point 1) those inconsistencies may need addressing here.
136.144	Federated Farmers of New Zealand (Inc) - Northland Province	Earthworks	Support	<p>RETAIN EW-S4 as notified.</p> <p>OR</p> <p>With wording to achieve a similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports EW-S4 as notified.
136.148	Federated Farmers of New Zealand (Inc) - Northland Province	Noise	Support	<p>RETAIN NOISE-O1 as notified.</p> <p>OR</p> <p>With wording that achieves a similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports NOISE-O1 as notified.
136.149	Federated Farmers of New Zealand (Inc) - Northland Province	Noise	Support	<p>RETAIN NOISE-O2 as notified.</p> <p>OR</p> <p>With wording that achieves a similar intent.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports NOISE-O2 as notified.

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136.150	Federated Farmers of New Zealand (Inc) - Northland Province	Noise	Support	RETAIN NOISE-P1 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NOISE-P1 as notified.
136.151	Federated Farmers of New Zealand (Inc) - Northland Province	Noise	Support	RETAIN NOISE-P2 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NOISE- P2 as notified.
136.152	Federated Farmers of New Zealand (Inc) - Northland Province	Noise	Support	RETAIN NOISE-P4 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NOISE-P4 as notified.
136.153	Federated Farmers of New Zealand (Inc) - Northland Province	Noise	Support	RETAIN NOISE-R1 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NOISE-R1 as notified.
136.154	Federated Farmers of New Zealand (Inc) - Northland Province	Noise	Support	RETAIN NOISE-R8 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NOISE-R8 as notified.
136.155	Federated Farmers of New Zealand (Inc) - Northland Province	Noise	Support	RETAIN NOISE-R9 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NOISE-R9 as notified.
136.156	Federated Farmers of New Zealand (Inc) - Northland Province	Noise	Support	RETAIN NOISE-S3 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NOISE-S3 as notified.
136.157	Federated Farmers of New Zealand (Inc) - Northland Province	Noise	Support	RETAIN NOISE-MAT1 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports NOISE-MAT1 as notified.
136.158	Federated Farmers of New Zealand (Inc) - Northland Province	Signs	Support	RETAIN SIGN-R2 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports SIGN-R2 as notified.
136.159	Federated Farmers of New Zealand (Inc) - Northland Province	Signs	Support	RETAIN SIGN-R3 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports SIGN-R3 as notified.
136.160	Federated Farmers of New Zealand (Inc) - Northland Province	Signs	Support	RETAIN SIGN-R4 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports SIGN-R4 as notified.

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136.161	Federated Farmers of New Zealand (Inc) - Northland Province	Signs	Support	RETAIN SIGN-R6 as notified. OR With wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports SIGN-R6 as notified.
136.162	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	RETAIN the Overview of the General rural zone as notified. OR Wording that achieves a similar intent. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports the General rural zone Overview.
136.163	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	AMEND GRUZ-O1 as follows: The purpose of the General rural zone is to: 1. Enable enables primary production activities as the predominant land use; 2. Provide for supports ancillary activities that support primary production directly contribute to rural productivity, and 3. Restrict restricts activities that are incompatible activities that with rural character or lack do not have a functional or operational need to be in a rural environment. <i>Because the above could be difficult to read this is what is proposed to replace the above:</i> <u>The General rural zone enables primary production as the predominant land use, supports ancillary activities that directly contribute to rural productivity, and restricts activities that are incompatible with rural character or lack a functional or operational need to be in a rural environment.</u>	<ul style="list-style-type: none"> The submitter supports GRUZ-O1. It is preferred that the wording is reframed so it functions as a formal objective.
136.164	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	AMEND GRUZ-O2 as follows: Primary production activities are is maintained as the predominant land use in the General rural zone and are protected from the zone is managed to avoid or mitigate reverse sensitivity effects that may constrain their effective or efficient operation could compromise the ongoing viability or efficiency of primary production activities. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-O2 in part. However, it is preferred that the wording be reframed so it functions as a formal objective, and to improve clarity by removing passive language and vague qualifiers.
136.165	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	AMEND GRUZ-O3 as follows: Highly productive land is protected from inappropriate subdivision, development and land uses that do not rely on the productive capacity of the land, so that it remains available for current and future and is able to be used for land-based primary production, both now and for future generations. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-O3 in part. However, it is preferred that the wording is reframed so it functions as a formal objective, improves alignment with the National Policy Statement for Highly Productive Land, and to improve clarity by removing passive language and vague qualifiers.
136.166	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	AMEND GRUZ-O4 as follows: The rural character and amenity values of the General rural zone are maintained in a manner that reflects its role as associated with a rural working environment are maintained. AND Any consequential amendments.	<ul style="list-style-type: none"> The submitter supports GRUZ-O4. The submitter suggests amendments to better link character and amenity to the rural working context and give strong directional intent to plan uses and decision makers that some change is anticipated and acceptable, and to improve alignment with GRUZ-P4.
136.167	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	AMEND GRUZ-P1 as follows: Ensure Provide for activities in the General rural zone provides for activities that have a functional need or operational need to locate in require a rural location environment by: 1. Enabling-Recognising and maintaining primary production activities as the predominant land use; 2. Enabling a range of Supporting compatible activities that support directly contribute to primary production activities, including ancillary activities and rural industries; and	<ul style="list-style-type: none"> The submitter supports in part GRUZ-P1. Amendments have been given to improve clarity and align with Resource Management Act and National Policy Statement for Highly Productive Land terminology.

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				<p>3. Restricting <u>Avoiding or limiting</u> activities on highly productive land that are not reliant on the <u>productive capacity of the soil resource of the land</u>.</p> <p>AND</p> <p>Any consequential amendments.</p>	
136.168	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>AMEND GRUZ-P2 as follows:</p> <p>Enable primary production activities while recognising that adverse <u>typical</u> effects associated with <u>primary production</u> a typical rural working environment, such as odour, noise, dust, heavy traffic movements, <u>and agrichemical use</u> fertiliser application, crop spraying and forestry harvesting, occur, and should be <u>are anticipated and accepted</u>, in the General rural zone.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part GRUZ-P2. Amendments have been recommended in order to make the policy more concise and to improve readability.
136.169	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>RETAIN GRUZ-P3 as notified.</p> <p>OR</p> <p>With similar wording.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-P3 as notified.
136.170	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>AMEND GRUZ-P4 as follows:</p> <p>Ensure land use activities are undertaken in a manner that <u>Maintains</u> the rural character and amenity values of the General rural zone, which includes by:</p> <ol style="list-style-type: none"> <u>Retaining</u> a predominance of primary production activities; <u>Limiting the</u> Low site coverage and density of buildings and structures <u>to support rural open spaces</u>; and <u>Recognising</u> Typical adverse that effects from primary production activities such as odour, noise, dust, heavy traffic movements, <u>and agrichemical use</u> fertiliser application, crop spraying and forestry harvesting <u>are typical of</u> associated with a rural working environment <u>and are acceptable in this context</u>. <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part GRUZ-P4 as notified. Amendments have been recommended to make the policy more concise, improve readability and align with requested amendments to GRUZ-P2.
136.171	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>RETAIN GRUZ-P5 as notified.</p> <p>OR</p> <p>With wording with similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-P5 as notified.
136.172	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>RETAIN GRUZ-P6 as notified.</p> <p>OR</p> <p>Wording to similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-P6 as notified.
136.173	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>ADD further policy direction in the General rural zone chapter to better provide for:</p> <ol style="list-style-type: none"> Home business. Stalls that sell farm produce. Rural industry offensive trades. Rural housing. Other activities for which there are specific rules but no supporting policy. <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> While the rules of the General rural zone enable and restrict activities, there are gaps in the policy framework that support inclusion of some of the rules. A clear policy framework is essential to provide clear direction to resource users and decision-makers. The submitter considers further policies that recognise, direct how these activities are to be provided for, and their effects managed: (see submission for details of following) If the Proposed District Plan anticipates the need for such specific rules and wishes to direct decision making where consent is sought, then as currently drafted, the only direction given by the Proposed District Plan to plan users and decision-makers via General rural zone policy is whether there is an operational or functional need, adverse effects on primary production, and addressing reverse sensitivity. Greater policy

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					direction is necessary for the activities identified above.
136.174	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>AMEND GRUZ-R1 as follows:</p> <p>3. Activity status when compliance with GRUZ-R1.b not achieved: <u>Discretionary Restricted discretionary</u></p> <p>4. <u>Matters over which discretion is restricted:</u></p> <p>a. <u>Effects on rural character, including the intensity and scale of the built form;</u></p> <p>b. <u>Effects on amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight;</u></p> <p>c. <u>Landscaping to mitigate impacts on visual amenity values;</u></p> <p>d. <u>Within 25 m of the coastal marine area:</u></p> <p>i. <u>effects on the natural character, landscape, ecological, public access and cultural values of the waterbody; and</u></p> <p>ii. <u>impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins;</u></p> <p>e. <u>Setbacks to site boundaries and sensitive activities;</u></p> <p>f. <u>Servicing and access; and</u></p> <p>g. <u>Intended use of the building and fit with the purpose of the zone.</u></p> <p>OR</p> <p>Wording that gives similar effect to the relief sought.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-R1. However, discretionary status when compliance with rule GRUZ-R1.b. is not achieved is opposed. The Council can reasonably identify all of effects or issues the activity may have, and as such they should list them in rule with restricted discretionary status. This would improve certainty and efficiency for both landowners and the Council. The activity is not sufficiently complex, or its effects uncertain, to justify discretionary rule status.
136.175	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>RETAIN GRUZ-R2 as notified.</p> <p>OR</p> <p>With similar wording that achieves the same outcome.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-P2 as notified.
136.176	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>RETAIN GRUZ-R3 as notified.</p> <p>OR</p> <p>With similar wording.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-R3 as notified.
136.177	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>RETAIN GRUZ-R4 as notified.</p> <p>OR</p> <p>With similar wording.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-R4 as notified.
136.178	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>AMEND GRUZ-R5 as follows:</p> <p>Activity status: Permitted</p> <p>The establishment of a new, or alteration or expansion of an existing, home business <u>(including roadside stalls or rural produce stalls)</u>...</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-R5 in part. New policy direction to support rule GRUZ-R5 has been requested (refer submission point 136.173) as it is unclear if policy GRUZ-P1 actively supports home businesses, because the policy references ancillary activities and rural activities, of which home business may be neither. It is unclear if rural produce stalls / roadside stalls (as included in the Definitions section of the Proposed District Plan), are home businesses or ancillary activities, or neither. If rural produce stalls / roadside stalls are captured by this rule, then that provision should be made clearer. It is presumed that rural contractors are considered 'rural industry', as if they were captured by this rule, then the time restrictions and accessory building size limits are too onerous.
136.179	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>RETAIN GRUZ-R6 as notified.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-R6 as notified.

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136.180	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>AMEND GRUZ-R7 to clarify the scope of 'conservation activity' that the rule permits.</p> <p>AND/OR</p> <p>ADD a definition of "Conservation activity" to ensure only activities with minor effect are permitted. For example:</p> <p><u>Conservation activity means weed and pest control, fencing, restoration planting, associated environmental research and education activities.</u></p> <p>AND</p> <p>PROVIDE for non-permitted activities associated with conservation, such conservation tourism, or public conservation visitor facilities with restricted discretionary or discretionary rule status.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part GRUZ-R7. There are concerns that the term 'conservation activity' is undefined. It is queried whether this would include activities such as construction of boardwalks, or conservation tourism activities such as car parking, shelters / information areas and toilets. Such activities have the potential to result in reverse sensitivity issues with primary production activities.
136.181	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>AMEND GRUZ-R8 as follows:</p> <p>2. Activity status when compliance with GRUZ-R8.1.a, b or d not achieved:</p> <p><u>Restricted Discretionary</u></p> <p><u>X. Matters over which discretion is restricted:</u></p> <p>a. Effects on the transport network</p> <p>b. <u>Effects on rural character and amenity</u></p> <p>c. <u>For highly productive soils, land fragmentation and effects on productive use.</u></p> <p>OR</p> <p>Wording that gives similar effect.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter supports in part GRUZ-R8. However, the discretionary status when compliance with GRUZ-R8.1.a, b or d is not achieved is opposed. The Council can reasonably identify all of effects or issues the activity may have, and as such they should list them in rule with restricted discretionary status. This would improve certainty and efficiency for both landowners and the Council. The activity is not sufficiently complex, or its effects uncertain, to justify discretionary rule status.
136.182	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	RETAIN GRUZ-R12 as notified.	<ul style="list-style-type: none"> The submitter supports GRUZ-R12 as notified.
136.183	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	RETAIN GRUZ-R13 as notified.	<ul style="list-style-type: none"> The submitter supports GRUZ-R13 as notified.
136.184	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	RETAIN GRUZ-R19 as notified, insofar as the Proposed District Plan otherwise provides for reasonably anticipated rural commercial activities.	<ul style="list-style-type: none"> The submitter supports GRUZ-R19, if visitor accommodation, home business, and rural produce stalls / roadside stalls are otherwise provided for as permitted activities and with restricted discretionary or discretionary status when compliance is not achieved. It would be helpful to amend the nested definition of the "Commercial activities" group (in DEF1) to include visitor accommodation, home business and rural produce stalls / roadside stalls. (refer submission point 136.185)
136.185	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Support	<p>AMEND "Commercial activities" group to include visitor accommodation, home business and rural produce stalls / roadside stalls.(refer submission point 136.184)</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter considers it would be helpful to amend the nested definition of the "Commercial activities" group (in DEF1) to include visitor accommodation, home business and rural produce stalls / roadside stalls. As per support for submission 136.184 GRUZ-R19.
136.186	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>RETAIN GRUZ-S2 as notified</p> <p>OR</p> <p>Words to similar intent.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-S2 as notified.
136.187	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>RETAIN GRUZ-S3 as notified.</p> <p>OR</p> <p>Words to similar intent.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-S3 as notified.
136.188	Federated Farmers of New Zealand (Inc) - Northland Province	General Rural Zone	Support	<p>RETAIN GRUZ-S4 as notified.</p> <p>OR</p> <p>Words to similar intent.</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-S4 as notified.

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136.189	Federated Farmers of New Zealand (Inc) - Northland Province	SCHED3 – Sites and Areas of Significance to Maori	Support	RETAIN SCHED3 - Sites and Areas of Significance to Māori as notified.	<ul style="list-style-type: none"> The submitter supports SCHED3 - Sites and Areas of Significance to Māori.
136.190	Federated Farmers of New Zealand (Inc) - Northland Province	General	Amend	<p>Provide for the installation and maintenance of farm infrastructure and assets in a consistent manner by ensuring drafting consistency between the following provisions:</p> <ul style="list-style-type: none"> a. NLF-R3 b. NFL-R4 c. NATC-R3 d. NATC-R4 e. ECO-R1 f. SASM-R3 g. CE-R3 h. CE-R4 i. EW-S1 j. EW-S3. <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> Farms have various 'infrastructure', 'assets' or 'features' that need to be provided for in the Proposed District Plan including those noted in the submission point. Items defined as 'infrastructure' in s2 of the Resource Management Act - i a water supply distribution system, including a system for irrigation (clause (e) of the definition), ii a drainage or sewerage system (clause (f)); and iii structures for transport on land by cycleways, rail, roads, walkways, or any other means (clause (g)) is not however provided for in the Infrastructure chapter. Infrastructure chapter only provides for infrastructure with a public or group purpose that serves more than one property. This approach is not opposed but it must be noted that the Resource Management Act definition of infrastructure cannot be amended as part of the Proposed District Plan process, and it captures some farming infrastructure. The use of the definition 'infrastructure' needs to be consistent and excluding farm infrastructure from the Infrastructure chapter has resulted in farm infrastructure being dealt with in other chapters such as earthworks and ecosystems and indigenous biodiversity. Has created inconsistencies in how infrastructure has been provided for throughout the Proposed District Plan. There are inconsistencies between provisions, making express reference to 'infrastructure', naming specific types of infrastructure, or reference to 'structures' (of which it is presumed infrastructure can be a sub-set, as demonstrated by ECO-P3(3)). There are enabling provisions for altering structures, where for infrastructure only maintenance is provided for (e.g., SASM-R1 vs SASM-R3). Other farm assets requiring installation or maintenance that are not 'infrastructure' as defined by the Resource Management Act, are fences, animal effluent management systems, dams or ponds, yards and other hardstand areas, pits for silage, offal or other waste, firebreaks, and buildings. These are not always consistently provided for in the Proposed District Plan particularly in relation to earthworks and indigenous vegetation clearance rules. Refer also to submission point 136.1
136.191	Federated Farmers of New Zealand (Inc) - Northland Province	General	Amend	REPLACE the term 'factory farming' with 'intensive indoor primary production' throughout the Proposed District Plan.	<ul style="list-style-type: none"> There is no definition in the Proposed District Plan for the term 'factory farming'. To achieve consistency across the Proposed District Plan the defined term 'intensive indoor primary production' should be used in place of the undefined term 'factory farming'.
136.192	Federated Farmers of New Zealand (Inc) - Northland Province	Definitions	Amend	REPLACE the term 'forestry' with 'commercial forestry' throughout the Proposed District Plan.	<ul style="list-style-type: none"> The Proposed District Plan as notified does not contain a definition for the term 'forestry'. There is a definition for 'commercial forestry' in the Proposed District Plan. Using this term would also be consistent with the 'rural activities group' definitions in DEF1.
136.193	Federated Farmers of New Zealand (Inc) - Northland Province	Coastal Environment	Amend	<p>DELETE any rules and associated policies for indigenous vegetation clearance in the Coastal Environment chapter (no specific provisions mentioned but CE-R3 is inferred).</p> <p>AND</p> <p>ADD any deleted rules and associated policies for indigenous vegetation clearance (such as CE-R3) to the Ecosystems and Indigenous Biodiversity chapter.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> The submitter considers that the Proposed District Plan may be easier to use if all rules for indigenous vegetation clearance, including those in the overlays, are located in the Ecosystems and Indigenous Biodiversity chapter. The National Planning Standards gives mandatory direction for the layout of District Plans. Section 7, clause 19 states that matters relating to the maintenance of biological diversity must be located in the Ecosystems and Indigenous Biodiversity chapter, although clause 20 also provides for provisions to protect natural character to be located in the Natural Character chapter.

