

Proposed Kaipara District Plan **Volume 7 - Summary of Submissions** **for Submissions 300 - 365**

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
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Submission Point No.	Submitter	Plan Section	Position	Summary of Decisions Requested	Reasons
301.1	Channel Terminal Services Limited	General	Support	<ul style="list-style-type: none"> No specific decision requested but the submitter generally supports the policy direction of the Proposed District Plan, subject to more specific changes that are required to properly reflect the need to maintain the long-term resilience of the Ruakaka to Auckland Pipeline as regionally and nationally significant infrastructure. This includes: <ul style="list-style-type: none"> Support in principle for provisions that protect the Ruakaka to Auckland Pipeline through the "Gas or Petroleum Pipeline Corridor" subject to amendments General support for the infrastructure provisions in the Infrastructure chapter of the Proposed Plan, subject to amendments. The submitter requests that the relevant rules relating to the Corridor be appropriately cross-referenced in other relevant chapters of the Proposed District Plan. The specific amendments are addressed in other submission points. <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	
301.2	Channel Terminal Services Limited	Planning Maps	Support	<p>AMEND the width of the Gas or Petroleum Pipeline Corridor on the Planning Maps so that it fully encompasses the area to which rules apply and is appropriately justified and carefully considered so that it maintains consistency across the district boundary.</p> <p>AND</p> <p>AMEND the name of the Corridor from "Gas or Petroleum Pipeline Corridor" to "<u>Gas or Fuels Pipeline Corridor</u>".</p> <p>AND</p> <p>Any consequential amendments to the applicable objective, policy and rules framework (inferred).</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Refer to submission for details. The inclusion of a Gas or Petroleum Pipeline Corridor, including its mapping in the Planning Maps is supported in principle but submitter considers that it should be renamed to reflect that the Corridor may facilitate the transport of other liquid fuels in the future, not just petroleum. The submitter considers that the Corridor appears to be of an arbitrary width with no clear justification. The submitter notes that since the Exposure Draft Kaipara District Plan, the Corridor has been reduced in the area it covers (from 15m to 6m) without explanation. Therefore, the corridor width should be amended to better reflect the area it is intended to cover. A Corridor that is too narrow fails to capture the areas where Proposed District Plan provisions relating to the corridor apply. The submitter considers that this is uncertain for both plan users and Channel as the Ruakaka to Auckland Pipeline operator. Planning maps are one of the first tools users consult when assessing what rules may apply to a site. If the Corridor on the map does not fully encompass the area to which rules apply, then plan users may be more likely to misinterpret the plan provisions. The submitter has attached the Emergency Management Area provisions in the Auckland Unitary Plan which contain a wider-mapped area, being 34m from the edge of the designation (refer to Appendix A of submission) as an example of how the Corridor is managed in the adjoining Auckland region.
301.3	Channel Terminal Services Limited	Definitions	Amend	<p>AMEND the definition to clarify that it applies from each edge of the relevant designations to which it relates, as follows:</p> <p>"means an area measured 6m from the <u>each</u> edge of the <u>relevant</u> designation for gas or petroleum transmission and is shown on the Planning Maps".</p> <p>AND</p> <p>Any consequential amendments to the applicable objective, policy and rules framework (inferred).</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Refer to submission for details. The submitter notes that since the Exposure Draft Kaipara District Plan, the Corridor has been reduced in the area it covers (from 15m to 6m) without explanation. Therefore, the Corridor width (and the associated definition) should be amended to better reflect the area it is intended to cover. A Corridor that is too narrow fails to capture the areas where Proposed District Plan provisions relating to the corridor apply. The submitter considers that this is uncertain for both plan users and Channel as the Ruakaka to Auckland Pipeline operator.
301.4	Channel Terminal Services Limited	Infrastructure	Support	<p>RETAIN a standalone chapter providing for Infrastructure.</p>	<ul style="list-style-type: none">

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				AND Any ancillary, or alternative and consequential relief as necessary or appropriate.	
301.5	Channel Terminal Services Limited	Infrastructure	Support	RETAIN INF-O1 as notified. AND Any ancillary, or alternative and consequential relief as necessary or appropriate.	<ul style="list-style-type: none"> The objective gives effect to Objective 3.8 and Policies 5.2.1, 5.2.2 and 5.3.3 of the Northland Regional Policy Statement.
301.6	Channel Terminal Services Limited	Infrastructure	Support	RETAIN INF-O3 as notified. AND Any ancillary, or alternative and consequential relief as necessary or appropriate.	<ul style="list-style-type: none"> Objective is supported as it protects infrastructure from potential adverse reverse sensitivity effects. This gives effect to both the Northland Regional Policy Statement and the Proposed Regional Plan for Northland.
301.7	Channel Terminal Services Limited	Infrastructure	Amend	AMEND INF-O2 as follows: The adverse effects of infrastructure on the environment are avoided, remedied or mitigated <u>as far as practicable</u> , while recognising: 1. The functional need or operational need of infrastructure; 2. That positive effects of infrastructure may be realised locally, regionally or nationally. AND Any ancillary, or alternative and consequential relief as necessary or appropriate.	<ul style="list-style-type: none"> Objective is supported on the basis that it gives effect to the higher-order policy direction. However, submitter considers it is not necessary nor appropriate for all effects associated with infrastructure to be avoided, remedied, or mitigated.
301.8	Channel Terminal Services Limited	Infrastructure	Amend	AMEND INF-O4, as follows: 1. The national significance and benefits of the National Grid <u>and other Regionally Significant Infrastructure</u> are recognised and provided for; and 2. The National Grid <u>and other Regionally Significant Infrastructure</u> is not compromised by other subdivision, use and development. AND Any ancillary, or alternative and consequential relief as necessary or appropriate.	<ul style="list-style-type: none"> Objective should be amended to include recognition and provision for infrastructure beyond the National Grid Yard.
301.9	Channel Terminal Services Limited	Infrastructure	Support	RETAIN INF-P1. AND Any ancillary, or alternative and consequential relief as necessary or appropriate.	<ul style="list-style-type: none"> Submitter generally supported the policies in the Infrastructure chapter.
301.10	Channel Terminal Services Limited	Infrastructure	Amend	AMEND INF-P14, as follows: Manage the use of hazardous substances third-party activities that are located in proximity to the Gas or Petroleum Pipeline Corridor and in proximity to the National Grid in order to avoid the potential for high-risk events which would impact people's health and safety, cause property damage and disruption to supply. AND Any ancillary, or alternative and consequential relief as necessary or appropriate.	<ul style="list-style-type: none"> INF-P14 appears to place the onus on the network utility operators to manage hazardous substances within the Corridor. However, the submitter considers this misdirects the policy response and does not appropriately reflect the nature of the risk or the party in control of those risks. The submitter considers that the primary concern is not the Ruakaka to Auckland Pipeline itself, which is subject to rigorous safety, design, and operational standards, but the activities of third parties who may introduce incompatible land uses nearby.
301.11	Channel Terminal Services Limited	Infrastructure	Support	RETAIN the rules and rule framework set out in the Infrastructure chapter subject to clarification as to the definition and width of the Gas or Fuels Pipeline Corridor, any consequential changes to rules associated with the Corridor, and subject to amendments sought elsewhere in submission (inferred). AND Any ancillary, or alternative and consequential relief as necessary or appropriate.	<ul style="list-style-type: none"> The submitter supports the content of the Infrastructure chapter, subject to amendments requested in other submission points.
301.12	Channel Terminal Services Limited	Infrastructure	Amend	RETAIN INF-R53, subject to amendments sought below and in other submission points (inferred). AND PROVIDE clarity on the spatial extent of the infrastructure rules relating to the Gas or Petroleum Pipeline Corridor, and if appropriate amend. For example, the basis for the provision in INF-R57 for a proposed building platform to be	<ul style="list-style-type: none"> This rule is generally supported. However, the submitter considers that matters over which discretion is restricted in INF-53 should also include the extent to which the proposed activities are likely to compromise the development of the Ruakaka to Auckland Pipeline. This would ensure that Channel's ability to expand/modify the Ruakaka to Auckland Pipeline where required is not

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				<p>located at least 20m from the gas [or fuels] pipeline is not clear.</p> <p>AND</p> <p>AMEND the matters of discretion of INF-R53 as follows:</p> <p>a. The extent to which the proposed activities are likely to compromise the stability or integrity of the gas or the petroleum transmission network land their operation, maintenance, and-upgrading and development;</p> <p>b. The risks of hazards affecting public or individual safety and the risk of property damage;</p> <p>c. Measures proposed to avoid or mitigate potential adverse effects on the gas or petroleum transmission network;</p> <p>d. Technical advice provided by the owner and operator of the gas or petroleum transmission network, including on the assessment of risk;</p> <p>e. The outcome of any consultation with the owner and operator of the gas or petroleum transmission network; and</p> <p>f. Whether the activity could be located at a greater distance from the gas or petroleum transmission network.</p> <p>AND</p> <p>ADD an advice note to INF-R53 consistent with INF-R57:</p> <p>Note:</p> <p><u>If a resource consent application is made under this standard, the owner and operator of the gas or petroleum transmission network will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<p>unintentionally constrained by proximate land use.</p> <ul style="list-style-type: none"> The submitter considers that the advice note under INF-R57 is also appropriate to include in INF-R53.
301.13	Channel Terminal Services Limited	General rural zone	Amend	<p>ADD cross-reference to rules INF-R53 and INF-R54 within the General rural zone (particularly within rules GRUZ-R3 and GRUZ-R4).</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Cross-references will ensure that plan-users are aware of these rules relating to the Gas or Petroleum Pipeline Corridor.
301.14	Channel Terminal Services Limited	Earthworks	Amend	<p>ADD cross-reference to INF-R55 within the Earthworks chapter.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Cross-reference will ensure that plan-users are aware of these rules relating to the Gas or Petroleum Pipeline Corridor. The submission supports the provisions the Earthworks chapter, particularly objective EW-O1, policies EW-P1 and EW-P5, rule EW-R1, and standards EW-S1 and EW-S3 which recognise the need to enable earthworks in a way that facilitates infrastructure.
301.15	Channel Terminal Services Limited	Hazardous Substances	Amend	<p>ADD cross-reference to INF-R56 within the Hazardous Substances chapter.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Cross-references will ensure that plan-users are aware of these rules relating to the Gas or Petroleum Pipeline Corridor.
301.16	Channel Terminal Services Limited	Subdivision	Amend	<p>ADD cross-reference to INF-R57 within the Subdivision chapter.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Cross-references will ensure that plan-users are aware of these rules relating to the Gas or Petroleum Pipeline Corridor especially in regard to the lack of comprehensive management of reverse sensitivity issues that arise between adjacent zones.
301.17	Channel Terminal Services Limited	Infrastructure	Amend	<p>ADD cross references in other chapters of the Proposed District Plan to the rules relating to the Gas or Petroleum Pipeline Corridor to ensure plan-users are aware of these rules relating to the Gas or Petroleum Pipeline Corridor (See other submission points also).</p> <p>AND</p>	<ul style="list-style-type: none"> Cross-references will ensure that plan users are aware of these rules relating to the Gas or Petroleum Pipeline Corridor.

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				Any ancillary, or alternative and consequential relief as necessary or appropriate.	
301.19	Channel Terminal Services Limited	Infrastructure	Amend	<p>AMEND all references within the relevant rules to refer to the "Gas or Fuels Pipeline Corridor" and/or "gas or fuels transmission pipeline".</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> There appears to be typographical errors in INF-R55, INF-R56, and INF-R57 where there are various inconsistent references to the "gas transmission pipeline corridor", "gas transmission pipeline", "gas pipeline", "gas or oil pipeline" and "Oil or Petroleum Pipeline Corridor". These should be amended to appropriately reflect a Gas or Fuels Pipeline Corridor.
301.20	Channel Terminal Services Limited	Planning Maps	Amend	<p>RETAIN mapped extent and location of the Channel Terminal Services Limited designation for the Ruakaka to Auckland Pipeline.</p> <p>AND</p> <p>AMEND the unique identifier for Channel Terminal Services as it is incorrectly shown as "s." This appears to be a typographical error. The correct designation unique identifier should be "CTS D-1".</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Mapped extent of the Ruakaka to Auckland Pipeline is correct. Minor typographical errors should be corrected.
301.21	Channel Terminal Services Limited	Planning Maps	Support	<p>RETAIN mapping and rural zoning around the Ruakaka to Auckland Pipeline.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Retaining the rural zoning as mapped in the PDP contributes to the management of incompatible land use by supporting the Ruakaka to Auckland Pipeline to function as intended without undue constraints or reverse sensitivity issues. The submitter supports that areas around the Ruakaka to Auckland Pipeline maintain rural zoning to ensure the Ruakaka to Auckland Pipeline's continued safe and efficient operation as regionally (and nationally) significant infrastructure. When assessing whether to rezone the rural land surrounding the Ruakaka to Auckland Pipeline, the Council should consider potential direct impacts on the Ruakaka to Auckland Pipeline, third party land use and structures, as well as reverse sensitivity-type issues.
301.22	Channel Terminal Services Limited	Cross Boundary Matters	Amend	<p>RETAIN inclusion of cross boundary matters in the Proposed District Plan.</p> <p>AND</p> <p>AMEND the Proposed District Plan to provide for a collaborative and consistent approach to the management of infrastructure that crosses territorial boundaries (such as the Ruakaka to Auckland Pipeline), as follows:</p> <ul style="list-style-type: none"> Recognise and provide for infrastructure that crosses territorial authority boundaries as requiring a coordinated and consistent approach; and Align with regional and national policy frameworks, including the AUP EMA provisions. <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> The submitter wants to ensure consistency in relation to management of the Ruakaka to Auckland Pipeline which traverses Whangarei, Kaipara and Auckland districts.
301.23	Channel Terminal Services Limited	Definitions	Amend	<p>RETAIN the definition of "Regionally Significant Infrastructure".</p> <p>AND</p> <p>AMEND definition of "Regionally Significant Infrastructure", as follows:</p> <p><u>Has the same meaning as set out in the Regional Policy Statement for Northland and the proposed Regional Plan for Northland and includes means:</u></p> <p>a. Main pipelines for the distribution or transmission of natural or manufactured gas or petroleum <u>liquid fuels</u> and key delivery points and storage facilities;</p> <p>b. Key facilities required for communication (including telecommunication, broadband, wireless networks and radio);</p>	<ul style="list-style-type: none"> The definition should be guided by higher-order documents which set the policy direction and regional approach to regionally significant infrastructure, as well as setting out an inclusive, non-exhaustive definition. The definition in the Proposed District Plan is a subset of the regionally significant infrastructure that is most relevant to the Kaipara District. However, the definition should not be limited only to the infrastructure listed. It would be appropriate to reference the higher-order documents in the definition and for the same reasons as traversed earlier in this submission and the definition should be amended to refer to "gas or liquid fuels".

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				<p>c. The 'national grid' as defined by the Electricity Industry Act 2010 including facilities for the transmission of electricity from the 'national grid' (such as substations, grid injection points etc.) to the 'network';</p> <p>d. Network electricity lines and associated infrastructure that constitute the sub-transmission network;</p> <p>e. Electricity distribution assets which supply essential public services (such as hospitals or lifelines facilities), large (1MW or more) industrial or commercial consumers, 1000 or more consumers or are difficult to replace with an alternative supply if they are compromised";</p> <p>f. Electricity generation facilities (including Ngāwhā geothermal power station and Wairua hydroelectric power station) which supply electricity to either the national grid or the local distribution network;</p> <p>g. Regional and district council water storage, trunk lines and treatment plants;</p> <p>h. Regional and district council wastewater trunk lines and treatment plants and key elements of the stormwater network including treatment devices; or</p> <p>i. Flood management / protection schemes managed by regional and / or district councils.</p> <p>Infrastructure extends also to mean the site related components that enable the asset to function.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	
301.24	Channel Terminal Services Limited	Definitions	Support	<p>RETAIN the definition of "sensitive activity" as notified.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> The submitter supports the definition on the basis that it appropriately encompasses activities which may have increased sensitivity to certain effects.
301.25	Channel Terminal Services Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O6 as notified.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Reverse sensitivity can arise in connection with operation of infrastructure. As development occurs, the submitter wants to ensure that the introduction of new activities, including sensitive activities, is managed appropriately to provide requisite levels of amenity whilst managing risk and enabling use and development.
301.26	Channel Terminal Services Limited	Strategic Direction	Amend	<p>ADD a standalone Reverse Sensitivity chapter consistent with the Exposure Draft Kaipara District Plan.</p> <p>AND</p> <p>ADD cross-references to the relevant reverse sensitivity provisions within the Gas or Petroleum Pipeline Corridor provisions in the Infrastructure chapter.</p> <p>OR</p> <p>ADD clear cross-references within the relevant zone chapters to the infrastructure provisions that manage reverse sensitivity if a dedicated reverse sensitivity chapter is not reinstated.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Refer to submission for details. The submitter acknowledges that there are provisions within the various zone chapters that refer to reverse sensitivity, but these provisions are generally limited to managing effects within that specific zone. The submitter considers that the removal of a dedicated reverse sensitivity chapter results in a lack of clarity and consistency. For example, while some objectives and policies addressing reverse sensitivity exist in the Infrastructure chapter, these are not easily identifiable or accessible to plan users. Adding cross-references would improve visibility for plan users, such as those proposing subdivision, who may identify the presence of infrastructure like the Ruakaka to Auckland Pipeline through the maps and be directed to the relevant provisions.
301.27	Channel Terminal Services Limited	Contaminated Land	Support	<p>RETAIN Contaminated Land chapter as notified.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> The submitter generally supports the provisions in the Contaminated Land chapter, particularly the decision not to include any rules and to avoid unnecessarily duplicating the existing regulations under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 and the relevant provisions of the Northland Regional Plan.