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					<ul style="list-style-type: none"> Section 7, clause 28 (a) allows the Coastal Environment chapter to set out provisions for implementing coastal environment functions and duties, while (c) provides for cross-referencing to specific coastal provisions that may be located in other chapters.
137.1	Mozart Barlow Holdings Limited	Planning Maps	Oppose	DELETE the Mangawhai/Hakaru Managed Growth Area overlay from 1215 Kaiwaka-Mangawhai Road (Lot 3 DP 550019).	<ul style="list-style-type: none"> The overlay is inconsistent with Part II of the Resource Management Act, Section 7b) efficient use and development of natural and physical resources. It does not appropriately give effect to the National Policy Statement for Urban Development and the Northland Regional Policy Statement. The overlay is inconsistent with Council's Long Term Plan. The site is proximate to Mangawhai and the surrounding environment is not rural in nature and has very limited rural character. The Mangawhai/Hakaru catchment is rural lifestyle/ rural residential in nature where lots are predominantly in the 4000 m² to 1.5 ha range. The restriction on growth in this area enables the creation of smaller allotments elsewhere in the District leading to rural sprawl and adverse effects on rural character within the wider District. No sound justification or planning rationale behind the overlay. Rural development is generally serviced via on-site infrastructure and strain on Council-owned infrastructure can be managed through appropriate development contributions.
137.2	Mozart Barlow Holdings Limited	General	Oppose	No specific decision requested; however submission opposes the provisions associated with the Mangawhai/Hakaru Managed Growth Area including but not limited to SD-UFD-P7, SUB-P6, SUB-P12, SUB-P8, SUB-R2.11 and any other reference to this Growth Area within the Proposed District Plan.	<ul style="list-style-type: none"> The overlay is inconsistent with Part II of the Resource Management Act, Section 7b) efficient use and development of natural and physical resources. It does not appropriately give effect to the National Policy Statement for Urban Development and the Northland Regional Policy Statement. The overlay is inconsistent with Council's Long Term Plan. The Mangawhai/Hakaru catchment is rural lifestyle/ rural residential in nature where lots are predominantly in the 4000 m² to 1.5 ha range. The restriction on growth in this area enables the creation of smaller allotments elsewhere in the District leading to rural sprawl and adverse effects on rural character within the wider District. No sound justification or planning rationale behind the overlay. Rural development is generally serviced via on-site infrastructure and strain on Council-owned infrastructure can be managed through appropriate development contributions.
137.7	Mozart Barlow Holdings Limited	Planning Maps	Amend	<p>AMEND the zoning of 1215 Kaiwaka Mangawhai Road from General rural zone to Rural lifestyle zone.</p> <p>OR</p> <p>AMEND the zoning of 1215 Kaiwaka Mangawhai Road from General rural zone to Large lot residential zone if this zoning is reintroduced to the Proposed District Plan.</p>	<ul style="list-style-type: none"> The General rural zone is inappropriate for the site and does not reflect the existing character of the immediate area. The subject site and surrounds do not meet the Overview of the General Rural zone but does meet the Overview of the Rural lifestyle zone. The site is clearly shown in the Mangawhai Spatial Plan as being marked for "Rural Residential (lifestyle) areas." (Refer to submission for map figure) and the proposed zoning is inconsistent with the adopted Spatial Plan. Under the Draft District Plan, the site was zoned Large Lot Residential, which has now been removed completely from the Proposed District Plan. There is no adequate buffer zone between residential and general rural within Mangawhai and Hakaru. Generally, the rural lifestyle zone is provided between general residential and general rural zones as a buffer between the two significantly different zones.

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					<ul style="list-style-type: none"> General Rural zones are typically characterised by a high level of rural character. Rural residential character is predominantly characterized by the visual presence of individual dwellings or clusters of dwellings and associated accessory buildings and amenities which results in a smaller grain and scale of development within the landscape. It is clear that the site is predominantly rural lifestyle in character, not general rural.
138.1	Kingsnorth Corporate Trustee Limited	Planning Maps	Support	RETAIN the Commercial zone for the property at 6-8 Wood Street, Mangawhai.	<ul style="list-style-type: none"> The zoning reflects the site's role within the Mangawhai town centre. The zoning supports the strategic aim of consolidating commercial and mixed-use activities in this location.
138.2	Kingsnorth Corporate Trustee Limited	Commercial Zone	Amend	AMEND COMZ-S3 Height to increase the permitted height from 12m to 16m plus a further 2m for roof forms or architectural features. as follows (inferred).	<ul style="list-style-type: none"> The 12m height limit is too restrictive to enable well-proportioned mixed-use buildings that include ground floor commercial activity. Increasing the height allowance would better enable four-storey development, be consistent with the Auckland Unitary Plan's Local Centre Zone (H12.6.4), reflect realistic floor-to-floor height needs (e.g., 4.5m for GFL commercial + 3 x 3.8m upper levels), support higher residential yields, more flexible site layout, and architectural variety, and maintain an appropriate scale for a small town centre.
138.3	Kingsnorth Corporate Trustee Limited	Commercial Zone	Oppose	DELETE COMZ-S4 Height in Relation to Boundary. AND ADD design-based interface controls, such as upper storey setbacks or privacy screening, which are more suitable controls for urban edge conditions.	<ul style="list-style-type: none"> The current Height in Relation to Boundary recession plane applied where 6-8 Wood Street adjoins residential zoning at 5, 7, and 9 Findlay Street is more appropriate to suburban contexts than town centre environments. In Mangawhai's case, COMZ-S4 undermines development potential and creates unnecessary built form constraints.
138.4	Kingsnorth Corporate Trustee Limited	Definitions	Amend	ADD a definition for "visual intrusion and dominance" that is clear, urban design-informed and aligned with accepted planning practice.	<ul style="list-style-type: none"> The term "visual intrusion and dominance" is listed as a matter of discretion across multiple development standards, including building height, HIRB, and setbacks. However, it is not defined in the plan's definitions chapter, nor is any interpretive guidance provided.
138.5	Kingsnorth Corporate Trustee Limited	Commercial Zone	Amend	ADD contextual guidance or design criteria specific to Mangawhai's Commercial zone to support built form that is responsive but not necessarily constrained subjective interpretation.	<ul style="list-style-type: none"> The term "visual dominance and intrusion" is used as a matter of discretion throughout the Commercial Zone rules and standards, but no interpretive guidance or definition is provided. Contextual guidance or design criteria for Mangawhai's Commercial Zone would support built form that is responsive but not unnecessarily constrained by subjective interpretation of "visual dominance and intrusion". The submitter considers that this is particularly important if the Height in Relation to Boundary standard is to be replaced by more performance-based provisions as per their other submission point.
138.6	Kingsnorth Corporate Trustee Limited	Transport	Amend	AMEND carparking standards in TRAN-Table 2 so that they are reduced and modernised, particularly for the Commercial zone, as follows: <ul style="list-style-type: none"> A reduced minimum standard for residential units (e.g., 1 space per unit); or A managed parking model (e.g., shared spaced, or unbundled parking where parking is leased separately from housing). 	<ul style="list-style-type: none"> Requiring two car parks per residential unit in a Commercial zone, regardless of unit size or location is inconsistent with planning best practice and suppresses development and feasibility, and housing yield. The submitter also considers that amending the carparking requirements for residential units in a Commercial zone aligns with national direction (e.g., the National Policy Statement for Urban Development) and urban planning principles increasingly used in other small centres.
138.7	Kingsnorth Corporate Trustee Limited	Transport	Oppose	DELETE minimum on-site parking requirements for all commercial, retail, and hospitality uses in the Mangawhai Commercial zone.	<ul style="list-style-type: none"> Counterproductive to the broader development outcomes of the Proposed District Plan. Severely undermine the viability of development. High ratios of on-site carparking undermines continuous street frontages. Breaks the streets edge, reduces visual coherence and dilutes the pedestrian experience. Raises the cost of development and tenancy. Promotes car dependence and undermines climate change mitigation goals. Consumes valuable developable land. Reduces overall development yield, making it harder to deliver compact, higher value

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					development that supports town centre regeneration.
138.8	Kingsnorth Corporate Trustee Limited	Transport	Amend	AMEND the Transport rules to allow developer discretion for provision of carparking so that on-site parking may be provided if it suits the project, or it can be omitted or minimised in favour of Council-managed public parking or shared or precinct-level arrangements.	<ul style="list-style-type: none"> Counterproductive to the broader development outcomes of the Proposed District Plan. Severely undermine the viability of development. High ratios of on-site carparking undermines continuous street frontages. Breaks the streets edge, reduces visual coherence and dilutes the pedestrian experience. Raises the cost of development and tenancy. Promotes car dependence and undermines climate change mitigation goals. Consumes valuable developable land. Reduces overall development yield, making it harder to deliver compact, higher value development that supports town centre regeneration.
138.9	Kingsnorth Corporate Trustee Limited	Transport	Amend	ADD policy wording that encourages public/shared parking provision led by Council, especially when adjacent streets or off-site lots can accommodate demand to support the changes sought to the Transport standards for carparking.	<ul style="list-style-type: none"> Counterproductive to the broader development outcomes of the Proposed District Plan. Severely undermine the viability of development. High ratios of on-site carparking undermines continuous street frontages. Breaks the streets edge, reduces visual coherence and dilutes the pedestrian experience. Raises the cost of development and tenancy. Promotes car dependence and undermines climate change mitigation goals. Consumes valuable developable land. Reduces overall development yield, making it harder to deliver compact, higher value development that supports town centre regeneration.
138.10	Kingsnorth Corporate Trustee Limited	Transport	Amend	AMEND the carparking requirements to align with Auckland Unitary Plan (chapter E27) structure, which imposes no minimum parking standards in Local Centres, to demonstrate national and urban best practice.	<ul style="list-style-type: none"> Counterproductive to the broader development outcomes of the Proposed District Plan. Severely undermine the viability of development. High ratios of on-site carparking undermines continuous street frontages. Breaks the streets edge, reduces visual coherence and dilutes the pedestrian experience. Raises the cost of development and tenancy. Promotes car dependence and undermines climate change mitigation goals. Consumes valuable developable land. Reduces overall development yield, making it harder to deliver compact, higher value development that supports town centre regeneration.
138.11	Kingsnorth Corporate Trustee Limited	Planning Maps	Amend	CLARIFY if the Pedestrian frontage overlay on the planning maps should be applied to Wood Street. AND ADD the Pedestrian frontage overlay strategically to key active edges along Wood Street if the overlay was omitted in error and is intended for Wood Street.	<ul style="list-style-type: none"> The Proposed District Plan references active frontage rules in the Commercial zone provisions, but the Pedestrian Frontage Overlay has not been applied to Wood Street which the submitter considers creates uncertainty. The Pedestrian Frontage overlay should be applied strategically to key active edges to support a vibrant and walkable public realm.
138.12	Kingsnorth Corporate Trustee Limited	Commercial Zone	Amend	AMEND COMZ-S7 Building setbacks from side and rear boundaries (inferred) so that buildings and structures are permitted to be set back 0 metres from side and rear boundaries for the first 15 metres of site depth measured from the primary street frontage and beyond the 15-metre depth, COMZ-S7 should require either a 2-metre setback or a design response including upper-level stepbacks, privacy screening, or landscaping, particularly at the rear boundary where residential interfaces occur. OR AMEND COMZ-S7 Building setbacks from side and rear boundaries to apply a Controlled Activity standard, enabling performance-based assessment of amenity effects.	<ul style="list-style-type: none"> The blanket 5-metre side and rear yard setback applied to Commercial zone sites adjoining Residential zones is too blunt in a compact, intensifying town centre such as Mangawhai. The requested approach retains the necessary protections for neighbouring residential amenity but removes a rigid control that could inhibit high-quality, context-appropriate development on smaller town centre sites.

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138.13	Kingsnorth Corporate Trustee Limited	Planning Maps	Amend	AMEND the zoning of 2 Wood Street and 244 Molesworth Drive (Lot 69 DP 39205) from General residential zone to Commercial zone.	<ul style="list-style-type: none"> Rezoning this site would create a logical and legible block of Commercial zoning. This would enhance development coordination across the block and reflect the direction of town centre consolidation.
138.14	Kingsnorth Corporate Trustee Limited	Infrastructure	Amend	<p>PROVIDE greater clarity around planned network upgrades or indicative infrastructure and servicing capacity thresholds/constraints in Mangawhai.</p> <p>AND</p> <p>PROVIDE for staged or interim development (e.g., reduced yield or on-site solutions) as a permitted activity or controlled activity rather than defaulting to restricted discretionary.</p> <p>AND</p> <p>ADD clearer policy support for public-private coordination to facilitate infrastructure improvements tied to town centre intensification.</p>	<ul style="list-style-type: none"> The submitter acknowledges the need for development to be appropriately serviced but seeks amendments to ensure that infrastructure limitations do not inadvertently block well-aligned town centre development. The submitter considers the proposed requests would reduce risk and improve certainty for landowners while ensuring environmental standards are upheld.
139.1	JWW Enterprises Limited	Planning Maps	Support	RETAIN the Commercial zone for the property at 4 Wood Street, Mangawhai.	<ul style="list-style-type: none"> The zoning reflects the site's role within the Mangawhai town centre. The zoning supports the strategic aim of consolidating commercial and mixed-use activities in this location.
139.2	JWW Enterprises Limited	Commercial Zone	Amend	AMEND COMZ-S3 Height to increase the permitted height from 12m to 16m plus a further 2m for roof forms or architectural features.	<ul style="list-style-type: none"> 12m height limit is too restrictive to enable well-proportioned mixed-use buildings that include ground floor commercial activity. Increasing the height allowance would better enable four-storey development, be consistent with the Auckland Unitary Plan's Local Centre Zone (H12.6.4), reflect realistic floor-to-floor height needs (e.g., 4.5m for GFL commercial + 3 x 3.8m upper levels), support higher residential yields, more flexible site layout, and architectural variety, and maintain an appropriate scale for a small town centre.
139.3	JWW Enterprises Limited	Commercial Zone	Oppose	<p>DELETE COMZ-S4 Height in Relation to Boundary.</p> <p>AND</p> <p>ADD design-based interface controls, such as upper storey setbacks or privacy screening, which are more suitable controls for urban edge conditions.</p>	<ul style="list-style-type: none"> The current Height in Relation to Boundary recession plane applied where 4 Wood Street adjoins residential zoning at 2 Wood St and 242 Molesworth Drive is more appropriate to suburban contexts than town centre environments. In Mangawhai's case, COMZ-S4 undermines development potential and creates unnecessary built form constraints.
139.4	JWW Enterprises Limited	Definitions	Amend	ADD a definition for "visual intrusion and dominance" that is clear, urban design-informed and aligned with accepted planning practice.	<ul style="list-style-type: none"> The term "visual intrusion and dominance" is listed as a matter of discretion across multiple development standards, including building height, height in relation to boundary, and setbacks. However, it is not defined in the plan's definitions chapter, nor is any interpretive guidance provided.
139.5	JWW Enterprises Limited	Commercial Zone	Amend	ADD contextual guidance or design criteria specific to Mangawhai's Commercial zone in relation to the matter of discretion for "visual intrusion and dominance".	<ul style="list-style-type: none"> The term "visual dominance and intrusion" is used as a matter of discretion throughout the Commercial zone rules and standards, but no interpretive guidance or definition is provided. Contextual guidance or design criteria for Mangawhai's Commercial zone would support built form that is responsive but not unnecessarily constrained by subjective interpretation of "visual dominance and intrusion". The submitter considers that this is particularly important if the Height in Relation to Boundary standard is to be replaced by more performance-based provisions as per their other submission point.
139.6	JWW Enterprises Limited	Transport	Amend	<p>AMEND carparking standards in TRAN-Table 2 so that they are reduced and modernised, particularly for the Commercial zone, as follows:</p> <ul style="list-style-type: none"> A reduced minimum standard for residential units (e.g., 1 space per unit); or A managed parking model (e.g., shared spaced, or unbundled parking where parking is leased separately from housing). 	<ul style="list-style-type: none"> Requiring two car parks per residential unit in a Commercial zone, regardless of unit size or location is inconsistent with planning best practice and suppresses development and feasibility, and housing yield. The submitter also considers that amending the carparking requirements for residential units in a Commercial Zone aligns with national direction (e.g., the National Policy Statement for Urban Development) and urban planning principles increasingly used in other small centres.
139.7	JWW Enterprises Limited	Transport	Oppose	DELETE minimum on-site parking requirements for all commercial, retail, and hospitality uses in the Mangawhai Commercial zone.	<ul style="list-style-type: none"> Counterproductive to the broader development outcomes of the Proposed District Plan. Severely undermine the viability of development.