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301.28	Channel Terminal Services Limited	Hazardous Substances	Amend	<p>RETAIN the Hazardous Substances chapter as notified. (note referencing error in the submission)</p> <p>AND</p> <p>ADD an advice note to the Hazardous Substances chapter that provides that the provisions in this chapter are not intended to apply to existing gas and petroleum pipelines.</p> <p>AND</p> <p>ADD a cross reference to INF-R56 in the Hazardous Substances chapter.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> The submitter generally supports the approach to managing hazardous substances in this chapter of the Proposed District Plan. While the submitter does not have specific comments on the provisions, they do not appear to be intended to manage existing underground pipelines for transport of gas and petroleum products. Accordingly, the submitter considers that the provisions should clearly state that the hazardous substances provisions do not apply to existing gas or petroleum pipelines.
301.29	Channel Terminal Services Limited	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN Ecosystems and Indigenous Biodiversity chapter as notified.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> The submitter supports the approach taken in the Ecosystems and Indigenous Biodiversity chapter, in particular, Policy ECO-P2. Further, the submitter considers that ECO-R1.1.I.ii. reflects that a pragmatic approach is required to allow vegetation clearance for operation, repair or maintenance existing infrastructure.
301.30	Channel Terminal Services Limited	CTS – Channel Terminal Services Limited	Support	<p>RETAIN CTS D-1 as per the Operative District Plan with no amendments, subject to correction of the typographical error in the Proposed District Plan maps of the designation.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Channel is the requiring authority in respect of designation D63 in the Operative District Plan (CTS D-1 in the Proposed District Plan). The submitter has recently consulted with the Council in relation to its designation and as part of that exercise, the submitter undertook a review of its designation and confirmed that no changes are required.
301.32	Channel Terminal Services Limited	Infrastructure	Support	<p>RETAIN INF-P3.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Submitter generally supported the policies in the Infrastructure chapter.
301.33	Channel Terminal Services Limited	Infrastructure	Support	<p>RETAIN INF-P6.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Submitter generally supported the policies in the Infrastructure chapter.
301.34	Channel Terminal Services Limited	Infrastructure	Support	<p>RETAIN INF-P11.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Submitter generally supported the policies in the Infrastructure chapter.
301.35	Channel Terminal Services Limited	Infrastructure	Support	<p>RETAIN INF-P12.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> Submitter generally supported the policies in the Infrastructure chapter.
301.36	Channel Terminal Services Limited	Infrastructure	Support	<p>RETAIN INF-R54, subject to amendments sought below and in other submission points (inferred).</p> <p>AND</p> <p>PROVIDE clarity on the spatial extent of the infrastructure rules relating to the Gas or Petroleum Pipeline Corridor, and if appropriate amend. For example, the basis for the provision in INF-R57 for a proposed building platform to be located at least 20m from the gas [or fuels] pipeline is not clear.</p> <p>AND</p> <p>AMEND the matters of discretion of INF-R54 as follows:</p> <p>a. The extent to which the proposed activities are likely to compromise the stability or integrity of the gas or the petroleum transmission network land their operation, maintenance, and upgrading and development;</p> <p>b. The risks of hazards affecting public or individual safety and the risk of property damage;</p> <p>c. Measures proposed to avoid or mitigate potential adverse effects on the gas or petroleum transmission network;</p>	<ul style="list-style-type: none"> These rules are generally supported. However, the submitter considers that matters over which discretion is restricted in INF-R54 should also include the extent to which the proposed activities are likely to compromise the development of the Ruakaka to Auckland Pipeline. This would ensure Channel's ability to expand/modify the Ruakaka to Auckland Pipeline where required is not unintentionally constrained by proximate land use. The advice note under INF-R57 is also appropriate to include in INF-R54.

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				<p>d. Technical advice provided by the owner and operator of the gas or petroleum transmission network, including on the assessment of risk;</p> <p>e. The outcome of any consultation with the owner and operator of the gas or petroleum transmission network; and</p> <p>f. Whether the activity could be located at a greater distance from the gas or petroleum transmission network.</p> <p>AND</p> <p>ADD an advice note to INF-R54 consistent with INF-R57:</p> <p>Note:</p> <p><u>If a resource consent application is made under this standard, the owner and operator of the gas or petroleum transmission network will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	
301.37	Channel Terminal Services Limited	Infrastructure	Support	<p>RETAIN INF-R55 subject to amendments sought below and in other submission points (inferred).</p> <p>AND</p> <p>PROVIDE clarity on the spatial extent of the infrastructure rules relating to the Gas or Petroleum Pipeline Corridor, and if appropriate amend. For example, the basis for the provision in INF-R57 for a proposed building platform to be located at least 20m from the gas [or fuels] pipeline is not clear.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> These rules are generally supported. However, the submitter considers that matters over which discretion is restricted in INF-R55 should also include the extent to which the proposed activities are likely to compromise the development of the Ruakaka to Auckland Pipeline. This would ensure Channel's ability to expand/modify the Ruakaka to Auckland Pipeline where required is not unintentionally constrained by proximate land use. The advice note under INF-R57 is also appropriate to include in INF-R55.
301.38	Channel Terminal Services Limited	Infrastructure	Support	<p>RETAIN INF-R56 subject to amendments sought below and in other submission points (inferred).</p> <p>AND</p> <p>AMEND INF-R56 as follows:</p> <p><u>Other than by the operators of the Oil or Petroleum Pipeline Corridor, any new storage or use of hazardous substances with explosive or flammable intrinsic properties within the Oil Gas or Petroleum Pipeline Corridor.</u></p> <p>AND</p> <p>PROVIDE clarity on the spatial extent of the infrastructure rules relating to the Gas or Petroleum Pipeline Corridor, and if appropriate amend. For example, the basis for the provision in INF-R57 for a proposed building platform to be located at least 20m from the gas [or fuels] pipeline is not clear.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> These rules are generally supported.
301.39	Channel Terminal Services Limited	Infrastructure	Support	<p>RETAIN INF-R57 subject to amendments sought below and in other submission points (inferred).</p> <p>AND</p> <p>PROVIDE clarity on the spatial extent of the infrastructure rules relating to the Gas or Petroleum Pipeline Corridor, and if appropriate amend. For example, the basis for the provision in INF-R57 for a proposed building platform to be located at least 20m from the gas [or fuels] pipeline is not clear.</p> <p>AND</p> <p>Any ancillary, or alternative and consequential relief as necessary or appropriate.</p>	<ul style="list-style-type: none"> These rules are generally supported.
302.1	D Johns	General	Amend	<p>AMEND the 2000m² lot size requirement for un-serviced residential zones back to 3000m²</p>	<ul style="list-style-type: none"> The submitter states the following in support of the request:

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					<ul style="list-style-type: none"> That KDC is under-resourced to handle the additional volume of development that occur by the reduction in lot size. Inspections monitoring issuing of consents appears to be lacking with insufficient transparency and communication. Extra volumes of wastewater and stormwater would occur.
302.2	D Johns	General		No specific decision requested; however the submission supports ensuring resources are in keeping with development.	<ul style="list-style-type: none"> The submitter states the following in support of the request: That KDC is under-resourced to handle the additional volume of development that occur by the reduction in lot size. Inspections monitoring issuing of consents appears to be lacking with insufficient transparency and communication. Extra volumes of wastewater and stormwater would occur.
303.1	D Smith	Planning Maps		AMEND the zoning for parts of Oneriri Road including Takahoa Bay and Hinamoki "farm park" from Rural lifestyle zone to reinstate the "rural zone" of the Operative District Plan.	<ul style="list-style-type: none"> The submitter states the following reasons in support of the request: Inconsistent with existing zoning. Insufficient infrastructure (power roading etc). The likelihood of disproportionate rate increases. Commercial demand potential (with associated impacts).
304.1	Director General of Conservation	Statutory Context		AMEND the PDP to record that 'Significant Indigenous Vegetation and Habitats of Kaipara District, Northland – Volume 1' is considered in development of the proposed Kaipara district plan. AND ADD objectives, policies and rules which recognise and promote the protection of significant indigenous vegetation and significant habitats of indigenous fauna based on the document 'Significant Indigenous Vegetation and Habitats of Kaipara District, Northland - Volume 1'. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The document titled 'Significant Indigenous Vegetation and Habitats of Kaipara District, Northland – Volume 1' (refer Attachment 2 to the submission document) his not on the 'Considered documents' list. However, the document and its attachments have clearly been considered while preparing the PDP (Wildlands Consultants Ltd were contracted by Council to prepare the report). District councils are required under s6(c) Resource Management Act to identify and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (SNAs). As such, Council sought to identify and map those areas the report identified. The submitter understands that Council chose not to implement such mapping following the implementation of the Resource Management Act (Freshwater and Other Matters) Amendment Bill, and changes to the National Policy Statement for Indigenous Biodiversity which removed the requirement for SNAs to be mapped. As no SNAs are mapped, the submitter considers the report is useful for the identification of sensitive areas within Kaipara and requests it is still referenced within the District Plan. Any reasons for its exclusion should have been addressed in the section 32 reporting. For effectiveness and efficiency, it is requested that 'Significant Indigenous Vegetation and Habitats of Kaipara District, Northland – Volume 1' is available to support ecology assessments as required throughout the PDP.
304.2	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Amend	ADD the National Pest Management Plan rules for kauri dieback into the PDP for subdivision, roadworks and earthworks activities around kauri. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The submitter requests that the National Pest Management Plan for kauri dieback is adopted into the PDP.
304.3	Director General of Conservation	Definitions	Amend	ADD a definition for 'Biodiversity compensation' as follows: <u>means a conservation outcome that meets the requirements in Appendix x and results from actions that are intended to compensate for any more than minor residual adverse effects on indigenous biodiversity after all appropriate</u>	<ul style="list-style-type: none"> Biodiversity compensation is part of the effects management hierarchy applied when activities are assessed against PDP provisions. The National Policy Statement for Indigenous Biodiversity effects management hierarchy and related provisions remain in force and need to be given effect to. The

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				<p><u>avoidance, minimisation, remediation, and biodiversity offsetting measures have been sequentially applied.</u></p> <p>AND</p> <p>ADD an appendix or schedule which sets out the principles for biodiversity compensation found in Appendix 4 of the National Policy Statement for Indigenous Biodiversity. See submission for full details of the wording for inclusion in an Appendix.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<p>submitter considers that using the National Policy Statement for Indigenous Biodiversity definition will give effect to the Policy Statement.</p>
304.5	Director General of Conservation	Definitions	Amend	<p>ADD a definition for 'Biodiversity offset' as follows:</p> <p><u>means a measurable conservation outcome that meets the requirements in Appendix X and results from actions that are intended to:</u></p> <p><u>a. redress any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, and remediation measures have been sequentially applied; and</u></p> <p><u>b. achieve a net gain in type, amount, and condition of indigenous biodiversity compared to that lost.</u></p> <p>AND</p> <p>ADD an appendix or schedule which sets out the principles for biodiversity offsetting found in Appendix 3 of the National Policy Statement for Indigenous Biodiversity. See submission for details of the wording for inclusion in a new Appendix.</p> <p>AND</p> <p>Any alternative or consequential relief.</p>	<ul style="list-style-type: none"> No specific reasoning is provided.
304.7	Director General of Conservation	Planning Maps	Support	<p>RETAIN the mapped extent of the Coastal Environment.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The Coastal Environment extent matches the Northland Regional Policy Statement extent and is, therefore, considered to be consistent with high-level planning documents.
304.8	Director General of Conservation	Definitions	Amend	<p>ADD a definition for 'Coastal Marine Area' as follows:</p> <p><u>has the same meaning as in Section 2 of the Resource Management Act.</u></p> <p><u>means the foreshore, seabed, and coastal water, and the air space above the water -</u></p> <p><u>(a) of which the seaward boundary is the outer limits of the territorial sea;</u></p> <p><u>(b) of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of -</u></p> <p><u>(i) 1 kilometre upstream from the mouth of the river; or</u></p> <p><u>(ii) the point upstream that is calculated by multiplying the width of the river mouth by 5</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> There is no definition for Coastal Marine Area provided in the PDP. The submitter requests that the meaning of Coastal Marine Area set out in Section 2 Resource Management Act should be included.
304.9	Director General of Conservation	Definitions	Support	<p>RETAIN the definition for 'Coastal Water' as notified.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Adopting the Part 2 Resource Management Act definition for 'Coastal water' is supported.
304.10	Director General of Conservation	Definitions	Amend	<p>AMEND the definition for 'Community Scale Renewable Electricity Generation Activities' as follows:</p> <p><u>means renewable electricity generation supplying electricity to a local community electricity users or</u></p>	<ul style="list-style-type: none"> As drafted, the definition is not clear for plan users. The submitter considers the definition should have a quantitative threshold to ensure its application under provisions is clear. An appropriate KW or MW threshold can be determined on the advice of suitably