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					<ul style="list-style-type: none"> High ratios of on-site carparking undermines continuous street frontages. Breaks the streets edge, reduces visual coherence and dilutes the pedestrian experience. Raises the cost of development and tenancy. Promotes car dependence and undermines climate change mitigation goals. Consumes valuable developable land. Reduces overall development yield, making it harder to deliver compact, higher value development that supports town centre regeneration.
139.8	JWW Enterprises Limited	Transport	Amend	AMEND the Transport rules to allow developer discretion for provision of carparking so that on-site parking may be provided if it suits the project, or it can be omitted or minimised in favour of Council-managed public parking or shared or precinct-level arrangements.	<ul style="list-style-type: none"> Counterproductive to the broader development outcomes of the Proposed District Plan. Severely undermine the viability of development. High ratios of on-site carparking undermines continuous street frontages. Breaks the streets edge, reduces visual coherence and dilutes the pedestrian experience. Raises the cost of development and tenancy. Promotes car dependence and undermines climate change mitigation goals. Consumes valuable developable land. Reduces overall development yield, making it harder to deliver compact, higher value development that supports town centre regeneration.
139.9	JWW Enterprises Limited	Transport	Amend	ADD policy wording that encourages public/shared parking provision led by Council, especially when adjacent streets or off-site lots can accommodate demand to support the changes sought to the Transport standards for carparking.	<ul style="list-style-type: none"> Counterproductive to the broader development outcomes of the Proposed District Plan. Severely undermine the viability of development. High ratios of on-site carparking undermines continuous street frontages. Breaks the streets edge, reduces visual coherence and dilutes the pedestrian experience. Raises the cost of development and tenancy. Promotes car dependence and undermines climate change mitigation goals. Consumes valuable developable land. Reduces overall development yield, making it harder to deliver compact, higher value development that supports town centre regeneration.
139.10	JWW Enterprises Limited	Transport	Amend	AMEND the car parking requirements to align with Auckland Unitary Plan (chapter E27) structure, which imposes no minimum parking standards in Local Centres, to demonstrate national and urban best practice.	<ul style="list-style-type: none"> Counterproductive to the broader development outcomes of the Proposed District Plan. Severely undermine the viability of development. High ratios of on-site carparking undermines continuous street frontages. Breaks the streets edge, reduces visual coherence and dilutes the pedestrian experience. Raises the cost of development and tenancy. Promotes car dependence and undermines climate change mitigation goals. Consumes valuable developable land. Reduces overall development yield, making it harder to deliver compact, higher value development that supports town centre regeneration.
139.11	JWW Enterprises Limited	Commercial Zone	Amend	CLARIFY if the Pedestrian Frontage overlay on the planning maps should be applied to Wood Street. AND ADD the Pedestrian frontage overlay to key active edges along Wood Street if the overlay was omitted in error and is intended for Wood Street.	<ul style="list-style-type: none"> The Proposed District Plan references active frontage rules in the Commercial zone provisions, but the Pedestrian Frontage Overlay has not been applied to Wood Street, which the submitter considers creates uncertainty. The Pedestrian Frontage overlay should be applied strategically to key active edges to support a vibrant and walkable public realm.
139.12	JWW Enterprises Limited	Commercial Zone	Amend	AMEND COMZ-S7 Building setbacks from side and rear boundaries (inferred) so that buildings and structures are permitted to be set back 0 metres from side and rear boundaries for the first	<ul style="list-style-type: none"> The blanket 5-metre side and rear yard setback applied to Commercial zoned sites adjoining Residential zones is too blunt in a compact, intensifying town centre such as Mangawhai. The

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				<p>15 metres of site depth measured from the primary street frontage and beyond the 15-metre depth, COMZ-S7 should require either a 2-metre setback or a design response including upper-level stepbacks, privacy screening, or landscaping, particularly at the rear boundary where residential interfaces occur.</p> <p>OR</p> <p>AMEND COM-S7 Building setbacks from side and rear boundaries to apply a Controlled Activity standard, enabling performance-based assessment of amenity effects.</p>	<p>requested approach retains the necessary protections for neighbouring residential amenity but removes a rigid control that could inhibit high-quality, context-appropriate development on smaller town centre sites.</p>
139.13	JWW Enterprises Limited	Planning Maps	Amend	<p>AMEND the zoning of 2 Wood Street and 244 Molesworth Drive (Lot 69 DP 39205) from General residential zone to Commercial zone.</p>	<ul style="list-style-type: none"> Rezoning this site would create a logical and legible block of Commercial zoning. This would enhance development coordination across the block and reflect the direction of town centre consolidation.
139.14	JWW Enterprises Limited	General	Amend	<p>PROVIDE greater clarity around planned network upgrades or indicative infrastructure and servicing capacity thresholds/constraints in Mangawhai.</p> <p>AND</p> <p>PROVIDE for staged or interim development (e.g., reduced yield or on-site solutions) as a permitted activity or controlled activity rather than defaulting to restricted discretionary.</p> <p>AND</p> <p>ADD clearer policy support for public-private coordination to facilitate infrastructure improvements tied to town centre intensification.</p>	<ul style="list-style-type: none"> The submitter acknowledges the need for development to be appropriately serviced but seeks amendments to ensure that infrastructure limitations do not inadvertently block well-aligned town centre development. The submitter considers the proposed requests would reduce risk and improve certainty for landowners while ensuring environmental standards are upheld.
140.1	Horticulture New Zealand	Definitions	Amend	<p>ADD a definition for “Ancillary Rural Earthworks” as follows:</p> <p><u>Ancillary rural earthworks means earthworks associated with normal agricultural and horticultural practices, such as:</u></p> <p><u>Ancillary rural earthworks means any earthworks associated with the maintenance and construction of facilities typically associated with rural production activities, including, but not limited to, farm tracks or roads (up to 6m wide), landings, stock races, silage pits, farm drains, farm effluent ponds, feeding pads, fencing, erosion and sediment control measures, and burying of material infected by unwanted organisms (as declared by Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993).</u></p> <p>Note: For clarity, it is noted that cultivation is not ‘defined’ as earthworks.</p> <p>AND</p> <p>Any consequential or alternative amendments required.</p>	<ul style="list-style-type: none"> Requirement to provide for ‘day-to-day’ activities integral to productive land use within the Rural zone. In the submitter’s experience, a definition and clear rule framework for ancillary rural earthworks is an efficient approach. Cultivation (i.e., disturbance of land for gardening and fencepost installation) is excluded from the ‘Earthworks’ definition; however, there are other activities the submitter requests are provided for.
140.2	Horticulture New Zealand	Definitions	Amend	<p>ADD a definition for “Artificial Crop Protection Structures” as follows:</p> <p><u>means structures with material used to protect crops and/or enhance growth (excluding greenhouses). Artificial crop protection structures are not buildings.</u></p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Artificial crop protection structures are commonly used in horticulture to protect crops from adverse weather conditions and reduce chemical spray drift. The submitter considers that providing a definition will ensure rules are tailored to the temporary or semi-permanent nature of the structures, rather than treating them as permanent buildings.
140.3	Horticulture New Zealand	Definitions	Amend	<p>ADD a definition for “Greenhouse” as follows:</p> <p><u>means a structure enclosed by glass or other transparent material and used for the cultivation or protection of plants in a controlled environment but excludes artificial crop protection structures.</u></p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The submitter requests a definition for ‘Greenhouse’ is provided to support diversification to alternative growing methods.
140.4	Horticulture New Zealand	Definitions	Amend	<p>ADD a definition for “Reverse Sensitivity” as follows:</p> <p><u>means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental</u></p>	<ul style="list-style-type: none"> The Northland Regional Policy Statement includes a definition for ‘Reverse Sensitivity’ and this should be integrated into the Proposed District Plan.

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				<p><u>effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.</u></p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	
140.5	Horticulture New Zealand	Definitions	Amend	<p>ADD a definition for “Seasonal Worker Accommodation” as follows:</p> <p><u>means the use of land and buildings for the sole purpose of accommodating the short- term labour requirement of a farming activity, rural industry or post-harvest facility.</u></p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> A definition for 'Seasonal Worker Accommodation' should be included to distinguish it from visitor accommodation.
140.6	Horticulture New Zealand	Definitions	Amend	<p>ADD a definition for “Shelterbelt” as follows:</p> <p><u>means trees or vegetation planted primarily to provide shelter for stock or to mitigate potential spray drift from agrichemical applications or for other agricultural horticultural purposes but excluding amenity tree planting and plantation forestry.</u></p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Shelterbelts can be used to mitigate potential agrichemical spray use. The submitter refers to the definition for 'Effective shelter' in the Northland Regional Plan.
140.7	Horticulture New Zealand	Definitions	Amend	<p>ADD a definition for “Flood tolerant horticultural buildings and structures” as follows:</p> <p><u>means seasonal-use agricultural buildings and structures, artificial crop protection structures and crop support structures.</u></p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> An exemption or alternative pathway should be provided for non-sensitive artificial crop protection structures and crop support structures, as well as seasonal-use agricultural buildings and structures where: the owner accepts the risk; and the structure does not contribute to off-site flood impacts or hazards.
140.8	Horticulture New Zealand	Definitions	Support	<p>RETAIN the definition for “Earthworks” as notified.</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Supports the definition as it is consistent with the National Planning Standards.
140.9	Horticulture New Zealand	Definitions	Oppose	<p>DELETE the definition for “Farming”</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The submitter does not support the use of 'Farming' as a defined term for horticultural primary production activities. Farming activities are covered under primary production activities.
140.10	Horticulture New Zealand	Definitions	Oppose	<p>DELETE the proposed definition wording for “Hazardous Facility”.</p> <p>AND</p> <p>ADD a definition for "Significant Hazardous Facility" as follows:</p> <p><u>Any facility deemed a Major Hazardous Facility under the Health and Safety at Work Major Hazardous Facilities Regulations 2016.</u></p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The submitter opposes the proposed definition of 'Hazardous Facility' as it includes vehicles used the transport of hazardous substances located at a facility, therefore making a whole farm or rural property a hazardous facility. It is submitted that the focus should be placed on high-risk facilities. As such, the submitter requests that proposed 'Hazardous Facility' definition is deleted and replaced with the definition for 'Significant Hazardous Facility' as per HSWA regulations.
140.11	Horticulture New Zealand	Definitions	Support	<p>RETAIN the definition of “Primary Production” as notified.</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Supports the definition as it is consistent with the National Planning Standards.
140.12	Horticulture New Zealand	Definitions	Support	<p>RETAIN the definition of “Rural Produce Stall” as notified.</p> <p>AND</p>	<ul style="list-style-type: none"> The definition allows for product grown or produced on multiple sites. This is supported as growers may have several 'sites' (as defined) on which produce is grown.

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				Any consequential or alternative amendments required to address the concerns raised by the submitter.	
140.13	Horticulture New Zealand	Definitions	Amend	<p>AMEND the definition of “Sensitive Activity” to include the following:</p> <ul style="list-style-type: none"> Community facilities Recreational facilities Rural tourism activity Camping grounds House of worship <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> To ensure all sensitive activities are included.
140.14	Horticulture New Zealand	Vision for Kaipara	Amend	<p>ADD the following clause to SD-VK-O3 as follows:</p> <p><u>3. The land and resources that contribute to the production of the nationally significant kumara crop is protected from inappropriate subdivision, use and development.</u></p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The submitter supports SD-VK-O3 in part and Proposed District Plan recognition of food security, but requests amendments to the objective to identify Kaipara as a key area for the production of kumara - a nationally significant crop.
140.15	Horticulture New Zealand	Vision for Kaipara	Support	<p>RETAIN SD-VK-O4 as notified.</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> SD-VK-O4 ensures clear separation between the Rural Production and Rural lifestyle zones.
140.16	Horticulture New Zealand	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><u>Manage the establishment, design and location of new sensitive activities and other non-productive activities in the General Rural zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.</u></p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The submitter supports specific provision for reverse sensitivity in Plan's Strategic Direction section, but requests that SD-VK-O6 is strengthened to align with Northland Regional Policy Statement direction (e.g., Policy 5.1.3).
140.17	Horticulture New Zealand	Transport	Amend	<p>DELETE TRAN-S1.1.a.</p> <p>OR</p> <p>AMEND TRAN-S1.1.a by increasing the amount of daily one-way movements as follows:</p> <p>a. 60 150 daily one way movements for General rural zone and Māori purpose zone</p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> 60 one-way trips does not account for peak seasonal horticultural activities. The submitter notes that, during harvest or planting, vehicle movements can exceed this limit for: Produce transport (e.g., trucks collecting kumara or avocados). Seasonal worker vans. Contractors for spraying, irrigation, fencing, etc. Machinery movement such as tractors, forklifts, etc. Fluctuations are temporary (seasonal periods) and do not represent adverse or permanent traffic effects. Moreover, the General Rural Zone seeks to provide for a range of rural production activities, which include supporting activities such as: Worker accommodation. Post-harvest processing. Transport and logistics. It is submitted that low traffic thresholds will undermine the efficiency and viability of horticultural operations.
140.18	Horticulture New Zealand	Transport	Amend	<p>AMEND TRAN-S2.1.a as follows:</p> <p>a. On-site queuing space must be provided where 6-30 inclusive parking, loading and/or standing spaces combined are provided on-site</p>	<ul style="list-style-type: none"> The provision assumes urban-style parking layouts and does not reflect rural land use. Many horticultural sites do not mark carparks. Rather, unpaved or grassed areas are used for worker or contractor parking.

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				<u>except where parking and access arrangements are seasonal or temporary in nature:</u> and AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	
140.19	Horticulture New Zealand	Transport	Amend	ADD the following exclusion to TRAN-S4 (inferred): <u>The above carparking standards do not apply to sites used for primary production activities where parking is informal, seasonal, or does not generate adverse effects on road safety, dust nuisance, or stormwater discharge.</u> AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter notes that the proposed parking standards are designed for urban or industrial developments, and do not reflect the realities of rural production and/or horticulture operations. As drafted, TRAN-S4 (inferred) will result in unintended compliance burdens and restrictions on flexibility, ultimately risking productive land use in rural zones being undermined. Moreover, the requirement for car parks to be formed and maintained (seeking to prevent vehicles carrying dust/mud onto roads) is not suited to primary production activities, where parking areas for workers and/or machinery are often unformed.
140.20	Horticulture New Zealand	Transport	Amend	ADD the following exemption for primary production activities to TRAN-S5: <u>Where the functional requirements of a primary production activity differ from the prescribed standards, alternative layouts, dimensions, or surfacing may be used provided that they:</u> <ol style="list-style-type: none"> Do not pose a traffic safety risk; Prevent material discharge onto public roads; and Do not result in adverse environmental effects. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Horticultural sites often use gravel yards, informal loading pads, and side-access areas. Such areas are fit-for-purpose and do not pose environmental effects, nor any risk to traffic safety. As noted by the submitter, horticultural freight peaks during harvest and planting seasons; however, this rule assumes constant use and is not aligned with production cycles.
140.21	Horticulture New Zealand	Transport	Amend	AMEND TRAN-Table 1 as follows: Land based primary production No specific intensity factor provided. Each activity must demonstrate compliance with the limits of the subject zoning (i.e. 60 movements per site in the General rural zone). AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter opposes TRAN-Table 1 in part and notes that primary production is not always reliant soil resources (i.e. land based), and fruit and vegetables can be grown either in greenhouses or hydroponically. This provision assumes commercial and/or industrial activities and does not account for rural environments.
140.22	Horticulture New Zealand	Transport	Amend	AMEND TRAN-Table 3 as follows: Land based primary production AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter opposes TRAN-Table 3 in part as primary production is not always reliant soil resources (i.e., land based), and fruit and vegetables can be grown either in greenhouses or hydroponically.
140.23	Horticulture New Zealand	Hazardous Substances	Support	RETAIN HS-O2 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter supports the application of reverse sensitivity protections.
140.24	Horticulture New Zealand	Hazardous Substances	Amend	DELETE HS-R3.1.c. OR ADD the following text to HS-R3: <u>Fertilisers may be stored on-site provided they are contained in a secure, weatherproof structure or location that prevents leaching, runoff, or contamination of water bodies, and are managed in accordance with best practice environmental standards.</u> AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Fertiliser is bought in bulk and stored for use as required. To restrict this practice does not reflect standard rural practices and is inconsistent with industry-recognised good management standards.
140.25	Horticulture New Zealand	Natural Hazards	Support	RETAIN NH-P1 as notified. AND	<ul style="list-style-type: none"> The proposed approach ensures land use decisions are grounded in up-to-date and

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				any consequential or alternative amendments required to address the concerns raised by the submitter.	scientifically robust data that reflects current understanding of hazards and risks.
140.26	Horticulture New Zealand	Natural Hazards	Support	RETAIN NH-P2 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> As not all natural hazards are known or mapped, NH-P2 reflects a realistic understanding of hazard data and modelling limitations.
140.27	Horticulture New Zealand	Natural Hazards	Support	RETAIN NH-P3 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The Policy ensures the appropriate location of sensitive activities.
140.28	Horticulture New Zealand	Natural Hazards	Amend	AMEND NH-P6.3.b as follows: 3. Within a River Flood Hazard Area: b. New commercial and industrial buildings to have a minimum freeboard of at least 300mm above the 1 in 100-year flood event or alternatively are designed and constructed so they will be resilient to flood hazards having regard to matters including the frequency, depth and velocity of flood waters; <u>This does not include non-sensitive horticultural buildings and structures.</u> AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter supports policy direction to manage subdivision and sensitive development in flood-prone areas. However, amendments are required so as not to over-regulate non-sensitive, seasonal rural buildings.
140.29	Horticulture New Zealand	Natural Hazards	Amend	AMEND NH-P7.2 as follows: 2. New buildings and building platforms (<u>excluding non-sensitive horticultural buildings and structures</u>) located within the spatial extent of a Coastal Erosion Hazard Area and Coastal Flood Hazard Area are designed and constructed so that: AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter considers that rules should allow for non-sensitive horticultural structures (e.g., storage sheds, irrigation pump stations and bunds) to be located within Coastal Flood or Erosion Hazard Areas if: There are no off-site side effects; No sensitive activities involved; and The risk is accepted by the owner.
140.30	Horticulture New Zealand	Natural Hazards	Support	RETAIN NH-P12 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter supports NH-P12 in part as the focus is on risk-based planning and avoiding unintended environmental consequences.
140.31	Horticulture New Zealand	Natural Hazards	Support	RETAIN NH-P13 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> It is essential to enable the repair, maintenance, and development of regional and district council flood management schemes to safeguard people, property, productive land, and infrastructure from increasing flood risk.
140.32	Horticulture New Zealand	Natural Hazards	Support	RETAIN NH-R1 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Rural and horticultural properties rely on small, low-occupancy structures (e.g., pump sheds, tool storage or seasonal shelters) located near water sources or within low-lying land. Such structures are essential for daily operations and present limited human risk.
140.33	Horticulture New Zealand	Natural Hazards	Amend	AMEND NH-R2 to include the following: <u>Accessory buildings used for rural production (non-sensitive use, e.g., storage, pump sheds):</u> a. Permitted if located in the General Rural Zone, Māori Purpose Zone, or Rural lifestyle zone, and b. <u>The resulting gross floor area does not exceed 150 m²; and</u> c. <u>The building is unoccupied or used for seasonal, non-sensitive purposes; and</u> d. <u>The landowner accepts responsibility for flood risk.</u> <u>(No floor level requirement applied)</u> AND	<ul style="list-style-type: none"> NH-R2.1.a-c appear to address different types of buildings but create confusion, overlap and potentially unintended consequences for horticulture when applied in conjunction within the context of a single addition or alteration. For example, a kumara grower altering an existing on-site storage shed within the General rural zone and High-Risk River Flood Hazard Area. In this case, the shed would be: Accessory to primary production (subclause b); Not used for sensitive activities (subclause c); and Under 110m² after the alteration.

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				Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Though subclause (b) would allow an alteration under 110m², subclause (c) would require the floor level be raised 300mm above the 1-in-100-year flood level despite it being the same shed and compliant under subclause (b). If the floor level cannot be practicably raised (as is common in rural floodplains), the shed addition The example above shows how compliance is unclear and potentially difficult to implement. The submitter notes that accessory buildings used for seasonal storage (e.g., to store kumara, tools or bins) are non-sensitive, low-use structures. To require flood modelling and raised floor levels as per subclause (c), or prohibition under (d) for sensitive uses, can be costly, impractical, or unjustified. Some growers will be willing to accept the risk. Existing buildings in rural flood-prone areas are retrofitted rather than replaced. As drafted, the rules would penalise mere improvements or functional extensions (e.g., installing ventilation, adding covered space) if the building either can't be raised or exceeds the 110m² threshold.
140.34	Horticulture New Zealand	Natural Hazards	Amend	<p>AMEND NH-R3 to include the following:</p> <p><u>Accessory buildings used for rural production (non-sensitive use, e.g., storage, pump sheds):</u></p> <ol style="list-style-type: none"> Permitted if located in the General rural zone, Māori purpose zone, or Rural lifestyle zone, and <u>The resulting gross floor area does not exceed 150 m²; and</u> <u>The building is unoccupied or used for seasonal, non-sensitive purposes; and</u> <u>The landowner accepts responsibility for flood risk.</u> <p><u>(No floor level requirement applied)</u></p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Opposes NH-R3 in part as accessory buildings used for seasonal storage are non-sensitive, low-use structures and considers that to require flood modelling / raised floor levels imposes costs, is impractical and can be unjustified, especially where growers are willing to accept risk. Existing rural buildings within flood prone areas are often retrofitted over time, rather than being replaced. As drafted, NH-R3 penalises minor improvements or extensions where buildings cannot be raised or an addition exceeds 110m².
140.35	Horticulture New Zealand	Natural Hazards	Oppose	<p>AMEND NH-R4 to include a permitted or controlled activity pathway for non-sensitive, unoccupied rural buildings used for primary production, subject to there being:</p> <ul style="list-style-type: none"> Size limits; Adverse off-site flood effects; and Owner acceptance of risk. <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> NH-R4 fails to reflect the low-risk nature of non-sensitive rural buildings.
140.36	Horticulture New Zealand	Natural Hazards	Amend	<p>AMEND NH-R5 to include the following:</p> <p><u>Where a structure is used for non-sensitive primary production activities and the landowner accepts the risk of natural hazard exposure, the activity shall be permitted.</u></p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The definition risks unintentionally capturing horticultural support structures including bunds, mounded planting rows, shelterbelts or drainage stop banks as 'Hazard Protection Structures' where they lessen flood or erosion risk. However, the horticultural structures listed are part of normal productive land use and not designed to protect activities such as dwellings.
140.37	Horticulture New Zealand	Natural Hazards	Support	<p>RETAIN NH-R8 as notified.</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Supports the permitted activity status with appropriate mitigation to avoid inundation.
140.38	Horticulture New Zealand	Natural Hazards	Amend	<p>AMEND NH-R9.1.a as follows:</p> <ol style="list-style-type: none"> There is no change in the location or <u>significant</u> dimensions of the hazard protection structure. <p>AND</p>	<ul style="list-style-type: none"> Maintenance or repair can require non-significant alterations to the dimension of an existing structure.

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				Any consequential or alternative amendments required to address the concerns raised by the submitter.	
140.39	Horticulture New Zealand	Natural Hazards	Amend	AMEND NH-R10 by changing the activity status from discretionary to permitted. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Growers identify and respond to localised flooding, erosion or drainage risks quickly. By permitting hazard protection structures, timely, cost-effective and proactive action is enabled.
140.40	Horticulture New Zealand	Natural Hazards	Amend	AMEND NH-R11.1 as follows: 1. The area of earthworks does not exceed: a. The area of earthworks does not exceed: i. 50m ² or volume of 50m ³ in a High-Risk Hazard Area; or ii. 100m ² in the Coastal Flood or River Flood Hazard Area in any 12-month period; <u>or</u> iii. <u>1,000m² or 500m³ within any 12-month period for earthworks associated with rural production activities, including:</u> <ul style="list-style-type: none"> <u>Drain maintenance and clearing.</u> <u>Soil contouring, mounding, or crop bed preparation.</u> <u>Formation and maintenance of farm access tracks.</u> <u>Erosion or sediment control earthworks.</u> AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Area limits are inadequate for growers to undertake standard maintenance and land management tasks. Particularly in regard to drain cleaning and maintenance, and soil mounding or contouring (which the submitter notes is common in crop rows to avoid waterlog). Moreover, the High-Risk Hazard Area is not defined in the Proposed District Plan.
140.41	Horticulture New Zealand	Infrastructure	Support	RETAIN INF-O2 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> No reasons provided.
140.42	Horticulture New Zealand	Infrastructure	Support	RETAIN INF-O3 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The focus on new subdivision, use or development is supported (inferred).
140.43	Horticulture New Zealand	Infrastructure	Support	RETAIN INF-P4 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Supports the recognition of advancements in technology.
140.44	Horticulture New Zealand	Infrastructure	Support	RETAIN INF-P6 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> No reasons provided.
140.45	Horticulture New Zealand	Infrastructure	Amend	ADD the following clause to INF-P10: <u>x. In rural areas, avoiding, remedying or mitigating effects on existing land use or the ability to use highly productive land.</u> AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> As drafted, INF-P10 only considers effects on land use in urban areas, though there may be significant impacts on the ability to use rural land productively.
140.46	Horticulture New Zealand	Infrastructure	Support	RETAIN INF-R9 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> No reasons provided.
140.47	Horticulture New Zealand	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-R1.1.d. by replacing the wording as follows (note referencing error in submission):	<ul style="list-style-type: none"> The submitter supports ECO-R1 in part but notes that the Northland Regional Pest Management Plan lists pests to restrict permitted activities to only those listed.

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				<p>d. To remove pest species in accordance with any approved pest management plan or biosecurity operational plan;</p> <p>d. Clearance for the control pests for biosecurity reasons and the removal or burial, of material infected by unwanted organisms as a response to directions of a person authorised under the Biosecurity Act 1993;</p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	
140.48	Horticulture New Zealand	Infrastructure	Support	<p>RETAIN INF-R47 as notified.</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> INF-R47 aligns with the MoU Horticulture New Zealand has with Transpower.
140.49	Horticulture New Zealand	Infrastructure	Support	<p>RETAIN INF-R49 as notified.</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Horticulture structures are exempt from depth rules, in alignment with the MoU Horticulture New Zealand has with Transpower.
140.50	Horticulture New Zealand	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND ECO-R1.1.d. as follows:</p> <p>d. To remove pest species <u>and diseased vegetation</u> in accordance with any approved pest management plan or biosecurity operational plan;</p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> ECO-R1 provides a permitted activity pathway for pest removal but not for diseased vegetation clearance.
140.51	Horticulture New Zealand	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-R2 as notified.</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> ECO-R2 supports ongoing rural land use while managing environmental risk.
140.52	Horticulture New Zealand	Natural Character	Support	<p>RETAIN NATC-P2 as notified.</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Supports biosecurity clearance in the event of an incursion being provided for.
140.53	Horticulture New Zealand	Natural Character	Oppose	<p>DELETE NATC-P5.</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> NATC-P5 is just a list of assessment matters and does not provide direction or thresholds. The submitter considers this should be in assessment criteria for resource consent applications.
140.54	Horticulture New Zealand	Natural Character	Amend	<p>AMEND NATC-R3.1.b. as follows (note referencing error in submission):</p> <p>b. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks <u>and erosion sediment control</u></p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The controls may place unnecessary regulatory burden on the installation and maintenance of controls, thus discouraging positive outcomes which could otherwise be achieved.
140.55	Horticulture New Zealand	Natural Character	Amend	<p>AMEND NATC-R4.1.b. as follows:</p> <p>b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks <u>and biosecurity clearance</u></p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Biosecurity clearance needs to be provided for as a permitted activity. Obtaining consent is likely to cause the spread of incursion to indigenous vegetation.

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140.56	Horticulture New Zealand	Natural Character	Amend	ADD an exception to NATC-S3 as follows: <u>Except where earthworks are for the purpose of biosecurity clearance.</u> AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Biosecurity clearance should be provided for as a permitted activity in the event of an incursion. Having to obtain consent is likely to cause spread to indigenous vegetation.
140.57	Horticulture New Zealand	Subdivision	Amend	DELETE SUB-O3.3. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter does not consider that this clause should apply within a rural environment (i.e., General rural zone) and is more appropriate for the Rural lifestyle zone.
140.58	Horticulture New Zealand	Subdivision	Amend	DELETE SUB-P8.5. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Smaller rural lifestyle lots being provided for within the General rural zone does not meet the zone's purpose.
140.59	Horticulture New Zealand	Subdivision	Oppose	DELETE SUB-R3.1.b and .c. AND DELETE General rural zone from SUB-R3.1. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter opposes the General rural zone being included in SUB-R3 and considers there is no functional need for the zone's inclusion. Subdivision is more appropriate within the Rural lifestyle zone.
140.60	Horticulture New Zealand	Subdivision	Oppose	DELETE SUB-R4. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter does not believe subdivision has a functional need to be located within the General Rural Zone, nor is it supported by the National Planning Standards. Subdivision being enabled within the General rural zone as a controlled activity is opposed.
140.61	Horticulture New Zealand	Subdivision	Oppose	DELETE SUB-R5. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Opposes the controlled activity status (i.e., where an application cannot be declined) and permissive approach to rural subdivision. The submitter supports a control over land being subdivided into environmentally beneficial lots where it is not highly productive (inferred); however, as highly productive land has not been mapped at a regional level, the spatial extent of productive land within Northland is not yet known. It is considered that SUB-R5 presents significant risk for primary production regardless of productive land status. Land does not have to be highly productive for primary production activities to occur. Referencing no-complaints covenants as a method to mitigate potential reverse sensitivity effects is not appropriate. Such covenants are ineffective mechanisms for effects which should be avoided. It is suggested that options to shift development capacity away from primary production areas is considered.
140.62	Horticulture New Zealand	Subdivision	Amend	AMEND the activity status in SUB-R6 from controlled to restricted discretionary. AND No specific decision requested; however, the submission opposes the lack of assessment of reverse sensitivity effects in SUB-R6. AND No specific decision requested; however, the submission supports considering options (transferable titles) to shift development capacity away from areas of primary production. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter supports the intent of this provision but opposes the activity status and lack of reverse sensitivity effects assessment. It is requested that options to shift development capacity from primary production areas (transferable titles) are considered.
140.63	Horticulture New Zealand	Subdivision	Amend	AMEND SUB-R7 to include an assessment of reverse sensitivity effects. AND	<ul style="list-style-type: none"> The submitter supports a control for land being subdivided into environmental benefit lots if not highly productive land but opposes the lack of reverse sensitivity effects assessment.

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				No specific decision requested; however, the submission supports considering options (transferable titles) to shift development capacity away from areas of primary production. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> It is requested that options to shift development capacity from primary production areas (transferable titles) are considered.
140.64	Horticulture New Zealand	Subdivision	Oppose	No specific decision requested; however, the submission opposes the minimum rural lot size of 12ha in SUB-S1. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Opposes the minimum General Rural lot size of 12ha and questions what the rationale is, questioning whether it is intended to support rural production of lifestyle living?
140.65	Horticulture New Zealand	Subdivision	Amend	RETAIN the requirement for a specified platform for new lots in SUB-S2. AND ADD an assessment of reverse sensitivity effects to SUB-S2. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter supports requiring specified building platforms for new lots but opposes the lack of an assessment of reverse sensitivity effects.
140.66	Horticulture New Zealand	Coastal Environment	Oppose	DELETE CE-P6. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The assessment of resource is not a policy in itself. Rather, when a consent is applied for the proposal is assessed against policies, objectives and rules.
140.67	Horticulture New Zealand	Coastal Environment	Support	RETAIN CE-R2 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter supports provision for new buildings and structures as a permitted activity.
140.68	Horticulture New Zealand	Coastal Environment	Amend	AMEND CE-R3 to include biosecurity clearance. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> If not included, biosecurity clearance would require consent (a change from the ODP). Incursions require rapid responses.
140.69	Horticulture New Zealand	Coastal Environment	Amend	AMEND CE-R4.1.b. as follows: b. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks <u>and biosecurity clearance</u> . AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Biosecurity clearance needs to be provided for in case of an incursion.
140.70	Horticulture New Zealand	Coastal Environment	Amend	ADD a Note to CE-S6 as follows: <u>Note: Biosecurity clearance is exempt from maximum area clearance.</u> AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> To restrict biosecurity clearance will result in incursion spread threatening indigenous biodiversity.
140.71	Horticulture New Zealand	Earthworks	Support	RETAIN EW-R1 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Supports earthworks thresholds.
140.72	Horticulture New Zealand	Earthworks	Oppose	DELETE EW-R2. AND PROVIDE clarification as to whether EW-R2 is intended to capture cultivation. AND	<ul style="list-style-type: none"> It is not clear why land disturbance includes and whether it captures cultivation activities. The submitter is not clear as to why land disturbance has been listed without accompanying rules when activities not listed in the Plan are permitted.

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				Any consequential or alternative amendments required to address the concerns raised by the submitter.	
140.73	Horticulture New Zealand	Earthworks	Support	RETAIN EW-S1 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The volume and area maximums are similar to other district plans and considered reasonable.
140.74	Horticulture New Zealand	Earthworks	Support	RETAIN EW-S3 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The setbacks proposed allow for the maximum use of land.
140.75	Horticulture New Zealand	Noise	Support	RETAIN NOISE-O1 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The noise should reflect the underlying characteristics of the zone.
140.76	Horticulture New Zealand	Noise	Support	RETAIN NOISE-O2 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Supports the protection of potential reverse sensitivity effects.
140.77	Horticulture New Zealand	Noise	Support	RETAIN NOISE-P2 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Restricts noise sensitive activities and requires acoustic treatments of noise sensitive buildings in high noise zones.
140.78	Horticulture New Zealand	Noise	Support	RETAIN NOISE-P4 (or equivalent policy) to provide direction for considering activities that exceed noise standards. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> It is not always possible, practical or necessary to internalise noise and, therefore, a policy that provides direction for considering activities that exceed noise standards should be retained.
140.79	Horticulture New Zealand	Noise	Support	RETAIN NOISE-R8 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Frost fans have dual purpose - they reduce the effects of frost and dry wet produce.
140.80	Horticulture New Zealand	Noise	Amend	AMEND NOISE-S3 by deleting clause S3.1.a.i relating to land-based primary production activities: i. Land Based Primary Production activities undertaken for a limited duration using agricultural vehicles, mobile machinery or equipment used on a seasonal or intermittent basis, including noise from cropping, top dressing and spraying carried out on a seasonal, temporary or intermittent basis for a period up to 30 days in any 12 month period; or AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Noise restrictions should not restrict primary production activities. 30 days over a 12-month period is not realistic and mobile machinery should be excluded due to such activities being normal within the General Rural Zone (e.g., tractors, motorbikes, forklifts etc).
140.81	Horticulture New Zealand	Noise	Oppose	AMEND NOISE-S12 by removing its application to a Rural zone, i.e., amending the rule title as follows: Noise levels from a childcare facility in a Residential or Rural zone AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Childcare facilities should not be permitted within a Rural zone and there should not be an associated permitted noise standard.
140.82	Horticulture New Zealand	Signs	Support	RETAIN SIGN-P1 as notified AND	<ul style="list-style-type: none"> Growers are required to display health and safety signage when spraying agrichemicals. Permitting this signage is supported.