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				<p><u>the distribution network and where the installed capacity does not exceed X.</u></p> <p>AND</p> <p>Any alternative or consequential relief.</p>	<p>qualified experts through the first schedule process.</p>
304.11	Director General of Conservation	Definitions	Amend	<p>ADD a definition for 'Ecological District' as follows:</p> <p><u>means:</u></p> <p><u>a. In relation to geothermal ecosystems in the Taupo Volcanic Zone, the Taupō Volcanic Zone; and</u></p> <p><u>b. For all other areas, the ecological district as shown in M.C. Smale et al 2009, Natural Areas of Kaipara Ecological District. Whangarei: Department of Conservation</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Ecological District is not a defined term within the PDP but it is referenced across various chapters and provisions. A definition that aligns with the Protected Natural Areas Programme reporting completed by M.C Smale et al (2009) is requested.
304.12	Director General of Conservation	Definitions	Amend	<p>ADD a definition for 'Ecological integrity' as follows:</p> <p><u>means the extent to which an ecosystem is able to support and maintain its:</u></p> <p><u>a. Composition (being its natural diversity of indigenous species, habitats, and communities); and</u></p> <p><u>b. Structure (being its biotic and abiotic physical features); and</u></p> <p><u>c. Functions (being its ecological and physical processes).</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Ecological Integrity has not been defined but is referenced in the Ecosystems and Indigenous Biodiversity chapter. It is requested that the National Policy Statement for Indigenous Biodiversity definition is adopted.
304.13	Director General of Conservation	Definitions	Amend	<p>ADD a definition for 'Ecological site' as follows:</p> <p><u>The area under assessment comprising one or more ecological units. Ecological sites are comparable with each other at relevant and recognised scales within the landscape. Current ecological classification systems include the ecological district framework, freshwater biogeographical units and LENZ, and are expected to evolve in terrestrial, freshwater and marine environments as new information and technology develops.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter requests a definition for 'Ecological site' is included in the District Plan and recommends the wording is in alignment with Appendix 5 of the Northland Regional Policy Statement 2016.
304.14	Director General of Conservation	Definitions	Amend	<p>ADD a definition for 'Ecological unit' as follows:</p> <p><u>Any combination of indigenous vegetation types (or suite of interrelated types) plus the landform they occur on. The Ecological Unit may include exotic vegetation types where they support indigenous fauna.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> 'Ecological unit' is not defined within the PDP and is referenced in requested changes sought by the submitter.
304.15	Director General of Conservation	Definitions	Amend	<p>ADD a definition for 'Ecosystem' as follows:</p> <p><u>Means the complexes or organisms and their associated physical environment within an area (and comprise: a biotic complex, an abiotic environment or complex, the interactions between the biotic and abiotic complexes, and a physical space in which these operate).</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> 'Ecosystem' is not defined within the PDP but is referenced across multiple chapters and provisions. The submitter requests the National Policy Statement for Indigenous Biodiversity definition is used.
304.16	Director General of Conservation	Definitions	Amend	<p>ADD a definition of 'Effects management hierarchy' as follows:</p> <p><u>Effects management hierarchy means an approach to managing the adverse effects of an activity that requires that:</u></p>	<ul style="list-style-type: none"> The PDP does not define 'Effects management hierarchy' and it is requested that the National Policy Statement for Indigenous Biodiversity (NPS-IB) definition is adopted to give effect to the NPS-IB.

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				<p><u>(a) Adverse effects are avoided where practicable then;</u></p> <p><u>(b) Where adverse effects cannot be avoided, they are minimised where practicable; then</u></p> <p><u>(c) Where adverse effects cannot be minimised, they are remedied where practicable, then</u></p> <p><u>(d) When more than minor residual adverse effects cannot be avoided, minimised or remedied, biodiversity offsetting is provided where possible; then</u></p> <p><u>(e) Where biodiversity offsetting are more than minor residual adverse effects is not possible, biodiversity compensation is provided; then</u></p> <p><u>(f) If biodiversity compensation is not appropriate, the activity itself is avoided.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	
304.17	Director General of Conservation	Definitions	Support	<p>RETAIN the definition for 'Environment' as notified.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Supports the definition and its alignment with the Resource Management Act.
304.18	Director General of Conservation	Definitions	Amend	<p>AMEND the definition for Exotic Continuous-Cover Forestry as follows:</p> <p>exotic continuous-cover forest or exotic continuous-cover forestry— <u>has the same meaning as set out in the National Environmental Standards for Commercial Forestry 2017 (NES-CF)</u>...</p> <p>AND</p> <p>RETAIN the remainder of the definition for Exotic Continuous-Cover Forestry as notified.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Supports the definition being consistent with the National Environmental Standards for Commercial Forestry 2017 (NES-CF) but considers the NES-CF could be expressly referred to within the definition to assist plan users.
304.19	Director General of Conservation	Definitions	Support	<p>RETAIN the definition for 'Functional need' as notified.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Supports the notified definition of 'Functional need' as it is consistent with terminology used in both National Policy Statements and the Northland Regional Policy Statement - both of which must be given effect to.
304.20	Director General of Conservation	Definitions	Amend	<p>ADD a definition for 'Hard Protection Structure' as follows:</p> <p><u>Includes a seawall, rock revetment, groyne, breakwater, stop bank, retaining wall or comparable structure or modification to the seabed, foreshore or coastal land that has the primary purpose or effect of protecting an activity from a coastal hazard, including erosion.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> No definition for 'Hard protection structure' is provided in the PDP. The New Zealand Coastal Policy Statement (NZCPS) defines hard protection structures and distinguishes them from other natural hazard defences (e.g., soft protection). The submitter requests the NZCPS definition is used to avoid inconsistency between the NZCPS and Regional Policy Statement definitions.
304.21	Director General of Conservation	Definitions	Oppose	<p>AMEND the definition of 'Hazard Protection Structure' to distinguish between hard protection and other structures.</p> <p>OR</p> <p>DELETE the definition for 'Hazard Protection Structure' and replace with the definition for 'Hard Protection Structure' (from the New Zealand Coastal Policy Statement) as sought by the submitter.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> As drafted, the definition could go beyond hard protection and capture other types of structures (noting the definition for 'Hard protection structures' sought by the submitter).
304.22	Director General of Conservation	Definitions	Support	<p>RETAIN the definition of 'Indigenous biodiversity' as notified.</p> <p>AND</p>	<ul style="list-style-type: none"> The definition gives effect to the National Policy Statement for Indigenous Biodiversity.

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				Any further or alternative relief to like effect to that sought.	
304.23	Director General of Conservation	Definitions	Support	RETAIN the definition of 'Indigenous vegetation' as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The definition gives effect to the National Policy Statement for Indigenous Biodiversity.
304.24	Director General of Conservation	Definitions	Amend	ADD a definition for 'Intrinsic Values' as follows: <u>has the same meaning as set out in Section 2 of the Resource Management Act:</u> <u>In relation to ecosystems, means those aspects of ecosystems and their constituent parts which have value in their own right, including –</u> <u>a. their biological and genetic diversity; and</u> <u>b. the essential characteristics that determine an ecosystem's integrity, form, functioning, and resilience.</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> No definition for 'Intrinsic Values' is provided but the term is referenced throughout the PDP. The submitter considers that the term cannot be sufficiently utilised without a clear definition.
304.25	Director General of Conservation	Definitions	Amend	ADD a definition for 'Lake' as set out in Section 2 of the Resource Management Act: <u>Lake has the same meaning as set out in Section 2 of the Resource Management Act:</u> <u>means a body of fresh water which is entirely or nearly surrounded by land.</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The term 'Lake' is used throughout the PDP but is not defined.
304.26	Director General of Conservation	Definitions	Support	RETAIN the definition of 'Large-scale renewable electricity generation activities' as notified. AND Any further or alternative relief to like effect to that sought, including the relief sought regarding community scale renewable electricity generation activities.	<ul style="list-style-type: none"> The submitter supports this definition subject to the relief sought for community scale renewable electricity generation activities being granted.
304.27	Director General of Conservation	Definitions	Amend	ADD a definition for 'Natural Inland Wetland' as follows: <u>Natural inland wetland means a wetland (as defined in the Act) that is not:</u> a. <u>in the coastal marine area; or</u> b. <u>a deliberately constructed wetland, other than a wetland constructed to offset impacts on, or to restore, an existing or former natural inland wetland; or</u> c. <u>a wetland that has developed in or around a deliberately constructed water body, since the construction of the water body; or</u> d. <u>a thermal wetland; or</u> e. <u>a wetland that:</u> i. <u>is within an area of pasture used for grazing; and</u> ii. <u>has vegetation cover comprising more than 50% exotic pasture species (as identified in the National List of Exotic Pasture Species using the Pasture Assessment Methodology (see clause 1.8)); unless</u> iii. <u>the wetland is a location of habitat of a threatened species identified under clause 3.8 of the NPS-FM, in which case the exclusion in (e) does not apply.</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> No definition has been provided for 'Natural Inland Wetland' despite the term being used throughout the PDP. It is requested that the National Policy Statement for Freshwater Management definition is included.

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304.28	Director General of Conservation	Definitions	Amend	<p>ADD the following clause to the definition for 'Open Space Management Facilities' as follows:</p> <p><u>f. Undertaking any of the activities in (a)-(e) on public conservation land in association with management of Department of Conservation facilities.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> As drafted, the definition does not provide for DOC facilities on public conservation land.
304.29	Director General of Conservation	Definitions	Support	<p>RETAIN the definition of 'Operational Need' as notified.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The proposed definition is consistent with National Policy Statement terminology.
304.30	Director General of Conservation	Definitions	Amend	<p>ADD a definition for 'Pest / Pest Organism' as follows:</p> <p><u>Pest / Pest Organism</u></p> <p><u>These include any unwanted living organism including micro-organisms, pest agents, plants, animals, and marine pests and any genetic structure that is capable of replicating itself (whether that structure comprises all or only part of an entity, and whether it comprises all or only part of the total genetic structure of an entity) that may affect plants, animals, or raw primary produce; and</u></p> <p>a. <u>Includes any entity declared to be a pest in the northland Regional Pest Management Strategies or otherwise by Northland Regional Council for the purposes of the Biosecurity Act 1993;</u></p> <p>b. <u>Does not include, any human beings; or living organism which affects only human beings; or any living organism declared not to be a pest for the purposes of the Biosecurity Act.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> No definition for 'Pest / Pest Organism' is provided in the PDP but the term is referenced throughout. The submitter recommends the Northland Policy Statement Definition is included.
304.31	Director General of Conservation	Definitions	Amend	<p>DELETE clause (i) from the definition of 'Regionally Significant Infrastructure':</p> <p>i. Flood management / protection schemes managed by regional and / or district councils.</p> <p>RETAIN the remainder of the definition of 'Regionally Significant Infrastructure'.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Supports the definition and its consistency with Appendix 3 of the Northland Regional Policy Statement (NRPS) but does not support clause i. as it appears to go beyond the NRPS.
304.32	Director General of Conservation	Definitions	Amend	<p>ADD a definition for 'Area of significant indigenous vegetation and/or significant habitats of indigenous fauna' as follows:</p> <p><u>Area of significant indigenous vegetation and/or significant habitats of indigenous fauna means:</u></p> <p><u>Any area in the Kaipara district that meets criteria in Appendix 5 of the Northland Regional Policy Statement 2016.</u></p> <p><u>Note: to assist with plan interpretation Appendix 5 of the Northland Regional Policy Statement has been included in Appendix X to the Kaipara District Plan.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> No definition for 'Areas of significant indigenous vegetation and significant habitats of indigenous fauna' is provided in the PDP. However, rules (notified rules and those proposed by the submitter) refer to areas as meeting Appendix 5 of Northland Regional Policy Statement (NRPS). The NRPS and s6(c) of the Resource Management Act must be given effect to. Therefore, a definition that outlines these areas meet NRPS criteria is requested.
304.33	Director General of Conservation	Definitions	Amend	<p>ADD a definition for 'Threatened or At Risk' as follows:</p> <p><u>Threatened or At Risk, and Threatened or At Risk (declining) have, at any time, the meanings given in the New Zealand Threat Classification System Manual (Andrew J Townsend, Peter J de Lange, Clinton A J Duffy, Colin Miskelly, Janice Molloy, and David A Norton, 2008. Science & Technical</u></p>	<ul style="list-style-type: none"> 'Threatened or At Risk' is not defined within the PDP despite the phrase being referenced throughout the Ecosystems and Indigenous Biodiversity chapter. The submitter requests the National Policy Statement for Indigenous Biodiversity definition is included.

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				<p>Publishing, Department of Conservation, Wellington), available at: https://www.doc.govt.nz/globalassets/documents/ or its current successor publication.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	
304.34	Director General of Conservation	Definitions	Amend	<p>AMEND the definition of 'Vegetation clearance' as follows:</p> <p>In relation to the removal, trimming, felling and modification of any indigenous vegetation, includes the pruning, trimming, clearance and removal of any indigenous vegetation and/or exotic vegetation that constitutes significant habitat for indigenous fauna.</p> <p><u>It includes, but is not limited to:</u></p> <ol style="list-style-type: none"> <u>Cutting;</u> <u>Crushing;</u> <u>Cultivation;</u> <u>Soil disturbance including direct drilling;</u> <u>Application of chemicals including herbicide;</u> <u>Burning;</u> <u>The deliberate application of water, fertiliser or oversowing;</u> <u>The drainage of wetlands or lakes;</u> <u>Mob-stocking; and</u> <u>Applying seed of exotic pasture.</u> <p><u>And also includes any of the above activities where it may cause the deliberate alteration or hydrological functions that support indigenous vegetation and/or exotic vegetation that constitutes significant habitat for indigenous fauna.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The inclusion of a definition for 'Vegetation clearance' is supported. However, the proposed definition should be widened to include exotic vegetation constituting a significant habitat for indigenous fauna. The submitter also requests the definition is amended to include activities that typically result in vegetation clearance.
304.35	Director General of Conservation	Vision for Kaipara	Amend	<p>AMEND the Strategic Direction - Vision for Kaipara chapter to include the protection, maintenance and enhancement of indigenous biodiversity.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Vision for Kaipara Objectives do not provide for biodiversity. Section 6(c) matters of national importance and s31 Resource Management Act include the maintenance of indigenous biodiversity as a council function. As such, the submitter requests an overarching objective for indigenous biodiversity is included.
304.36	Director General of Conservation	Natural Environment	Support	<p>RETAIN SD-NE-O1 as notified.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Supports SD-NE-O1 as it gives effect to objective 2.1 of the National Policy Statement for Indigenous Biodiversity.
304.37	Director General of Conservation	Natural Environment	Support	<p>RETAIN SD-NE-O2 as notified.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Supports SD-NE-O2 as it aligns with Policy 2 of the New Zealand Coastal Policy Statement and Section 6(a) Resource Management Act.
304.38	Director General of Conservation	Natural Environment	Support	<p>RETAIN SD-NE-O3 as notified.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Supports SD-NE-O3 as it recognises and provides for Section 6(b) Resource Management Act.
304.39	Director General of Conservation	Renewable Electricity Generation	Amend	<p>AMEND the Overview in the Renewable Electricity Generation chapter as follows:</p> <p>The provisions in this chapter apply to all types of renewable electricity generation activities, from small-scale solar generation to large-scale wind farms, and apply across the Kaipara District. While the zone rules in Part 3 – Area-specific matters do not apply to renewable electricity generation activities but there may be other provisions in Part 2 – District wide matters that do apply to renewable electricity generation activities.</p>	<ul style="list-style-type: none"> Opposes the Overview in part because, as drafted, it is ambiguous regarding whether Part 2 - District Wide Matters provisions apply to renewable electricity activities.

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				AND Any alternative or consequential relief.	
304.40	Director General of Conservation	Renewable Electricity Generation	Amend	AMEND REG-O3 as follows: Renewable electricity generation activities are developed in a way <u>that will avoid, remedy or mitigate appropriately manages</u> adverse effects on the environment. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> REG-O3 requires amendment to outline that adverse effects should be avoided, remedied, or mitigated.
304.41	Director General of Conservation	Renewable Electricity Generation	Amend	AMEND REG-P4 as follows: <ol style="list-style-type: none"> Recognising that there will be <u>unavoidable</u> adverse effects on the environment from renewable electricity generation activities; Implementing effective <u>mitigation measures to avoid, remedy or mitigate adverse effects</u> which may include: <ol style="list-style-type: none"> Appropriate location and design; Locating large-scale renewable electricity generation activities outside of sensitive Overlay areas; Screening and setbacks from sensitive activities; Adaptive management measures; Rehabilitation of the site at the end of its operational life; and Having regard to any proposed offsetting or compensation measures for adverse effects that cannot practicably be avoided, remedied or mitigated, <u>when those measures are in accordance with Appendix X.</u> AND Any alternative or consequential relief.	<ul style="list-style-type: none"> The submitter requests that REG-P4 is amended to align with REG-O3 (subject to REG-O3 being amended as requested by the submitter). The Resource Management Act requires activities apply an effects management hierarchy starting with avoidance. As activities can be avoided by not occurring, REG-P4 should not recognise unavoidable effects. Moreover, amendments are sought to provide stronger guidance to discourage largescale renewable energy generation activities being located in sensitive overlay areas (the submitter's reference to 'Overlay' in REG-P4.2.b. is regarding the inclusion of Significant Natural Areas sought by the submitter).
304.42	Director General of Conservation	Renewable Electricity Generation	Amend	ADD the following clause to REG-P5 as follows: When considering proposed small-scale and community-scale renewable electricity generation activities, have particular regard to: <ol style="list-style-type: none"> The comparatively lower level of environmental effects that result from small scale and community scale renewable electricity generation activities; and <u>Avoiding or minimising adverse effects on sensitive values in Overlay areas; and</u> ... AND Any alternative or consequential relief.	<ul style="list-style-type: none"> REG-P5 should be amended to address cumulative adverse effects of small and community scale electricity generation on sensitive values.
304.43	Director General of Conservation	Renewable Electricity Generation	Amend	AMEND REG-P6 as follows: Enabling <u>Considering</u> large scale renewable electricity generation activities AND Any alternative or consequential relief.	<ul style="list-style-type: none"> The term 'enabling' is unsuitable for a policy about 'considering' large scale renewable energy generation proposals and having particular regard to their national and regional benefits.
304.44	Director General of Conservation	Renewable Electricity Generation	Amend	ADD the following matters of discretion to REG-R1.3.: <u>x. Any adverse effects on ecosystems and indigenous biodiversity.</u> <u>x. Any adverse effects on sensitive values in Overlay areas.</u> AND Any alternative or consequential relief.	<ul style="list-style-type: none"> REG-R1 defaults to a restricted discretionary status when compliance with permitted activity standards cannot be achieved. However, there is no clear matter of discretion for Council to assess adverse effects on ecology/indigenous biodiversity or sensitive values. The submitter requests that matters of discretion regarding effects on ecosystems, indigenous biodiversity and sensitive areas are included.
304.45	Director General of Conservation	Renewable Electricity Generation	Amend	ADD the following matters of discretion to REG-R3.3.: <u>x. Any adverse effects on ecosystems and indigenous biodiversity.</u> <u>x. Any adverse effects on sensitive values in Overlay areas.</u> AND Any alternative or consequential relief.	<ul style="list-style-type: none"> REG-R3 defaults to a restricted discretionary status when compliance with permitted activity standards cannot be achieved. However, there is no clear matter of discretion for Council to assess adverse effects on ecology/indigenous biodiversity or sensitive values. The submitter requests that matters of discretion regarding effects on ecosystems,