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				any consequential or alternative amendments required to address the concerns raised by the submitter.	
140.83	Horticulture New Zealand	Signs	Support	RETAIN SIGN-R3 as notified AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Supports the permitted activity status.
140.84	Horticulture New Zealand	Signs	Amend	AMEND SIGN-R4.1.b. as follows: b. The sign relates to goods and services available on the site <u>and health and safety requirements on site</u> ; and AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The submitter requests an amendment to SIGN-R4 so health and safety signs are included. Health and safety signage can be attached to buildings, structures, windows, fences or walls.
140.85	Horticulture New Zealand	Temporary Activities	Support	RETAIN TEMP-R1 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Supports the exclusion of market gardens which occur on a semi regular basis.
140.86	Horticulture New Zealand	General Rural Zone	Support	RETAIN GRUZ-O1 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> No reasons provided.
140.87	Horticulture New Zealand	General Rural Zone	Support	RETAIN GRUZ-O2 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Supports the description.
140.88	Horticulture New Zealand	General Rural Zone	Support	RETAIN GRUZ-O3 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Relates to the National Policy Statement for Highly Productive Land.
140.89	Horticulture New Zealand	General Rural Zone	Support	RETAIN GRUZ-P1 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Supports the character of the General Rural Zone.
140.90	Horticulture New Zealand	General Rural Zone	Amend	AMEND GRUZ-P2 as follows: Adverse Effects of primary production Enable primary production activities while recognising that <u>adverse a range of effects</u> associated with a typical rural working environment, such as odour, noise, dust, heavy traffic movements, fertiliser application, crop spraying and forestry harvesting, occur, and should be accepted, in the General rural zone. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> It is not clear why there is a policy that relates to adverse effects of primary production within the General rural zone. The submitter considers these effects are not adverse and should be accepted as occurring from primary production activities.
140.91	Horticulture New Zealand	General Rural Zone	Amend	AMEND GRUZ-P3 as follows: Manage the establishment, design and location of new sensitive activities and other non- productive activities in the General rural zone to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities, including through methods such as no complaints covenants, landscaping, screening or siting of buildings. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Sensitive activities should not be permitted in the General rural zone unless there is a functional need for location within the GRUZ. Where such activities are permitted, they should seek to avoid sensitive activity effects.

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140.92	Horticulture New Zealand	General Rural Zone	Amend	<p>AMEND GRUZ-P4.3 as follows:</p> <p>3. Typical adverse effects from primary production activities such as odour, noise, dust, heavy traffic movements, fertiliser application, crop spraying and forestry harvesting associated with a rural working environment.</p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Many activities take place within the General rural zone and their effects are not adverse as they are accepted as part of primary production activities.
140.93	Horticulture New Zealand	General Rural Zone	Amend	<p>ADD the following clause to GRUZ-P5:</p> <p>4. Do not result in reverse sensitivity effects on primary production activities</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> If non-rural activities have functional need to be located within the General rural zone then they need to avoid reverse sensitivity effects.
140.94	Horticulture New Zealand	General Rural Zone	Amend	<p>DELETE GRUZ-P6.2. and GRUZ-P6.3.</p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Only GRUZ-P6.1. is supported, other communal housing within the General rural zone is opposed.
140.95	Horticulture New Zealand	General Rural Zone	Amend	<p>DELETE GRUZ-R1.1.b.</p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The submitter opposes requiring all accessory buildings to not be located on Highly Productive Land. The National Policy Statement for Highly Productive Land recognises supporting activities and Clause 3.9 provides for greenhouses to be located on Highly Productive Land. Provision for greenhouses shows that the use or development of Highly Productive Land is not inappropriate where it provides for intensive greenhouse activities. As such, the 500 m² limit is opposed and the submitter considers this aspect of the provision to be unreasonable for rural sites as it does not reflect the need for farm buildings or variation in lot sizes. The submitter asks what the effect of concern is here?
140.96	Horticulture New Zealand	General Rural Zone	Amend	<p>AMEND GRUZ-R2 as follows:</p> <p>Agricultural, pastoral or horticultural activities, or forestry activities not regulated by the National Environmental Standards for Commercial Forestry (excluding greenhouses and intensive indoor primary production)</p> <p>AND</p> <p>any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The National Policy Statement for Highly Productive Land recognises supporting activities and Clause 3.9 provides for greenhouses to be located on Highly Productive Land. Provision for greenhouses shows that the use or development of Highly Productive Land is not inappropriate where it provides for intensive greenhouse activities.
140.97	Horticulture New Zealand	General Rural Zone	Oppose	<p>AMEND GRUZ-R3 to include greater controls on sensitive activities within the General rural zone.</p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> Hectare threshold reasoning is not clear and will introduce a number of new sensitive activities to the General rural zone.
140.98	Horticulture New Zealand	General Rural Zone	Amend	<p>AMEND GRUZ-R4.1.c and d. as follows (note referencing error in submission:</p> <p>e. The separation distance between the minor residential unit and the principal residential unit is no greater than 50m; and</p> <p>d. The minor residential unit has a maximum gross floor area of 90m² <u>120m²</u> excluding decks and any garage or carport.</p> <p>AND</p> <p>Any consequential or alternative amendments required to address the concerns raised by the submitter.</p>	<ul style="list-style-type: none"> The submitter opposes 50m maximum separation between minor and principal residential units, and the 90 m² maximum gross floor area. Separation is oftentimes required so workers can be close to the production activity or for privacy. Moreover, 90 m² is not enough for permanent orchard workers and a family. It is questioned how this rule will interact with 2026 granny flat rules?
140.99	Horticulture New Zealand	General Rural Zone	Amend	<p>DELETE GRUZ-R5.1.d.</p> <p>AND</p> <p>ADD the following clause to GRUZ-R5:</p>	<ul style="list-style-type: none"> There is no functional need for childcare to be located within the General rural zone. As drafted, there is no setback requirement.

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				<u>d. This activity complies with the following rule requirements:</u> <u>i. Sensitive Activity Setbacks</u> AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	
140.100	Horticulture New Zealand	General Rural Zone	Amend	AMEND GRUZ-R6 as follows: a. The activity is undertaken within: i. A residential unit; ii. A minor residential unit; or iii. An accessory building with gross floor area of no greater than 90m²; and b. No more than ten <u>five</u> visitors per night are accommodated per site. c. <u>The registered proprietor resides permanently on-site;</u> d. <u>This activity complies with the following rule requirements:</u> i. Sensitive Activity Setbacks AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Visitor accommodation should only be provided for in a residential unit. 10 visitors per night is excessive in the General Rural Zone. A setback requirement is requested.
140.101	Horticulture New Zealand	General Rural Zone	Support	RETAIN GRUZ-R9 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> There is a functional need for emergency services facilities to be located within the Zone.
140.102	Horticulture New Zealand	General Rural Zone	Amend	ADD the following clause to GRUZ-R11: iv. Not to be located on highly productive land AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> The National Policy Statement for Highly Productive Land does not provide for papakainga housing on highly productive land.
140.103	Horticulture New Zealand	General Rural Zone	Oppose	DELETE GRUZ-R13. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> There is no functional need for communal housing within the General Rural Zone.
140.104	Horticulture New Zealand	General Rural Zone	Amend	AMEND GRUZ-R14 to include a requirement that the activity must not be located on highly productive land (inferred). AND AMEND GRUZ-R14 so the activity status when compliance is not achieved is non-complying. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> As drafted, there are no matters of discretion. If there is a functional need to be located within the General Rural Zone, highly productive land should be avoided.
140.105	Horticulture New Zealand	General Rural Zone	Amend	AMEND GRUZ-R15 to include a requirement that the activity must not be located on highly productive land (inferred). AND AMEND GRUZ-R15 so the activity status when compliance is not achieved is non-complying. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> As drafted, there are no matters of discretion. If there is a functional need to be located within the General rural zone, highly productive land should be avoided.
140.106	Horticulture New Zealand	General Rural Zone	Amend	AMEND GRUZ-R16 to include a requirement that the activity must not be located on highly productive land (inferred). AND AMEND GRUZ-R16 so the activity status when compliance is not achieved is non-complying. AND	<ul style="list-style-type: none"> As drafted, there are no matters of discretion. If there is a functional need to be located within the General rural zone, highly productive land should be avoided.

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				Any consequential or alternative amendments required to address the concerns raised by the submitter.	
140.107	Horticulture New Zealand	General Rural Zone	Oppose	AMEND the activity status of GRUZ-R17 from discretionary to non-complying. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> There is no functional need for new, or expansions of existing educational facilities to be located within the General rural zone.
140.108	Horticulture New Zealand	General Rural Zone	Support	RETAIN GRUZ-R19 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> These activities do not have a functional need to be located in the General rural zone and their activity status is supported.
140.109	Horticulture New Zealand	General Rural Zone	Support	RETAIN GRUZ-R20 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> These activities do not have a functional need to be located in the General rural zone and their activity status is supported.
140.110	Horticulture New Zealand	General Rural Zone	Support	RETAIN GRUZ-R21 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> These activities do not have a functional need to be located in the General rural zone and their activity status is supported.
140.111	Horticulture New Zealand	General Rural Zone	Support	RETAIN GRUZ-R22 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> These activities do not have a functional need to be located in the General rural zone and their activity status is supported.
140.112	Horticulture New Zealand	General Rural Zone	Amend	ADD a new rule to the General rural zone for Seasonal Worker Accommodation as follows: <u>Activity status: Permitted</u> <u>The development and use of seasonal worker accommodation</u> <u>Where:</u> <ol style="list-style-type: none"> Is used solely for part of the year for temporary workers to meet labour requirements for primary production May comprise a mix of communal kitchen and eating areas and separate sleeping and ablution facilities Accommodates no more than 20 workers or no larger than 120m² <u>Activity status where compliance not achieved: RESTRICTED DISCRETIONARY ACTIVITY</u> <u>Council's discretion is restricted to the following matters:</u> <ol style="list-style-type: none"> Whether the proposed building locations will allow for efficient use of the remaining land for primary production activities. Rural amenity values. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Kumara and avocado growers utilise seasonal accommodation within Kaipara. A rule should be added to support this activity and provide consistency.
140.113	Horticulture New Zealand	General Rural Zone	Amend	AMEND GRUZ-S1.1.a. as follows: <ol style="list-style-type: none"> The height of the support structure <u>frost fan (including blades)</u> does not exceed 40.5m <u>15m</u> above ground level; and Blades do not rotate higher than 13.5m above ground level. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> As drafted, the height limit would trigger consent for frost fans which sit around 15m (including blades).
140.114	Horticulture New Zealand	General Rural Zone	Amend	ADD a Note to GRUZ-S2 as follows: <u>Note: Artificial crop protection structures are exempt from setback requirements.</u> AND	<ul style="list-style-type: none"> Artificial crop protection structures are provided for without setback requirements in the new rule sought by the submitter, unless bordering a residential property.

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				any consequential or alternative amendments required to address the concerns raised by the submitter.	
140.115	Horticulture New Zealand	General Rural Zone	Amend	AMEND GRUZ-S4.1. as follows: All buildings used for sensitive activities are set back at least <u>30m from the edge of any primary production activity</u> , 300m from the edge of existing buildings housing animals associated with an intensive indoor primary production activity located on a site under separate ownership. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Oppose in part. As drafted, there are no setbacks from primary production activities provided. This means GRUZ-S2 setbacks would apply which only requires 3m.
140.116	Horticulture New Zealand	Rural Lifestyle Zone	Support	RETAIN RLZ-O3 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> RLZ-O3 protects primary production from Rural lifestyle zone development.
140.117	Horticulture New Zealand	Rural Lifestyle Zone	Support	RETAIN RLZ-P4 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Provides reverse sensitivity protections for rural zone.
140.118	Horticulture New Zealand	Rural Lifestyle Zone	Support	RETAIN RLZ-R4 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Provides for horticultural activities that are commonplace in Rural lifestyle zones.
140.119	Horticulture New Zealand	Rural Lifestyle Zone	Support	RETAIN RLZ-R5 as notified. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> No reasons provided.
140.120	Horticulture New Zealand	Rural Lifestyle Zone	Support	RETAIN RLZ-S1 as notified. AND any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> A reasonable approach.
140.121	Horticulture New Zealand	Rural Lifestyle Zone	Amend	ADD the following exemption to RLZ-S2.1.: f. Artificial crop protection and crop support structures AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Activities should be enabled to support primary production (which is enabled in the Rural lifestyle zone).
140.122	Horticulture New Zealand	Rural Lifestyle Zone	Amend	AMEND RLZ-S5.1. as follows: All buildings used for sensitive activities are set back at least 300m from the edge of any <u>primary production activity</u> , existing buildings housing animals associated with an intensive indoor primary production activity located on a site under separate ownership. AND Any consequential or alternative amendments required to address the concerns raised by the submitter.	<ul style="list-style-type: none"> Setbacks from primary production activities need to be provided for otherwise RLZ-S2 setbacks will apply, requiring a 10m site boundary setback for sensitive activities.
140.123	Horticulture New Zealand	Infrastructure		No specific decision requested; however, the submission supports in part INF-R45.	<ul style="list-style-type: none"> No reasons provided.
141.1	Te Roroa Whatu Ora Trust & Te Roroa Mana Whenua Trust	Sites and Areas of Significance to Maori	Amend	AMEND the Sites and Areas of Significance to Māori chapter so that all identification and evaluation of wāhi tapu and cultural landscapes within the Te Roroa rohe is led by Te Roroa, using its tikanga and mātauranga.	<ul style="list-style-type: none"> The Sites and Areas of Significance to Māori chapter is opposed in part as it does not adequately identify or protect Te Roroa wāhi tapu and/or cultural landscapes. Provisions should use Te Roroa-led cultural knowledge systems instead of archaeological definitions.
141.2	Te Roroa Whatu Ora Trust & Te	SCHED3 – Sites and Areas of Significance to Maori	Amend	AMEND SCHED3 to include the sites listed within the Sixth Schedule of the Te Roroa Mana Whenua Trust Deed.	<ul style="list-style-type: none"> Te Roroa oppose SCHED3 in part as many Te Roroa wāhi tapu are missing and it does not recognise the Sixth Schedule of the Te Roroa