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					indigenous biodiversity and sensitive areas are included.
304.46	Director General of Conservation	Renewable Electricity Generation	Amend	<p>ADD the following matters of discretion to REG-R4.3.:</p> <p><u>x. Any adverse effects on ecosystems and indigenous biodiversity.</u></p> <p><u>x. Any adverse effects on sensitive values in Overlay areas.</u></p> <p>AND</p> <p>Any alternative or consequential relief.</p>	<ul style="list-style-type: none"> REG-R4 defaults to a restricted discretionary status when compliance with permitted activity standards cannot be achieved. However, there is no clear matter of discretion for Council to assess adverse effects on ecology/indigenous biodiversity or sensitive values. The submitter requests that matters of discretion regarding effects on ecosystems, indigenous biodiversity and sensitive areas are included.
304.47	Director General of Conservation	Renewable Electricity Generation	Amend	<p>ADD the following matters of discretion to REG-R5.3.:</p> <p><u>x. Any adverse effects on ecosystems and indigenous biodiversity.</u></p> <p><u>x. Any adverse effects on sensitive values in Overlay areas.</u></p> <p>AND</p> <p>Any alternative or consequential relief.</p>	<ul style="list-style-type: none"> REG-R5 defaults to a restricted discretionary status when compliance with permitted activity standards cannot be achieved. However, there is no clear matter of discretion for Council to assess adverse effects on ecology/indigenous biodiversity or sensitive values. The submitter requests that matters of discretion regarding effects on ecosystems, indigenous biodiversity and sensitive areas are included.
304.48	Director General of Conservation	Renewable Electricity Generation	Amend	<p>ADD the following matters of discretion to REG-R6.3.:</p> <p><u>x. Any adverse effects on ecosystems and indigenous biodiversity.</u></p> <p><u>x. Any adverse effects on sensitive values in Overlay areas.</u></p> <p>AND</p> <p>Any alternative or consequential relief.</p>	<ul style="list-style-type: none"> REG-R6 defaults to a restricted discretionary status when compliance with permitted activity standards cannot be achieved. However, there is no clear matter of discretion for Council to assess adverse effects on ecology/indigenous biodiversity or sensitive values. The submitter requests that matters of discretion regarding effects on ecosystems, indigenous biodiversity and sensitive areas are included.
304.49	Director General of Conservation	Renewable Electricity Generation	Amend	<p>ADD the following matters of discretion to REG-R7.4.:</p> <p><u>x. Any adverse effects on ecosystems and indigenous biodiversity.</u></p> <p><u>x. Any adverse effects on sensitive values in Overlay areas.</u></p> <p>AND</p> <p>Any alternative or consequential relief.</p>	<ul style="list-style-type: none"> REG-R7 defaults to a restricted discretionary status when compliance with permitted activity standards cannot be achieved. However, there is no clear matter of discretion for Council to assess adverse effects on ecology/indigenous biodiversity or sensitive values. The submitter requests that matters of discretion regarding effects on ecosystems, indigenous biodiversity and sensitive areas are included.
304.50	Director General of Conservation	Renewable Electricity Generation	Amend	<p>ADD the following clause to REG-R9.1.a. as follows:</p> <p>a. The upgrade or repowering is located:</p> <ol style="list-style-type: none"> Within the same site at the existing renewable electricity activity; Within the General rural zone; Outside any Overlay. <p>b. ...</p> <p>AND</p> <p>ADD the following matters of discretion to REG-R9.3.:</p> <p><u>x. Any adverse effects on ecosystems and indigenous biodiversity.</u></p> <p><u>x. Any adverse effects on sensitive values in Overlay areas.</u></p> <p>AND</p> <p>Any alternative or consequential relief.</p>	<ul style="list-style-type: none"> As drafted, REG-R9 does not restrict where large scale renewable generation activities can occur. The submitter notes that such activities require large areas of land and, therefore, should be limited to the General rural zone and not subject to any overlay. Moreover, REG-R9 defaults to a restricted discretionary status when compliance with permitted activity standards cannot be achieved. However, there is no clear matter of discretion for Council to assess adverse effects on ecology/indigenous biodiversity or sensitive values. The submitter requests that matters of discretion regarding effects on ecosystems, indigenous biodiversity and sensitive areas are included.
304.51	Director General of Conservation	Renewable Electricity Generation	Amend	<p>ADD the following clause to REG-R8.1. as follows:</p> <p>a. Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise for any proposal involving wind generation;</p> <p>b. <u>Any large scale renewable energy generation activities are:</u></p> <ol style="list-style-type: none"> <u>Located within the General rural zone;</u> <u>Located outside any Overlay.</u> <p>AND</p>	<ul style="list-style-type: none"> As drafted, REG-R8 does not restrict where large scale renewable generation activities can occur. The submitter notes that such activities require large areas of land and, therefore, should be limited to the General rural zone and not subject to any overlay.

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				Any consequential or alternative relief.	
304.52	Director General of Conservation	Renewable Electricity Generation	Amend	AMEND the activity status in REG-R10 as follows: 1. Activity status: Discretionary <u>Non-Complying</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The submitter opposes the discretionary activity status provided in REG-R10. No specific reasons are provided.
304.53	Director General of Conservation	Transport	Amend	ADD a new objective to the Transport chapter as follows: <u>The transport network is designed and located to avoid, remedy or mitigate adverse effects on historical, cultural and natural values.</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The Transport chapter does not provide for the protection of natural values. The submitter requests a new Transport objective in order to protect natural values including significant indigenous vegetation and indigenous fauna, wetland, lakes and river margins, and the coastal environment.
304.54	Director General of Conservation	Transport	Amend	AMEND TRAN-P2 to require assessment and management of Kauri Dieback during the establishment of new roads. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> TRAN-P2 is supported, subject to amendments as requested. As the Policy refers to the appropriate design of corridors, carriageways and intersections, it is considered that an appropriate road design provides and recognises for s6(c) Resource Management Act and, in particular, protecting Kauri from Kauri Dieback. The submitter points to the inclusion of rules within the Biosecurity (National PA Pest Management Plan) Order 2022.
304.55	Director General of Conservation	Transport	Amend	AMEND TRAN-P5 to avoid and mitigate adverse effects on natural values. AND IMPLEMENT the rules in the Biosecurity (National PA Pest Management Plan) Order 2022. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> TRAN-P5 is supported, subject to amendments as requested. The submitter considers roading network design and location needs to avoid and mitigate adverse effects on natural values and protect significant indigenous vegetation and fauna (e.g., from Kauri Dieback).
304.56	Director General of Conservation	Natural Hazards	Oppose	AMEND NH-P11 to recognise and provide for Section 6(a), (b), and (c) of the Resource Management Act. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The submitter considers the emphasis of this policy is on the protection of natural systems to mitigate natural hazards to people, rather than protecting natural systems to protect biodiversity from natural hazards. As drafted, NH-P11 seeks to recognise and provide for s 6(h) Resource Management Act but does not recognise or provide for s6(a), (b), and (c) Resource Management Act.
304.57	Director General of Conservation	Natural Hazards	Amend	AMEND NH-R13 assessment criteria to include consideration of effects on wildlife and natural areas. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> Supports NH-R13, subject to the amendments sought being made. The submitter requests that the assessment criteria is amended to provide for the assessment of impacts on wildlife and natural areas.
304.58	Director General of Conservation	Contaminated Land	Amend	AMEND CL-P2 to ensure earthworks do not have the potential to create adverse effects associated with kauri dieback. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> Though the Policy generally discourages disturbing contaminated land where disturbance could adversely affect the environment, it does not mention adverse effects on kauri dieback.
304.59	Director General of Conservation	Contaminated Land	Amend	AMEND CL-P3 to ensure the effects of kauri dieback are avoided, remedied, or mitigated using the rules in the Biosecurity (National PA Pest Management Plan) Order 2022. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The submitter requests that CL-P3 is amended to provide assessment for kauri dieback.
304.60	Director General of Conservation	Notable Trees	Amend	AMEND TREE-P1 as follows 1. The tree is valued for its heritage, amenity and <u>or</u> ecological values.	<ul style="list-style-type: none"> As drafted, TREE-P1.1. requires a tree to meet all three criteria to be identified as a notable tree. The submitter considers that

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304.61	Director General of Conservation	Notable Trees	Amend	AMEND TREE-P2 as follows: Manage activities <u>to not generate adverse effects</u> within the root protection zone of a notable tree to: 1. Ensure the continuing health, structural integrity and amenity value of the tree; 2. Ensure the safety of people and property; and 3. Enable maintenance of existing infrastructure. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> TREE-P2 should be amended so it outlines the requirement to avoid adverse effects on trees values.
304.62	Director General of Conservation	Notable Trees	Amend	AMEND TREE-R2 to provide for the use of fungicides or pesticides to mitigate adverse effects of pest plant invasion on notable trees. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> As drafted, TREE-R2 does not enable the use of fungicides or pesticides to ensure evasive pest plants do not adversely affect a notable tree.
304.63	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Amend	ADD Ecosystems and Indigenous Biodiversity objectives, policies and rules (inferred) which recognise and promote the protection of significant indigenous vegetation and significant habitats of indigenous fauna as per Section 6(c) Resource Management Act, the National Policy Statement for Indigenous Biodiversity and the Northland Regional Policy Statement using the areas identified in Attachment 2 of the submission as a guide. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The submitter notes that the Overview in the Ecosystems and Indigenous Biodiversity chapter confirms the absence of mapped areas of significant indigenous vegetation and significant habitats of indigenous fauna at this point in time and states their inclusion will occur via a future plan change in accordance with national policy statements. Though this approach aligns with the Resource Management (Freshwater and Other Matters) Amendment Act, which removed the requirement for the mapping of NPSIB SNAs, the Council still has statutory obligations under s6(c) of the Resource Management Act to protect areas with significant indigenous vegetation and significant habitats of indigenous fauna. Therefore, the submitter requests that the information in the Wildlands report (refer Attachment 2) is used throughout the PDP to aid in the identification and protection of such areas.
304.64	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-O1 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> Supports ECO-O1 as it recognises and provides for Section 6(c) Resource Management Act.
304.65	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Oppose	DELETE ECO-O2 and replace with the following: <u>Biodiversity in the Kaipara District is maintained, and where practicable enhanced so that there is at least no overall loss in indigenous biodiversity.</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> As drafted, ECO-O2 does not give effect to the National Policy Statement for Indigenous Biodiversity. The submitter requests the objective replaced with wording in alignment with the National Policy Statement for Indigenous Biodiversity to maintain indigenous biodiversity at a district level.
304.66	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Amend	ADD a new objective to the Ecosystems and Indigenous Biodiversity chapter as follows: <u>Recognise and provide for the relationship of tangata whenua and their culture and traditions with indigenous vegetation and fauna.</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The submitter seeks this new Ecosystems and Indigenous Biodiversity objective to give effect to the Resource Management Act, the National Policy Statement for Indigenous Biodiversity and to Objective 3.12 of the Northland Regional Policy Statement. Moreover, this new objective would link to ECO-P4 if amendments sought by the submitter are made.
304.67	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-P1 as follows: <u>To protect indigenous biological diversity in the within coastal environment:</u> 1. Avoid adverse effects of <u>activities; subdivision, land use and development on:</u>	<ul style="list-style-type: none"> ECO-P1 should be amended to include all New Zealand Coastal Policy Statement Policy 11 clauses in order to give effect to the New Zealand Coastal Policy Statement.

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				<p>a. <u>Threatened or At Risk Indigenous Species-Indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System Lists;</u></p> <p>b. <u>areas of significant indigenous vegetation and significant habitat of indigenous fauna; Taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;</u></p> <p>c. <u>Areas of indigenous biodiversity protected under other legislation; and Indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;</u></p> <p>d. <u>Habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;</u></p> <p>e. <u>Areas containing nationally significant examples of indigenous community types; and</u></p> <p>f. <u>Areas set aside for full or partial protection of indigenous biological diversity under other legislation; and</u></p> <p>2. Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:</p> <p>a. <u>Areas of predominantly indigenous vegetation in the coastal environment;</u></p> <p>b. <u>Habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;</u></p> <p>c. <u>Indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;</u></p> <p>d. <u>Habitats of indigenous fauna in the coastal environment that are important for recreational, commercial, traditional, or cultural purposes;</u></p> <p>e. <u>Habitats, including areas and routes, important to migratory species; and</u></p> <p>f. <u>Ecological corridors, and areas important for linking or maintaining biological values identified under this policy.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	
304.68	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND ECO-P2 as follows:</p> <p>Outside the coastal environment:</p> <p>1. Avoid, <u>in the first instance</u> remedy or mitigate adverse effects of subdivision, land use and development to ensure adverse effects are no more than minor on;</p> <p>a. Threatened and At-Risk indigenous species;</p> <p>b. Areas of significant indigenous vegetation and significant habitats of indigenous fauna;</p> <p>c. Areas of indigenous biodiversity protected under other legislation; and</p> <p><u>Where adverse effects have been demonstrated to be unavoidable apply the effects management hierarchy to ensure adverse effects on a. – c. are less than minor.</u></p> <p>2. Avoid, remedy, or mitigate offset or compensate <u>Apply the effects management hierarchy to ensure there are no significant adverse effects, and avoid, remedy or mitigate other effects from subdivision, land use and development to ensure there are no effects on:</u></p>	<ul style="list-style-type: none"> • Opposes ECO-P2 in part and considers it requires amendments in order to align with the s6(c) Resource Management Act and Policy 3.16 of the Northland Regional Policy Statement, which requires the prioritisation of protecting areas of significant vegetation and significant habitats of indigenous. • The amendments sought mean that the policy will require avoidance in the first instance, then for adverse effects to be demonstrated as unavoidable before accessing the effects management hierarchy (a definition of the latter is sought by the submitter). The effects management hierarchy includes biodiversity offsetting, compensation and measures, provided each is in accordance with applicable principles found within the appendix requested by the submitter.

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				<p>a. Areas of predominantly indigenous vegetation; and</p> <p>b. Indigenous species, habitats and ecosystems that are important for recreational, commercial, traditional or cultural purposes or are particularly vulnerable to modification.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	
304.69	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Oppose	<p>AMEND ECO-P3 as follows:</p> <p>Protection and maintenance of indigenous biodiversity</p> <p>Manage subdivision, land use and development to protect significant indigenous vegetation and significant habitat of indigenous fauna and maintain indigenous biodiversity in a way that while providing for the activities in ECO-R1.</p> <p>1. Does not unreasonably restrict existing primary production activities, particularly on highly productive land;</p> <p>2. Recognises the operational need or functional need of regionally significant infrastructure to traverse or locate within areas of significant indigenous vegetation and significant habitat of indigenous fauna where there are no practicable alternative locations;</p> <p>3. Allows for operation, use and maintenance of existing structures, including infrastructure; and</p> <p>4. Enables land to be used and developed to support the social, economic and cultural well-being of people and communities.</p> <p>AND</p> <p>Any alternative or consequential relief.</p>	<ul style="list-style-type: none"> The submitter is concerned that ECO-P3 clauses 1-4 are unrelated to the policy title. As drafted, the intention for ECO-P3 to provide the policy basis for permitted vegetation clearance is not clear. Therefore, amendments are sought to ECO-P3 so the policy specifically provides for the activities in ECO-R1.
304.70	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Oppose	<p>DELETE ECO-P4 (note incorrect reference in the submission).</p> <p>OR</p> <p>AMEND ECO-P4 to achieve the following:</p> <ul style="list-style-type: none"> give effect to National Policy Statement for Indigenous Biodiversity Policy 10, clause 3.5. provide for the exercise of kaitiakitanga by tangata whenua in protecting, maintaining, and restoring indigenous biodiversity within their rohe. <p>AND</p> <p>Any alternative or consequential relief.</p>	<ul style="list-style-type: none"> The submitter considers that this policy should only be included, subject to amendment, as part of the provisions package sought by the submitter which gives effect to the National Policy Statement for Indigenous Biodiversity provisions still in force. If this policy is to be retained, it should be amended as follows: to give effect to National Policy Statement for Indigenous Biodiversity policy 10, clause 3.5. provide for the exercise of kaitiakitanga by tangata whenua in protecting, maintaining, and restoring indigenous biodiversity within their rohe.
304.71	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Amend	<p>ADD a new policy to the Ecosystems and Indigenous Biodiversity chapter as follows:</p> <p><u>ECO-Px Areas of Significant Indigenous Biodiversity</u></p> <p><u>Require activities not provided for in ECO-R1 to obtain from a suitably qualified and experienced ecologist confirming that the indigenous vegetation proposed to be cleared does not meet the criteria in Appendix 5 of the Northland Regional Policy Statement 2016 (Areas of significant indigenous vegetation and significant habitats of indigenous fauna to undertake clearance large scale clearance of indigenous vegetation).</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter requests that a new Ecosystems and Indigenous Biodiversity policy is included which outlines the specific assessment criteria of the Northland Regional Policy Statement Appendix 5 to ensure applications that do not comply with ECO-R2 are assessed consistently. Moreover, the proposed policy will support the implementation of ECO-O1.
304.72	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Amend	<p>ADD a note to the Ecosystems and Indigenous Biodiversity rules as follows:</p> <p><u>Pursuant to Section 86B(3) of the Resource Management Act, the following rules that protect areas of significant indigenous vegetation or areas of significant habitats of indigenous fauna have immediate legal effect: ECO-R1 to ECO-R2.</u></p>	<ul style="list-style-type: none"> As drafted, the PDP does not acknowledge the immediate legal effect of rules that protect areas of significant indigenous vegetation or areas of significant habitats of indigenous fauna. If the permitted pathway in ECO-R2.b. is included, as requested by the submitter, then only ECO-R2.a. can have legal effect.