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	Roroa Mana Whenua Trust			AND PROVIDE for Te Roroa to be able to update and maintain the sites listed within SCHED3 through a formal partnership protocol.	Mana Whenua Trust Deed. Te Roroa request that a formal partnership protocol is put in place that enables the iwi to update and maintain the list of Sites and Areas of Significance to Māori.
141.3	Te Roroa Whatu Ora Trust & Te Roroa Mana Whenua Trust	Planning Maps	Amend	AMEND the Sites and Areas of Significance to Māori Overlay on the planning maps to reflect Te Roroa cultural landscape mapping. AND PROVIDE a process for real-time update mechanisms by way of a co-management agreement with Te Roroa.	<ul style="list-style-type: none"> The mapping of Sites and Areas of Significance to Māori is opposed in part as cultural site overlays do not accurately reflect Te Roroa cultural landscape mapping. It is requested that the Sites and Areas of Significance to Māori Overlay is amended to include all sites mapped by Te Roroa.
141.4	Te Roroa Whatu Ora Trust & Te Roroa Mana Whenua Trust	Planning Maps	Amend	ADD a Treaty Settlement Land Zone that permits papakainga, eco-cultural enterprises, native reforestation and other permitted activities defined in partnership with Te Roroa. AND AMEND the proposed zoning of treaty settlement land so that the new Treaty Settlement Land Zone applies.	<ul style="list-style-type: none"> Te Roroa opposes treaty settlement lands being zoned the same as general rural land in part and considers this zoning limits the iwi's ability to develop land in accordance with settlement deed obligations.
141.5	Te Roroa Whatu Ora Trust & Te Roroa Mana Whenua Trust	Tangata Whenua / Mana Whenua	Amend	AMEND the objectives and policies in the Tangata whenua chapter to state that Te Roroa is the primary decision-making authority on matters relating to land, water, and taonga within its rohe. AND AMEND the objectives and policies in the Tangata whenua chapter to require early, genuine, and documented engagement.	<ul style="list-style-type: none"> Tagata Whenua objectives do not reflect the governance role that Te Roroa PSGE have, nor do provisions mandate Te Roroa-led assessment and monitoring processes.
141.6	Te Roroa Whatu Ora Trust & Te Roroa Mana Whenua Trust	Definitions	Amend	DELETE the proposed definition for “Wāhi tapu” and replace with definitions developed in partnership with Te Roroa to reflect Te Roroa tikanga, oral traditions and Trust deed mandates, not solely archaeological or colonial legal frameworks.	<ul style="list-style-type: none"> The proposed definitions for Wāhi tapu, Tangata whenua and Cultural values are opposed in part, as each framed in an archaeological and colonial way which fails to embed Te Roroa tikanga. The replacement definitions must reflect tikanga, oral traditions and Trust deed mandates. It is requested that new definitions are developed in partnership with Te Roroa.
141.7	Te Roroa Whatu Ora Trust & Te Roroa Mana Whenua Trust	Earthworks	Amend	AMEND the Earthworks provisions to require the following for any earthworks within 100m of known or potential wāhi tapu sites: 1. Cultural Impact Assessment approved by Te Roroa. On-site cultural monitoring by Te Roroa kaitiaki.	<ul style="list-style-type: none"> Earthworks provisions are opposed in part because, as notified, earthworks can proceed near wāhi tapu sites without a Cultural Impact Assessment being required or Te Roroa kaitiaki monitoring in place.
141.8	Te Roroa Whatu Ora Trust & Te Roroa Mana Whenua Trust	Natural Hazards	Amend	ADD Natural Hazard provisions that require iwi-led climate adaptation planning, prioritising flood-prone areas, low-lying papakainga, and kaimoana habitats.	<ul style="list-style-type: none"> Natural hazard provisions are opposed in part as those relating to climate change have not incorporated Te Roroa knowledge or adaptation planning for vulnerable communities at the coast. Iwi-led adaptation planning should be undertaken in partnership with Te Roroa that prioritises flood-prone areas, papakainga in low lying areas and kaimoana habitats.
141.9	Te Roroa Whatu Ora Trust & Te Roroa Mana Whenua Trust	Sites and Areas of Significance to Maori	Amend	ADD a minimum 100m buffer zone around any identified wāhi tapu. AND AMEND the Sites and Areas of Significance to Māori provisions to require all activities within the buffer zone to obtain consent from Te Roroa.	<ul style="list-style-type: none"> No buffer zones are provided for wāhi tapu. Te Roroa request that a 100m buffer zone is provided and added as a map layer.
141.10	Te Roroa Whatu Ora Trust & Te Roroa Mana Whenua Trust	Definitions	Oppose	DELETE the proposed definition for “Tangata whenua” and replace with definitions developed in partnership with Te Roroa to reflect Te Roroa tikanga, oral traditions and Trust deed mandates, not solely archaeological or colonial legal frameworks.	<ul style="list-style-type: none"> The proposed definitions for Wāhi tapu, Tangata whenua and Cultural values are opposed in part, as each framed in an archaeological and colonial way which fails to embed Te Roroa tikanga. The replacement definitions must reflect tikanga, oral traditions and Trust deed mandates. It is requested that new definitions are developed in partnership with Te Roroa.
141.11	Te Roroa Whatu Ora Trust & Te Roroa Mana Whenua Trust	Definitions		DELETE the proposed definition for “Cultural values” and replace with definitions developed in partnership with Te Roroa to reflect Te Roroa tikanga, oral traditions and Trust deed mandates, not solely archaeological or colonial legal frameworks.	<ul style="list-style-type: none"> The proposed definitions for Wāhi tapu, Tangata whenua and Cultural values are opposed in part, as each framed in an archaeological and colonial way which fails to embed Te Roroa tikanga. The replacement definitions must reflect tikanga, oral traditions and Trust deed mandates. It is

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					requested that new definitions are developed in partnership with Te Roroa.
142.1	G A & H Crosbie Partnership	Planning Maps	Oppose	DELETE the Mangawhai/Hakaru Managed Growth Area from 115A Black Swamp Road (Lot 2 DP 569577).	<ul style="list-style-type: none"> The overlay is inconsistent with Part II of the Resource Management Act, Section 7b) efficient use and development of natural and physical resources. It does not appropriately give effect to the National Policy Statement for Urban Development and the Northland Regional Policy Statement. The overlay is inconsistent with Council's Long Term Plan. The site is proximate to Mangawhai and the surrounding environment is not rural in nature and has very limited rural character. The Mangawhai/Hakaru catchment is rural lifestyle/ rural residential in nature where lots are predominantly in the 4000m The restriction on growth in this area enables the creation of smaller allotments elsewhere in the District leading to rural sprawl and adverse effects on rural character within the wider District to 1.5 ha range. No sound justification or planning rationale behind the overlay. Rural development is generally serviced via on-site infrastructure and strain on Council-owned infrastructure can be managed through appropriate development contributions. There is no recognition of the current commercial and light industrial uses on the site which have been consented.
142.2	G A & H Crosbie Partnership	Planning Maps	Amend	AMEND the zoning of 115A Black Swamp Road from General rural zone to at least Light industrial zone or Commercial zone.	<ul style="list-style-type: none"> It does not reflect the site's existing character or the character of the immediate surrounds. Commercial and light industrial land uses have been consented at the site. As such, the proposed zoning does not reflect existing land use, and this may give rise to potential reverse sensitivity effects. The site does not meet National Policy Statement for Highly Productive Land requirements (see Soil and Resource Report attached to the original submission document).
142.3	G A & H Crosbie Partnership	Planning Maps	Oppose	No specific decision requested; however submission opposes the provisions associated with the Mangawhai/Hakaru Managed Growth Area including but not limited to SD-UFD-P7, SUB-P6, SUB-P12, SUB-P8, SUB-R2.11 and any other reference to this Growth Area within the Proposed District Plan.	<ul style="list-style-type: none"> The overlay is inconsistent with Part II of the Resource Management Act, Section 7b) efficient use and development of natural and physical resources. It does not appropriately give effect to the National Policy Statement for Urban Development and the Northland Regional Policy Statement. The overlay is inconsistent with Council's Long Term Plan. The Mangawhai/Hakaru catchment is rural lifestyle/ rural residential in nature where lots are predominantly in the 4000 m² to 1.5 ha range. The restriction on growth in this area enables the creation of smaller allotments elsewhere in the District leading to rural sprawl and adverse effects on rural character within the wider District. No sound justification or planning rationale behind the overlay. Rural development is generally serviced via on-site infrastructure and strain on Council-owned infrastructure can be managed through appropriate development contributions.
143.1	Frank Brindle	Planning Maps	Oppose	AMEND the zoning of 477 Bickerstaffe Road Maungatūroto (legally described as Lot 1 DP 183433, PT Section 51 Blk XII Waipu SD, Lot 3 DP 134294 and Lot 2 DP 179035) from General rural zone to Rural lifestyle zone.	<ul style="list-style-type: none"> The submitter is in the process of applying for an integrated rural lifestyle subdivision, meeting Operative District Plan provisions (currently zoned Rural under the Kaipara Harbour Overlay). This subdivision will see the land become rural lifestyle in nature. The land is just south of Jumna Road, which is rural residential in nature.

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144.1	Pacific Coast Surveys Ltd	General	Oppose	AMEND the Proposed District Plan objectives, policies and rules to give effect to the National Policy Statement for Urban Development as Mangawhai is an 'urban environment' and hence qualifies Kaipara District as a Tier 3 Council.	<ul style="list-style-type: none"> The submitter notes that Council appears determined not to give effect to National Policy Statement for Urban Development because it considers Mangawhai does not meet the Urban Environment criteria. The submitter refers to the section 32 Report (section 3 paragraph 11) which states "The Kaipara District Council has decided that the National Policy Statement for Urban Development does not apply to the Kaipara district due to no settlement at the present time meeting the definition of an 'urban environment'".
144.2	Pacific Coast Surveys Ltd	General Residential Zone	Oppose	REVIEW the section 32 analysis of the General residential zone.	<ul style="list-style-type: none"> The submitter considers that Mangawhai is an urban environment which, therefore, qualifies Kaipara District as a Tier 3 Council. However, the submitter notes that Council appears determined not to give effect to National Policy Statement for Urban Development because it considers Mangawhai does not meet the Urban Environment criteria. The submitter refers to the section 32 Report (section 3 paragraph 11) which states "The Kaipara District Council has decided that the National Policy Statement for Urban Development does not apply to the Kaipara district due to no settlement at the present time meeting the definition of an 'urban environment'".
144.3	Pacific Coast Surveys Ltd	Urban Form and Development	Oppose	AMEND the Strategic Direction - Urban Form Development objectives (O1-O5) according to relevant Policies 3 and 5 of the National Policy Statement for Urban Development.	<ul style="list-style-type: none"> Objectives and Policies for Strategic Direction - Urban Form and Development should align with Subpart 7 - Development Outcomes for Zones (Policy 3.35) of the National Policy Statement for Urban Development. Strategic Direction - Urban Form Development chapter objectives O1-O5 must give effect to Policies 3 and 5 of the National Policy Statement for Urban Development.
144.4	Pacific Coast Surveys Ltd	Urban Form and Development	Oppose	AMEND the Strategic Direction - Urban Form Development chapter policies (P1-P7) according to relevant Policies 3 and 5 of the National Policy Statement for Urban Development.	<ul style="list-style-type: none"> Objectives and Policies for Strategic Direction - Urban Form and Development should align with Subpart 7 - Development Outcomes for Zones (Policy 3.35) of the National Policy Statement for Urban Development. Strategic Direction - Urban Form Development chapter policies P1-P7 must give effect to Policies 3 and 5 of the National Policy Statement for Urban Development.
144.5	Pacific Coast Surveys Ltd	Subdivision	Amend	AMEND SUB-O2 and SUB-O4 to be in accordance with Policies 3 and 5 of the National Policy Statement for Urban Development.	<ul style="list-style-type: none"> Subdivision Objectives and Policies should align with National Policy Statement for Urban Development Policies 3 and 5.
144.6	Pacific Coast Surveys Ltd	Subdivision	Amend	AMEND SUB-P1, SUB-P4, and SUB-P6 to be in accordance with Policies 3 and 5 of the National Policy Statement for Urban Development.	<ul style="list-style-type: none"> Subdivision objectives and policies should align with National Policy Statement for Urban Development Policies 3 and 5.
144.7	Pacific Coast Surveys Ltd	Subdivision	Amend	DELETE SUB-R4.1.c.	<ul style="list-style-type: none"> A large area of rurally zoned land in Mangawhai is overlaid by growth potential and should not be exempt from SUB-R4.
144.8	Pacific Coast Surveys Ltd	Subdivision	Amend	ADD an Advice Note to SUB-R6 enabling any area of significant indigenous vegetation or habitat that does not meet the 0.5ha threshold under SUB-S16 to be made up by enhancement planting under SUB-R7 (inferred).	<ul style="list-style-type: none"> The submitter requests that Subdivision Rules 6 and 7 are integrated to enable the 0.5ha area threshold under Standard SUB-S16 to be met.
144.9	Pacific Coast Surveys Ltd	Subdivision	Amend	DELETE SUB-S1.5.a and SUB-S1.5.b AND AMEND SUB-S1.5 to be 400m ² .	<ul style="list-style-type: none"> As drafted, the submitter considers the standard discriminates Mangawhai.
144.10	Pacific Coast Surveys Ltd	General Residential Zone	Amend	AMEND General rural zone objectives, policies and rules to be in accordance with Policies 3 and 5 of the National Policy Statement for Urban Development.	<ul style="list-style-type: none"> General rural zone objectives, policies and rules were determined outside of National Policy Statement for Urban Development direction.
144.11	Pacific Coast Surveys Ltd	Planning Maps	Oppose	AMEND the proposed zoning of 25 Windsor Way, Mangawhai (Lot 8 DP 565865) from General rural zone to General residential zone (note the submission also includes a map with split zoning of the property with General rural zone, General residential zone and Commercial zone).	<ul style="list-style-type: none"> The agricultural development of a vineyard has been unsuccessful, which justify the site is not suitable for rural activities. Although the Soil and Resource assessment report by Hanmore Land Management suggested the 3.91ha area is capable of occasional cropping instead of LUC class 3 use, its limited area does not warrant an economic unit development.

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					<ul style="list-style-type: none"> The site is already fragmented into various sized lots for residential activities. It is located next-door to a camping ground with high-density residential use. It is proximity to Mangawhai village which is characterised by a high-density residential development pattern. The public wastewater reticulated system is located immediately on the south. Wastewater- the proposed residential lots would be connected to the Mangawhai community.
145.1	Electrify Te Taitokerau	Renewable Electricity Generation	Amend	ADD the following benefit to REG-P1 - <u>Reduced dependence on imported fossil fuels and related fiscal deficits and supply chain risks.</u>	<ul style="list-style-type: none"> The submitter supports REG-P1 in part but requests the inclusion of an additional benefit to acknowledge the need to transition energy supply from finite fossil fuels to renewable sources, in order to reduce emissions and costs while ensuring a resilient and secure supply of onshore energy.
145.2	Electrify Te Taitokerau	Renewable Electricity Generation	Amend	AMEND REG-P2 to include biomass, tidal, wave and ocean energy resources.	<ul style="list-style-type: none"> The submitter supports REG-P2 in part and requests the proactive addition of biomass, tidal, wave and ocean as well as solar and wind energy resources. There is potential for electricity generation from farming biomass, tidal activity and wave and ocean activity within the Kaipara Harbour and along the Kaipara District's coasts. The submitter considers the inclusion of a range of renewable sources will allow for the likely discoveries and technological advancements over the Plan's lifespan.
145.3	Electrify Te Taitokerau	Renewable Electricity Generation	Amend	AMEND REG-P3 to include biomass, tidal, wave and ocean energy resources.	<ul style="list-style-type: none"> The submitter supports REG-P3 in part and requests the proactive addition of biomass, tidal, wave and ocean as well as solar and wind energy resources. There is potential for electricity generation from farming biomass, tidal activity and wave and ocean activity within the Kaipara Harbour and along the Kaipara District's coasts. The submitter considers the inclusion of a range of renewable sources will allow for the likely discoveries and technological advancements over the Plan's lifespan.
145.4	Electrify Te Taitokerau	Renewable Electricity Generation	Amend	DELETE the matters of discretion relating to "visual and landscape effects" from all REG rules with matters over which discretion is restricted (i.e., REG-R1, REG-R3, REG-R4, REG-R5, REG-R6, REG-R7, and REG-R9)	<ul style="list-style-type: none"> The submitter supports REG Rules in part but considers that the matter of visual and landscape effects should be removed. 'Effects' change along with cultural norms and expectations, once we become accustomed to the presence of renewable generation infrastructure, start integrating new technology and seeing value in its benefits. For example, powerlines, pylons and telco towers are now accepted and represent progress. Renewable energy infrastructure supports the environment as well as district and regional development while strengthening energy resilience and visual impact should not be grounds on which a proposal can be rejected.
146.1	New Zealand Agricultural Aviation Association	Definitions	Amend	ADD a definition for "Agricultural Aviation Activity" as follows: <u>Agricultural aviation activity means the intermittent, infrequent or temporary use of a rural airstrip or temporary helicopter landing area by an aircraft for primary production, frost mitigation, biosecurity, or biodiversity purposes including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity, aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's).</u>	<ul style="list-style-type: none"> The inclusion of a specific definition for 'Agricultural Aviation Activities' to future proof the Proposed District Plan by including UAVs (unmanned aerial vehicles) and to provide clarity for the scope of the activity as the intermittent, infrequent or temporary use of rural airstrips and helicopter landing areas, rather than airfields or heliports used on a regular basis or aircraft bases in fixed locations.
146.2	New Zealand Agricultural Aviation Association	Definitions	Amend	ADD a definition for "Aircraft" as follows: <u>Aircraft means any machine that can derive support in the atmosphere from the reactions of air otherwise than by reactions of the air against the surface of the earth excluding kites.</u> <u>Note: this definition excludes drones and unmanned aerial vehicles (UAV's) that weigh less than 200 kgs.</u>	<ul style="list-style-type: none"> Unmanned aerial vehicles (UAVs) are 'aircraft' by definition under the Resource Management Act. The inclusion of UAVs is appropriate where they have similar effects to conventional aircrafts. However, the submitter does not consider Council should manage small UAVs with only minimal effects.

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146.3	New Zealand Agricultural Aviation Association	Definitions	Amend	ADD a definition for "Airfield" as follows: <u>Airfield means any area of land intended or designed to be used, whether wholly or partly, for aircraft movement or servicing, and may include aircraft passenger terminals, administration, freight, refuelling, aircraft parking or hangaring, and aircraft maintenance and servicing excluding rural airstrips.</u>	<ul style="list-style-type: none"> It is important to have specific definitions capable of clearly defining the difference between airfields used regularly or as a fixed-location base, compared to rural airstrips used intermittently, infrequently or temporarily.
146.4	New Zealand Agricultural Aviation Association	Definitions	Support	RETAIN the definition for "Conservation Activity" as notified.	<ul style="list-style-type: none"> The submitter supports the intent of this definition.
146.5	New Zealand Agricultural Aviation Association	Definitions	Support	RETAIN the definition for "Fertiliser" as notified.	<ul style="list-style-type: none"> The submitter supports the scope of this definition.
146.6	New Zealand Agricultural Aviation Association	Definitions	Oppose	DELETE the definition for "Hazardous Facility".	<ul style="list-style-type: none"> The inclusion of activities and premises (including vehicles) is confusing. The submitter notes that HSNO and HSWA manage hazardous substances and are not contingent on a 'hazardous facility' definition.
146.7	New Zealand Agricultural Aviation Association	Definitions	Amend	ADD a new definition for "Heliport" as follows: <u>Heliport means a facility for helicopter movements including support services for passengers or aircraft. A heliport may include passenger terminals, administration, freight, refuelling, helicopter parking or hangaring, and helicopter maintenance and servicing.</u>	<ul style="list-style-type: none"> Inclusion of a definition for a 'Heliport' will clarify the difference between a temporary helicopter landing area used on an intermittent, infrequent or temporary basis, and a heliport used on a regular basis or as a permanent base. The definition sought is the NZS 6807 Management of Helicopter Noise definition for 'Heliport'.
146.8	New Zealand Agricultural Aviation Association	Definitions	Amend	ADD a definition for "Improved Pasture" as follows: <u>Improved Pasture means an area of land where exotic pasture species have been deliberately sown or maintained for the purpose of pasture production, and species composition and growth has been modified and is being managed for livestock grazing.</u>	<ul style="list-style-type: none"> The inclusion of a definition for 'Improved Pasture' will clarify rules which provide for native vegetation clearance.
146.9	New Zealand Agricultural Aviation Association	Definitions	Amend	ADD a definition for "Maintenance of Improved Pasture" as follows: <u>Maintenance of improved pasture includes the removal of indigenous vegetation for the purpose of maintaining the improved pasture, whether the removal is by way of cutting, crushing, applying chemicals, draining, burning, cultivating, over-planting, applying seed of exotic pasture species, mob stocking, or making changes to soils, hydrology, or landforms.</u>	<ul style="list-style-type: none"> The submitter requests the inclusion of the definition to match the National Policy Statement for Indigenous Biodiversity to provide clarity.
146.10	New Zealand Agricultural Aviation Association	Definitions	Support	RETAIN the definition for "Primary Production" as notified.	<ul style="list-style-type: none"> The submitter supports the National Planning Standards definition for 'Primary Production' being included.
146.11	New Zealand Agricultural Aviation Association	Definitions	Amend	ADD a definition for "Reverse Sensitivity" as follows: <u>Reverse sensitivity means the potential for the operation of an existing lawfully established 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 an existing activity.</u>	<ul style="list-style-type: none"> It is important for clarity and to ensure the protection of existing lawfully established activities.
146.12	New Zealand Agricultural Aviation Association	Definitions	Amend	ADD a definition for "Residual Risk" as follows: <u>This definition only applies to the Hazardous Substances chapter of the District Plan.</u> <u>Residual Risk means any risk of an adverse effect after other industry controls, legislation and regulations, including the Hazardous Substances and New Organisms Act 1996, the Land Transport Act 1998, the Health and Safety at Work Act (2015) and regional planning instruments, have been complied with.</u>	<ul style="list-style-type: none"> The focus of the Hazardous substance chapter should be on the residual risk when all other regulations are complied with.

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146.13	New Zealand Agricultural Aviation Association	Definitions	Amend	<p>ADD a definition for "Rural Airstrip" as follows:</p> <p><u>Means any area of land used, whether wholly or partly, for the landing and departure of fixed wing aircraft, where there is no commercial aviation infrastructure or facilities in the rural area and excludes airfields.</u></p>	<ul style="list-style-type: none"> It is important to have specific definitions capable of clearly distinguishing 'Airfields' used on a regular basis or as a fixed base, versus 'Rural Airstrips' which are used intermittently, infrequently or merely on a temporary basis. It is noted that airfields often include ticketing, passenger management and aircraft storage or maintenance facilities. By excluding commercial aviation infrastructure or facilities from the proposed definition, this ensures the permitted activity is specifically for intermittent, infrequent or temporary use for agricultural aviation activities. The submitter also notes that fertiliser bins are excluded from the referenced infrastructure).
146.14	New Zealand Agricultural Aviation Association	Definitions	Amend	<p>ADD a definition for "Temporary Helicopter Landing Area" as follows:</p> <p><u>Temporary helicopter landing area means any area of land, building, or structure intended or designed to be used, whether wholly or partly, for helicopter movement where there is no commercial aviation infrastructure or facilities and excludes heliports.</u></p>	<ul style="list-style-type: none"> It is important to define 'Temporary helicopter landing area' so the term can be used to distinguish between a landing area used on an intermittent, infrequent or temporary basis versus a permanent heliport used on a regular basis or as a base. It is noted that heliports will often include facilities for ticketing, passenger management, aircraft storage and servicing. By excluding commercial aviation infrastructure and facilities, it ensures that the permitted activity is specific to intermittent, infrequent or temporary helicopter use.
146.15	New Zealand Agricultural Aviation Association	Hazardous Substances	Amend	<p>DELETE the final paragraph (paragraph six) of the Hazardous Substances Overview.</p> <p>AND</p> <p>AMEND the Overview of Hazardous Substances chapter by replacing the final paragraph with the following:</p> <p><u>Because the District Plan seeks to avoid duplication of requirements that arise under other legislation and regulations the provisions of this chapter are designed to manage the effects of use, storage or disposal of hazardous substances, only to the extent that those effects are not within the scope of existing legislation and regulation, such as residual risk and reverse sensitivity.</u></p>	<ul style="list-style-type: none"> The submitter supports Hazardous Substance provisions that do not duplicate HSNO and HSWA regulations (inferred). The proposed approach includes provisions which duplicate such regulations and the submitter opposes this approach. It is noted that other recent district plans, including the Waikato District Plan, proposed a similar approach but this was significantly modified by submissions to ensure there was no duplication of existing regulations. For example, Whangarei District Council has amended its hazardous substances provisions to reflect there being other relevant regulations (inferred). The submitter considers that Whangarei is more similar to Kaipara than Auckland - to which the section 32 Report refers. It is submitted that Auckland provisions are outdated and do not reflect best practice for managing hazardous substances under the Resource Management Act. As such, the Proposed District Plan should be amended to achieve an approach consistent with hazardous substance regulations and legislation.
146.16	New Zealand Agricultural Aviation Association	Hazardous Substances	Amend	<p>AMEND HS-O1 as follows:</p> <p>Hazardous substance use, storage or transport and disposal activities are located, designed and are managed, so that the residual risk to people, property and the environment is acceptable, while recognising the benefits of those activities.</p> <p>AND</p> <p>ADD a definition for "Residual Risk", as sought by the submitter in another submission point.</p>	<ul style="list-style-type: none"> The submitter opposes HZ-O1 in part and requests the Objective is amended to acknowledge the benefits of hazardous substances where residual risks arising from the use, storage or disposal of hazardous substances are acceptable. The submitter seeks a definition of 'Residual Risk' similar to that in the Whangarei District Plan.
146.17	New Zealand Agricultural Aviation Association	Hazardous Substances	Oppose	<p>AMEND HS-P1 as follows:</p> <p>Hazardous facilities must minimise the risk to the environment (including people and property) by: <u>Storage of hazardous substances: minimise the residual risk to the environment by:</u></p> <ol style="list-style-type: none"> 1. Siting new significant hazardous facilities in appropriate locations that are separated from incompatible activities, such as sensitive land use and infrastructure, and sensitive environments; 2. Designing, constructing and operating hazardous facilities in a manner <u>Managing hazardous substance storage facilities</u> that ensures the adverse effects of the operation or an accidental event involving hazardous substances can be contained within the site; and 3. Disposing hazardous wastes to authorised disposal or treatment facilities that have appropriate management 	<ul style="list-style-type: none"> The focus should be on hazardous substances use, storage and disposal as opposed to hazardous facilities as defined.

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				<p>systems in place and avoiding the storage, processing or disposal of hazardous wastes in sensitive environments; substances using best practice and meeting regulatory standards.</p> <p>AND</p> <p>ADD a definition for "Residual Risk", as sought by the submitter in another submission point.</p>	
146.18	New Zealand Agricultural Aviation Association	Hazardous Substances	Oppose	<p>DELETE HS-P2 .</p> <p>AND</p> <p>ADD a new HS-P2 to read as follows: <u>Ensure that significant hazardous facilities are appropriately site and managed in order to reduce risks to the environment and community to acceptable levels.</u></p>	<ul style="list-style-type: none"> The focus should be on significant hazardous facilities.
146.19	New Zealand Agricultural Aviation Association	Hazardous Substances	Support	RETAIN HS-P3 as notified.	<ul style="list-style-type: none"> The submitter supports HS-P3 and the separation of sensitive land uses from lawfully established significant hazardous facilities.
146.20	New Zealand Agricultural Aviation Association	Hazardous Substances	Oppose	<p>DELETE HS-R1.1.a.</p> <p>AND</p> <p>AMEND HS-R1.1.a as follows: <u>a. The storage, use and disposal of hazardous substances not otherwise specified within the Hazardous substances chapter rules.</u></p>	<ul style="list-style-type: none"> The submitter opposes the inclusion of quantity tables and requests the deletion of HS-R1(1)(a) to avoid duplication of regulations. The submitter does not consider there is a need for additional district plan rules where other regulations are met.
146.21	New Zealand Agricultural Aviation Association	Hazardous Substances	Oppose	DELETE HS-R3.	<ul style="list-style-type: none"> The on-farm storage of fertilisers is regulated under HSNO and HSWA, and other associated regulations. There is no requirement for this regulation to be duplicated within the district plan. Such duplication will only impose additional regulatory burdens and cause confusion. The submitter notes that the section 32 report stated, "feedback also identified concerns about use and storage of fertilisers". However, the report does not analyse the actual risks of fertiliser being stored in farm fertiliser bins.
146.22	New Zealand Agricultural Aviation Association	Hazardous Substances	Oppose	DELETE HS-R4.	<ul style="list-style-type: none"> The use, storage and disposal of hazardous substances is already regulated under the HSNO and HSWA (and other associated regulations). HS-R4 is, therefore, considered unnecessary and likely to create confusion and regulatory overlap.
146.23	New Zealand Agricultural Aviation Association	Hazardous Substances	Oppose	DELETE HS-S1.	<ul style="list-style-type: none"> The submitter opposes HS-S1 owing to the use, storage and disposal of hazardous substances being regulated under the HSNO and HSWA (including other associated regulations). Therefore, HS-S1 and associated HS Rules are unnecessary and will create confusion and regulatory overlap.
146.24	New Zealand Agricultural Aviation Association	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-O3 as notified.	<ul style="list-style-type: none"> Restoring indigenous biodiversity has both social and economic benefits.
146.25	New Zealand Agricultural Aviation Association	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P3 as notified.	<ul style="list-style-type: none"> Requests it is retained as notified to maintain indigenous biodiversity in a way that does not unreasonably restrict existing primary production activities, as such activities are important for the local economy.
146.26	New Zealand Agricultural Aviation Association	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-P4 as notified.	<ul style="list-style-type: none"> Retain as notified as the removal or management of pest plants and animals, as well as enabling biosecurity works, are critical activities to achieve restoration and enhancement of indigenous biodiversity.
146.27	New Zealand Agricultural Aviation Association	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND ECO-R1.1.i as follows:</p> <p>i. The removal or clearance of indigenous vegetation from land that was previously cleared, <u>or for the maintenance of improved pasture</u>, and where the indigenous vegetation to be cleared is less than 10 years old;</p> <p>AND</p>	<ul style="list-style-type: none"> The submitter supports ECO-R1 in part. In particular, provisions that permit the removal of pests is supported but of provisions that permit the maintenance of improved pasture are also important and require clarification.

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				ADD definitions for "Improved Pasture" and "Maintenance of Improved Pasture", as requested by the submitter in other submission points.	
146.28	New Zealand Agricultural Aviation Association	Natural Character	Support	RETAIN NATC-P2 as notified.	<ul style="list-style-type: none"> It is important to enable the clearance of native vegetation for biosecurity reasons and the removal of pest weeds from within native vegetation to preserve and protect natural character.
146.29	New Zealand Agricultural Aviation Association	Natural Character	Amend	AMEND NATC-R4.1.b. as follows: b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks, <u>or the eradication of pests for biosecurity purposes.</u>	<ul style="list-style-type: none"> The eradication of pest weeds for biosecurity purposes is important for preserving and protecting natural character.
146.30	New Zealand Agricultural Aviation Association	Natural Features and Landscapes	Amend	AMEND NFL-O2 as follows: The maintenance and enhancement of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is promoted <u>and provided for.</u>	<ul style="list-style-type: none"> Activities that maintain and enhance Outstanding Natural Features and Outstanding Natural Landscapes should be provided for and promoted.
146.31	New Zealand Agricultural Aviation Association	Natural Features and Landscapes	Support	RETAIN NFL-P1 as notified.	<ul style="list-style-type: none"> The restoration and enhancement of Outstanding Natural Features and Outstanding Natural Landscapes are important for community wellbeing.
146.32	New Zealand Agricultural Aviation Association	Natural Features and Landscapes	Amend	RETAIN NFL-R7. AND AMEND NFL-S5 as requested (contained in another submission point).	<ul style="list-style-type: none"> Supports NFL-R7 but requests that amendments are made to NFL-S5. The submitter considers the eradication of pests for conservation and biosecurity is vital to restore and enhance Outstanding Natural Features and Outstanding Natural Landscapes.
146.33	New Zealand Agricultural Aviation Association	Natural Features and Landscapes	Support	AMEND NFL-S5.1. as follows: 1. The indigenous vegetation clearance must not exceed 150 m ² in any 12-month period per site <u>except when the clearance of indigenous vegetation is for the purposes of eradicating pest weeds.</u>	<ul style="list-style-type: none"> The eradication of pest weeds requires total removal of the invasion. As such, restricting the area of clearance compromises NFL Objectives seeking to restore and enhance Outstanding Natural Features and Outstanding Natural Landscapes. The submitter notes that oftentimes pest weeds can be intermingled with indigenous vegetation.
146.34	New Zealand Agricultural Aviation Association	Noise	Amend	DELETE NOISE-O1. AND ADD a new NOISE-O1 as follows: <u>The benefits of activities generating noise and vibration are recognised where the adverse effects are compatible with the purpose, character and amenity values of the zone and the zone in which the activity occurs and do not adversely affect the health, safety or wellbeing of people and communities.</u>	<ul style="list-style-type: none"> Recognising the benefits of appropriate noise generating activities is important for the Kaipara District's economic and social wellbeing. However, amendment is sought to ensure benefits are recognised. As the receiving environment is not defined or described the zone in which the activity occurs should be referred to instead.
146.35	New Zealand Agricultural Aviation Association	Noise	Support	RETAIN NOISE-O2 as notified.	<ul style="list-style-type: none"> The submitter supports the protection of existing and lawfully established noise generating activities from reverse sensitivities.
146.36	New Zealand Agricultural Aviation Association	Noise	Amend	ADD a new NOISE policy as follows: <u>NOISE-PX Recognising existing lawfully established noise emitting activities</u> <u>Provide for adequate areas where activities generating higher levels of noise can operate, subject to appropriate controls and where the special characteristics of noise generating activities are accommodated to reflect the function, character and amenity values of each zone including existing lawfully established activities that are high noise generators.</u>	<ul style="list-style-type: none"> Providing for existing and lawfully established noise generating activities and areas where high noise generating activities can operate is important.
146.37	New Zealand Agricultural Aviation Association	Noise	Amend	ADD a new NOISE policy as follows: <u>NOISE-PX Manage reverse sensitivity</u> <u>Reduce the potential for reverse sensitivity effects by employing land use controls that manage the design and/or location of new noise sensitive activities in proximity to areas</u>	<ul style="list-style-type: none"> There should be a policy that reduces the potential for reverse sensitivity and gives effect to NOISE-O2 and manages new noise-sensitive activities in proximity to areas that consistently experience higher noise levels.

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				<u>that consistently experience higher noise levels.</u>	
146.38	New Zealand Agricultural Aviation Association	Noise	Amend	<p>AMEND NOISE-R6 title as follows:</p> <p>Noise levels from a <u>helicopter landing area heliport</u></p> <p>AND</p> <p>AMEND the NOISE-R6 Note by adding the following (NOISE-RX referring to new rule sought by the submitter):</p> <p><u>Use of temporary helicopter landing areas for agricultural aviation are managed through NOISE-RX and are exempt from NOISE-R6.</u></p> <p>AND</p> <p>ADD definitions for "Heliport" and "Temporary Helicopter Landing Area", as sought by the submitter.</p>	<ul style="list-style-type: none"> NOISE-R6 is appropriate for helicopters using a heliport as defined in the definition sought by the submitter. A new NOISE Rule is sought for temporary helicopter landing areas used for agricultural aviation. The submitter believes it needs to be clear that use of temporary helicopter landing areas is excluded from NOISE-R6.
146.39	New Zealand Agricultural Aviation Association	Noise	Amend	<p>AMEND NOISE-S3.1.a.i. as follows:</p> <p>Land-Based Primary Production activities undertaken for a limited duration using agricultural vehicles, mobile machinery or equipment used on a seasonal or intermittent basis, including noise from cropping, top dressing and spraying carried out on a seasonal, temporary or intermittent basis for a period up to 30 days in any 12-month period; or</p> <p>AND</p> <p>ADD a new NOISE Rule for "Noise from agricultural aviation activities", as requested by the submitter in another submission point.</p>	<ul style="list-style-type: none"> The submitter opposes NOISE-S3 in part as, in addition to primary production, agricultural aviation activities that support biosecurity and conservation should be provided for. The Standard is opposed in part and amendments sought for the following reasons: <ul style="list-style-type: none"> The scope proposed in the standard does not include the full range of agricultural aviation activities (as per the definition sought by the submitter) Agricultural aviation activities are undertaken in the Rural lifestyle zone to support primary production Agricultural aviation activities are undertaken in the Natural open space zone to support biosecurity and conservation activities. A new rule is sought to provide specifically for agricultural aviation activities in appropriate zones.
146.40	New Zealand Agricultural Aviation Association	Noise	Amend	<p>ADD a new NOISE Rule (to apply within the General rural zone, Rural lifestyle zone, Māori purpose zone and Natural open space zone)</p> <p><u>NOISE-RX Noise from agricultural aviation activities</u></p> <p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p>a. Aircraft used for agricultural aviation activities carried out on a seasonal, temporary or intermittent basis for a period up to 30 days in any 12-month period.</p> <p>AND</p> <p>ADD definitions for "Airfield", "Agricultural Aviation", "Heliport", "Rural Airstrip" and "Temporary Helicopter Landing Area", as sought by the submitter in other submission points.</p>	<ul style="list-style-type: none"> The scope of NOISE-S3 does not include the full range of agricultural aviation activities (as per the definition sought by the submitter) Agricultural aviation activities are undertaken in the Rural lifestyle zone to support primary production Agricultural aviation activities are undertaken in the Natural open space zone to support biosecurity and conservation activities. New rule will provide specifically for agricultural aviation activities in appropriate zones.
146.41	New Zealand Agricultural Aviation Association	General Rural Zone	Support	RETAIN GRUZ-O1 as notified.	<ul style="list-style-type: none"> Supports the recognition of ancillary activities that support primary production biosecurity and conservation in the GRUZ. Recognition of those ancillary activities is important.
146.42	New Zealand Agricultural Aviation Association	General Rural Zone	Amend	<p>AMEND GRUZ-O2 as follows:</p> <p>Primary production activities <u>and ancillary activities supporting primary production</u> are the predominant land use in the General rural zone and are protected from reverse sensitivity effects that may constrain their effective or efficient operation.</p>	<ul style="list-style-type: none"> It is important that ancillary activities supporting primary production are protected from reverse sensitivities. An amendment is requested to achieve for this relief sought.
146.43	New Zealand Agricultural Aviation Association	General Rural Zone	Support	RETAIN GRUZ-P1 as notified.	<ul style="list-style-type: none"> Supports the policy as it enables primary production and ancillary activities.
146.44	New Zealand Agricultural Aviation Association	General Rural Zone	Amend	<p>AMEND GRUZ-P2 as follows:</p> <p>Enable primary production activities while recognising that adverse effects associated with a typical rural working environment,</p>	<ul style="list-style-type: none"> The submitter supports GRUZ-P2 in part but considers the provision should be amended to recognise that the scope of agricultural aviation is wider than just fertiliser application and crop spraying.

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				such as odour, noise, dust, heavy traffic movements, fertiliser application, crop spraying agricultural aviation activities and forestry harvesting, occur, and should be accepted, in the General rural zone.	
146.45	New Zealand Agricultural Aviation Association	General Rural Zone	Amend	AMEND GRUZ-P3 as follows: Manage the establishment, design and location of new sensitive activities and other non- productive activities in the General rural zone to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities, and <u>ancillary activities supporting primary production</u> including through methods such as no-complaints covenants, landscaping, screening or siting of buildings.	<ul style="list-style-type: none"> The submitter supports GRUZ-P3 in part but notes it is also important to protect ancillary activities that support primary production from reverse sensitivities.
146.46	New Zealand Agricultural Aviation Association	General Rural Zone	Amend	AMEND GRUZ-P4.3. as follows: 3. Typical adverse effects from primary production activities such as odour, noise, dust, heavy traffic movements, fertiliser application, crop spraying agricultural aviation activities and forestry harvesting associated with a rural working environment.	<ul style="list-style-type: none"> The submitter supports GRUZ-P4 in part but requests 3. is amended to reflect the scope of agricultural aviation as being wider than just fertiliser application and crop spraying.
146.47	New Zealand Agricultural Aviation Association	General Rural Zone	Support	RETAIN GRUZ-R7 as notified.	<ul style="list-style-type: none"> Supports conservation activities being enabled as permitted activities.
146.48	New Zealand Agricultural Aviation Association	Natural Open Space Zone	Support	RETAIN NOSZ-P3 as notified.	<ul style="list-style-type: none"> Supports enabling activities included within conservation or reserve management plans.
146.49	New Zealand Agricultural Aviation Association	Natural Open Space Zone	Support	RETAIN NOSZ-R2 as notified.	<ul style="list-style-type: none"> Supports conservation activities in accordance with conservation management strategy or reserve management plans being permitted activities.
146.50	New Zealand Agricultural Aviation Association	Natural Open Space Zone	Support	RETAIN NOSZ-R3 as notified.	<ul style="list-style-type: none"> Supports provision for conservation activities.
146.51	New Zealand Agricultural Aviation Association	General	Support	RETAIN agricultural aviation activities as a permitted activity.	<ul style="list-style-type: none"> It is an essential service that is crucial in maintaining and enhancing primary sector production, ensuring animal welfare, responding to biosecurity threats, and protecting biodiversity values. Animal welfare is dependent on timely applications of fertiliser at critical seasonal feed deficit crunch points. Aircraft are used for application of fertilisers and agrichemicals in areas where the safety risks are too high for ground application. Pest and disease outbreaks cannot always be forecast. Helicopters are a critical tool in protecting horticultural crops from frost damage. Suitable weather conditions are variable so require operational flexibility. Activities are part of the rural character of the rural environment and an ancillary activity to primary production activities. The activity is intermittent, infrequent or temporary.
146.52	New Zealand Agricultural Aviation Association	General	Oppose	No specific decision requested but submitter considers that the proposed rules that manage Ecosystems and Indigenous Biodiversity are overly restrictive when considering pest control activities that support restoration and enhancement taking into consideration the Regional Policy Statement for Northland, Policy 4.4.2 Supporting restoration and enhancement, Method 4.4.3: Statutory plans and strategies (3).	<ul style="list-style-type: none"> No reasons provided.

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147.1	New Zealand Helicopter Association	Definitions	Amend	<p>ADD a new definition for "Aircraft" as follows:</p> <p><u>Aircraft means any machine that can derive support in the atmosphere from the reactions of air otherwise than by reactions of the air against the surface of the earth excluding kites.</u></p> <p><u>Note: this definition excludes drones and unmanned aerial vehicles (UAV's) that weigh less than 200 kgs.</u></p>	<ul style="list-style-type: none"> Unmanned aerial vehicles (UAVs) are 'aircraft' by definition under the Resource Management Act. The inclusion of UAVs is appropriate where they have similar effects to conventional aircrafts. However, the submitter does not consider Council should manage small UAVs with only minimal effects.
147.2	New Zealand Helicopter Association	Definitions	Support	<p>RETAIN the definition for "Conservation Activity" as notified.</p>	<ul style="list-style-type: none"> No reasons provided.
147.3	New Zealand Helicopter Association	Definitions	Amend	<p>ADD a definition for "Construction Works" as follows:</p> <p><u>Construction works means any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, removal, alteration, dismantling, or demolition of:</u></p> <ol style="list-style-type: none"> <u>Any building, erection, edifice, structure, wall, fence or chimney, whether constructed wholly or in part above or below ground level;</u> <u>Any road, motorway, harbour or foreshore works, railway, cableway, tramway, canal or aerodrome;</u> <u>Any drainage, irrigation or river control work;</u> <u>Any electricity, water, gas or telecommunications reticulation;</u> <u>Any bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, culvert, drive, shaft, tunnel or reclamation; or</u> <u>Any scaffolding.</u> <p><u>Construction work includes:</u></p> <ol style="list-style-type: none"> <u>Any work in connection with any excavation, site preparation, or preparatory work carried out for the purpose of construction work;</u> <u>The use of any plant, tools, gear, or material for the purpose of any construction work;</u> <u>Any construction work carried out underwater, including work on ships, wrecks, buoys, rafts, and obstructions to navigation; and</u> <u>Any inspection or other work carried out for the purpose of determining whether construction work should be carried out.</u> <p><u>Construction noise is defined in NZS6803 to mean noise arising from any construction work as defined above.</u></p>	<ul style="list-style-type: none"> Although NOISE-R2 is a rule for construction work noise, there is no corresponding definition. NZS6803 contains an appropriate definition for 'Construction Works'. Styles Group Report January 2022 recommended that the definition from NZS6803 for construction work was included in the Proposed District Plan. The submitter supports the recommendation from Styles Group and considers helicopters are a critical tool for construction works. Especially for the installation, maintenance and repair of infrastructure in remote locations, in situations where rapid response is required or where other methods are not suitable.
147.4	New Zealand Helicopter Association	Definitions	Amend	<p>ADD a definition for "Helicopter Movement" as follows:</p> <p><u>Helicopter movement means a single helicopter flight operation (landing or departure) of any helicopter.</u></p>	<ul style="list-style-type: none"> A new definition is needed to provide clarity within the Proposed District Plan.
147.5	New Zealand Helicopter Association	Definitions	Amend	<p>ADD a new definition for "Heliport" as follows:</p> <p><u>Heliport means a facility for helicopter movements including support services for passengers or aircraft. A heliport may include passenger terminals, administration, freight, refuelling, helicopter parking or hangaring, and helicopter maintenance and servicing.</u></p>	<ul style="list-style-type: none"> A new definition is needed to clarify the difference between a temporary helicopter landing area used on an intermittent, infrequent or temporary basis, and a heliport used on a regular basis or as a permanent base. The definition sought is the NZS 6807 Management of Helicopter Noise definition for 'Heliport'.
147.6	New Zealand Helicopter Association	Definitions	Amend	<p>ADD a definition for "Reverse Sensitivity" as follows:</p> <p><u>Reverse sensitivity means the potential for the operation of an existing lawfully established 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 an existing activity.</u></p>	<ul style="list-style-type: none"> The definition is important for clarity and to ensure the protection of existing lawfully established activities.
147.7	New Zealand Helicopter Association	Definitions	Amend	<p>ADD a definition for "Temporary Helicopter Landing Area" as follows:</p> <p><u>Temporary helicopter landing area means any area of land, building, or structure intended or designed to be used, whether wholly or partly, for helicopter movement (excluding heliports) where</u></p>	<ul style="list-style-type: none"> It is important to define 'Temporary helicopter landing area' so the term can be used to distinguish between a landing area used on an intermittent, infrequent or temporary basis versus a permanent heliport used on a regular basis or as a base.

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				<u>there is no commercial aviation infrastructure or facilities.</u>	<ul style="list-style-type: none"> It is noted that heliports will often include facilities for ticketing, passenger management, aircraft storage and servicing. By excluding commercial aviation infrastructure and facilities, it ensures that the permitted activity is specific to intermittent, infrequent or temporary helicopter use.
147.8	New Zealand Helicopter Association	Noise	Amend	DELETE NOISE-O1 as notified AND ADD a new NOISE-O1 as follows: Managing noise effects <u>The benefits of activities generating noise and vibration are recognised where the adverse effects are compatible with the purpose, character and amenity values of the zone and the zone in which the activity occurs and do not adversely affect the health, safety or wellbeing of people and communities.</u>	<ul style="list-style-type: none"> Recognising the benefits of appropriate noise generating activities is important for social and economic wellbeing of the Kaipara District. Amendment is sought to ensure benefits are recognised. As the receiving environment is neither described nor defined, the submitter believes it is better to refer to the zone in which the activity will occur.
147.9	New Zealand Helicopter Association	Noise	Support	RETAIN NOISE-O2 as notified.	<ul style="list-style-type: none"> The submitter supports the protection of existing and lawfully established noise generating activities from reverse sensitivities and requests NOISE-O2 is retained as notified.
147.10	New Zealand Helicopter Association	Noise	Amend	ADD a new NOISE Policy as follows: <u>NOISE-PX Recognising existing lawfully established noise emitting activities.</u> <u>Provide for adequate areas where activities generating higher levels of noise can operate, subject to appropriate controls and where the special characteristics of noise generating activities are accommodated to reflect the function, character and amenity values of each zone including existing lawfully established activities that are high noise generators.</u>	<ul style="list-style-type: none"> The submitter requests this new NOISE Policy to provide for existing and lawfully established noise generating activities.
147.11	New Zealand Helicopter Association	Noise	Amend	ADD a new NOISE Policy as follows: <u>NOISE-PX Manage reverse sensitivity</u> <u>Reduce the potential for reverse sensitivity effects by employing land use controls that manage the design and/or location of new noise sensitive activities in proximity to areas that consistently experience higher noise levels.</u>	<ul style="list-style-type: none"> A new NOISE Policy is needed to reduce the potential for reverse sensitivity and give effect to NOISE-O2. The Policy could also manage new noise-sensitive activities within proximity to areas consistently experiencing higher noise.
147.12	New Zealand Helicopter Association	Noise	Amend	AMEND NOISE-P5 as follows: Adopt the best practicable option for noise from construction work to ensure the level, timing and duration of the noise and level of disruption is reasonable <u>having regard to the sensitivity of the zone in which the activity occurs.</u> AND ADD a definition for "Construction Works", as sought by the submitter in another submission point.	<ul style="list-style-type: none"> The submitter supports NOISE-P5 in part but considers that noise sensitivity for construction works should only be considered within the zone in which the activity occurs.
147.13	New Zealand Helicopter Association	Noise	Amend	AMEND NOISE-S13 by adding to the Notes as follows: 3. <u>Noise from helicopters associated with construction works is provided for by NOISE-R2</u> AND ADD the definition for "Construction Works", as proposed by the submitter in another submission point.	<ul style="list-style-type: none"> The submitter seeks that helicopter construction activities are recognised in the Proposed District Plan via the proposed NZS6803 'Construction Works' definition and by adding a note to NOISE-S13.
147.15	New Zealand Helicopter Association	Noise	Amend	AMEND the title of NOISE-R6 as follows: NOISE-R6 Noise levels from a <u>helicopter landing area heliport</u> AND ADD new definitions for "Heliport" and "Temporary helicopter landing area", as sought by the submitter in other submission points.	<ul style="list-style-type: none"> The submitter opposes NOISE-R6 in part as, though it is appropriate for movements from a fixed location airfield or heliport used on a regular basis, separate provisions should be added for the use of temporary helicopter landing areas for emergencies and/or ad-hoc commercial activities.
147.16	New Zealand Helicopter Association	Noise	Amend	ADD a new NOISE Rule to apply within the General rural zone, Rural lifestyle zone,	<ul style="list-style-type: none"> The submitter requests the addition of a new NOISE Rule to provide for Temporary helicopter landing areas as a permitted activity, for

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Submission Point No.	Submitter	Plan Section	Position	Summary of Decisions Requested	Reasons
				<p>Māori purpose zone and Natural open space zone as follows:</p> <p><u>NOISE-RX Noise levels from a temporary helicopter landing area</u></p> <p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>Temporary helicopter movements from or to a site are undertaken on no more than 3 days (either consecutively or non-consecutively) over a 3-month period; and</u></p> <p>b. <u>Movements are only undertaken between the hours of 7am and 7pm; and</u></p> <p>c. <u>The site is not within the General residential zone.</u></p> <p><u>Note: For the purpose of NOISE-RX 1. a., 'a day' is counted where there is at least one movement although there is no limit on the number of movements which may be undertaken on that 'day'.</u></p> <p><u>The following activities are exempt from the provisions of 1. a, b, and c:</u></p> <p>1. <u>Helicopter movements for emergencies by police, fire and emergency, ambulance, medical, civil defence or for search and rescue purposes; or</u></p> <p>2. <u>Helicopter movements to support primary production activities; or</u></p> <p>3. <u>Helicopter movements to support biosecurity or biodiversity activities authorised by a statutory agency.</u></p> <p>AND</p> <p>ADD definitions for "Heliport", "Helicopter movement" and "Temporary helicopter landing area", as sought by the submitter in other submission points.</p>	<p>helicopters responding to emergencies including medical, wildfire, search and rescue and/or adverse weather events. The submitter notes that this provision is important for the wellbeing of the community. Moreover, such activities are infrequent and limited in duration, thus it is appropriate they are provided for.</p> <ul style="list-style-type: none"> Temporary and infrequent helicopter activities include joy rides taking place at community events, surveying flights and ad-hoc transportation of people or equipment - all of which should be provided for.
147.17	New Zealand Helicopter Association	Natural Open Space Zone	Support	RETAIN NOSZ-P3 as notified.	<ul style="list-style-type: none"> The submitter supports enabling activities included within a conservation or reserve management plan.
147.18	New Zealand Helicopter Association	Natural Open Space Zone	Support	RETAIN NOSZ-R2 as notified.	<ul style="list-style-type: none"> The submitter supports enabling conservation activities as permitted activities in accordance with conservation management strategies and plans, or reserve management plans.
147.19	New Zealand Helicopter Association	Natural Open Space Zone	Support	RETAIN NOSZ-R3 as notified.	<ul style="list-style-type: none"> The submitter supports providing for conservation activities as a permitted activity.
147.20	New Zealand Helicopter Association	General	Support	RETAIN intermittent, infrequent or temporary commercial helicopter activities as a permitted activity	<ul style="list-style-type: none"> Intermittent, infrequent or temporary commercial helicopter activities are crucial for maintaining critical infrastructure, ensuring continuity and security of services such as energy and communications essential for responding to emergencies and adverse events activities are used widely for maintaining and enhancing conservation infrastructure activity is intermittent, infrequent or temporary. Multiple flights are usually undertaken over a relatively short time frame with no subsequent activity over long periods; therefore, the overall effects are limited and minor.
148.1	Yanisae Stewart	General	Support	No specific decision requested however submission expresses support for Kaiwaka Settlement road areas.	<ul style="list-style-type: none"> More public roads and sections should be made available.