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				AND Any alternative or consequential relief.	
304.73	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Oppose	<p>AMEND ECO-R1 - see submission for details of amendments sought.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Opposes ECO-R1 as it fails to recognise s6(c) of the Resource Management Act, the National Policy Statement for Indigenous Biodiversity (NPS-IB) and Policy 3.15 of the Northland Regional Policy Statement (NRPS). The submitters concerns are summarised below - refer to submission for details: Constructing a new fence should not require 3.5m of clearance either side. As drafted, the rule permits up to 7m of clearance. Creating new setbacks for buildings from indigenous vegetation should be separated from the maintenance of existing setbacks. New setbacks have potential adverse effects on indigenous vegetation by reducing area and exposing the vegetation to pests and weeds. High amounts of indigenous vegetation clearance is permitted in all zones for the purposes of establishing, constructing and completing residential development, including associated onsite infrastructure and access, thus leaving large areas of indigenous vegetation unprotected. As drafted, the rule does not manage Kauri Dieback Disease.
304.74	Director General of Conservation	Ecosystems and Indigenous Biodiversity	Oppose	<p>AMEND ECO-R2 as follows:</p> <ul style="list-style-type: none"> Permit a maximum of up to 150m² of vegetation clearance in all zones and require discretionary activity consent if this threshold is exceeded, accompanied by an assessment against Appendix 5 of the Northland Regional Policy Statement by a suitably qualified and experienced ecologist using the Wildlands Report. Include the rules provided in the Biosecurity (National PA Pest Management Plan) Order 2022 (SL 2022/208) (as at 23 December 2023) as assessment criteria to manage Kauri Dieback. <p>OR</p> <p>AMEND ECO-R2.1. as set out below if the primary relief above is not granted:</p> <p>Indigenous vegetation clearance and any associated land disturbance not provided for under ECO-R1</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. <u>A report has been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation proposed to be cleared does not meet the criteria in Appendix 5 of the Northland Regional Policy Statement 2016 (Areas of significant indigenous vegetation and significant habitats of indigenous fauna); and</u> <ul style="list-style-type: none"> i. It does not exceed 1,000m²per site in any calendar year in the Māori purpose zone, General rural zone, and Rural lifestyle zone; or ii. It does not exceed 500m²per site in any calendar year in all other zones; and b. <u>A report has not been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria in Appendix 5 of the Northland Regional Policy Statement 2016 (Areas of significant indigenous vegetation and significant habitats of indigenous fauna); and</u> <ul style="list-style-type: none"> i. <u>It does not exceed 100m²per site in any calendar year.</u> 	<ul style="list-style-type: none"> The submitter states it is not clear how enabling clearance of 500m² and 1,000m² of indigenous vegetation annually gives effect to higher-order documents, including s6(c) Resource Management Act, Policy 11(a) of the New Zealand Coastal Policy Statement, National Policy Statement for Indigenous Biodiversity, and Policy 4.4 of the Northland Regional Policy Statement. Without assessment to understand what species are present or the rarity of the ecosystem, there can be no assurance that adverse effects are avoided. The submitter notes that at risk or threatened vegetation can occur on private land and, as drafted, ECO-R2 enables clearance thresholds which could result in the loss of species within the Kaipara District or total extinction of more area-confined species. As drafted, Kauri Dieback is not a consideration within the provision, and the submitter requests its inclusion to ensure the management of affected sites.

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				<u>Activity status where compliance not achieved with 1. and 2: Discretionary.</u> AND Any further or alternative relief to like effect to that sought.	
304.75	Director General of Conservation	Natural Character	Amend	AMEND the Overview of the Natural Character chapter to include reference to Northland Regional Councils Natural Character Maps. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The Overview should be amended to acknowledge the Northland Regional Council natural character area maps, as required by the New Zealand Coastal Policy Statement.
304.76	Director General of Conservation	Natural Character	Support	RETAIN NAT-O1 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The policy recognises and provides for s6(a) of the Resource Management Act.
304.77	Director General of Conservation	Natural Character	Amend	ADD a new objective to the Natural Character chapter as follows: <u>Identify and protect from inappropriate subdivision, use and development:</u> a. <u>The qualities and characteristics that make up the natural character of freshwater bodies and their margins.</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The submitter considers an objective is required to give effect to s6(a) of the Resource Management Act, Policy 13(2) of the New Zealand Coastal Policy Statement and Policy 3.14 of the Northland Regional Policy Statement - all of which require provision for the identification of natural character areas.
304.78	Director General of Conservation	Natural Character	Amend	ADD a new objective to the Natural Character chapter as follows: <u>Land use and subdivision is consistent with and does not compromise the characteristics and qualities of the natural character of wetland, lake and river margins.</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> To ensure land use and subdivision is consistent with, and does not compromise, the natural characteristics and qualities of wetlands, lakes, rivers and their margins.
304.79	Director General of Conservation	Natural Character	Support	RETAIN NATC-P1 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The policy gives effect to s6(a) of the Resource Management Act, and Objective 3.14 of the Northland Regional Policy Statement.
304.80	Director General of Conservation	Natural Character	Amend	AMEND NATC-P4 as follows: <u>Promote and provide encourage</u> the restoration and enhancement of wetland, lake and river margins where it will achieve improvement in natural character values. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> Policy 13 of the National Policy Statement for Indigenous Biodiversity specifies that the restoration of indigenous biodiversity should be promoted and provided for.
304.81	Director General of Conservation	Natural Character	Amend	ADD the two following clauses to NATC-P5: <u>14. Ecological Assessment of Appendix 5 for identifying Areas of significant indigenous vegetation and significant habitats of the Regional Policy Statement 2016.</u> <u>15. The likelihood of the activity exacerbating biosecurity risk.</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The policy does not provide for the assessment of ecological values, nor does it expressly identify significant indigenous vegetation and fauna.
304.82	Director General of Conservation	Natural Character	Oppose	AMEND NATC-R1 to provide more consideration to wetlands, indigenous biodiversity and fauna. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> As drafted, NATC-R1 does not recognise and provide for s6(a) and (c) of the Resource Management Act and needs to be amended to consider the potential damaging effect of altering buildings and structures in wetlands. The Kaipara district has some of Northland's most important wetlands and lakes, including the internationally significant Waikare and Taharoa Lakes. Moreover, wetlands on private land are important for managing biodiversity and

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					<p>may contain significant indigenous fauna and/or threatened or at-risk flora.</p> <ul style="list-style-type: none"> Please refer to the submission for specific species and specimen found within Kaipara.
304.83	Director General of Conservation	Natural Character	Oppose	<p>AMEND NATC-R2 to include consideration for Kauri Dieback and more restrictive activity thresholds to protect areas of significant indigenous vegetation and fauna.</p> <p>AND</p> <p>ADD the areas of significant indigenous vegetation and fauna to the PDP, guided by Attachment 2 of the submission.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> NATC-R2 does not recognise and provide for s6(c) of the Resource Management Act as it does not consider Kauri Dieback.
304.84	Director General of Conservation	Natural Character	Oppose	<p>AMEND NATC-R3 to exclude provision for activities such as swimming pools, effluent disposal systems, and driveways.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter opposes NATC-R3 and considers that provision for earthworks of activities that can result in adverse effects on the natural character of wetland, lakes and river margins is inappropriate.
304.85	Director General of Conservation	Natural Character	Amend	<p>AMEND NATC-R4 so non-compliance with standards cascades to a discretionary activity status.</p> <p>AND</p> <p>ADD a discretionary activity requirement for a suitably qualified and experienced ecologist to identify the ecological value of vegetation in accordance with Appendix 5 of the Northland Regional Policy Statement.</p> <p>AND</p> <p>AMEND the scale of earthworks provided for by NATC-S2 (refer to submission point 304.86 in relation to applicable standard).</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Providing for the clearance of unidentified indigenous vegetation that can result in adverse effects on the natural character of wetland, lakes and river margins is inappropriate. As wetlands, lakes, and river margins within the Kaipara District contain areas of significant indigenous vegetation and fauna, NATC-R4 should be amended to recognise and provide for s6(c) Resource Management Act. The submitter seeks that a maximum of 25m² is permitted, and that an assessment against Appendix 5 of the Northland Regional Policy Statement is required to be undertaken by an ecologist.
304.86	Director General of Conservation	Natural Character	Amend	<p>AMEND NATC-S2 to reduce the scale of earthworks within wetlands, lakes and river margins (refer to submission point 304.85 in relation to applicable rule).</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> NATC-S2 does not recognise or provide for s6(c) of the Resource Management Act, and Kaipara District features areas of significant indigenous vegetation and fauna within its wetlands, lakes, and river margins.
304.87	Director General of Conservation	Natural Character	Amend	<p>AMEND NATC-S3 by reducing the amount of vegetation clearance permitted to 25m².</p> <p>AND</p> <p>ADD a requirement for an ecological assessment to be carried in accordance with Appendix 5 of the Northland Regional Policy Statement by a suitably qualified and experienced ecologist if the permitted threshold is exceeded.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The threshold should be reduced and any clearance in excess of the threshold should require an ecological assessment.
304.88	Director General of Conservation	Natural Features and Landscapes	Amend	<p>AMEND NFL-O1 as follows:</p> <p>The characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes are <u>identified</u> and protected from inappropriate subdivision, use and development.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Though NFL-O1 largely follows the wording of Northland Regional Policy Statement Objective 3.14, it does not include the process for identifying outstanding natural features and outstanding natural landscapes.
304.89	Director General of Conservation	Natural Features and Landscapes	Amend	<p>AMEND NFL-P3 as follows:</p> <p>Within the coastal environment, avoid adverse effects from of subdivision, land use and development on the characteristics, qualities and</p>	<ul style="list-style-type: none"> NFL-P3 should include the avoidance of the adverse effects of subdivision.

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				values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in SCHED4 and SCHED5. AND Any further or alternative relief to like effect to that sought.	
304.90	Director General of Conservation	Natural Features and Landscapes	Support	RETAIN NFL-P4 as notified. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The Policy gives effect to higher-level documents.
304.91	Director General of Conservation	Natural Features and Landscapes	Amend	AMEND NFL-P6 to require an ecological assessment in accordance with Appendix 5 of the Northland Regional Policy Statement. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The submitter supports NFL-P6 but requests it is amended to include a requirement for ecological assessment of vegetation in accordance with Appendix 5 of the Northland Regional Policy Statement.
304.92	Director General of Conservation	Natural Features and Landscapes	Oppose	AMEND NFL-R3 so a discretionary activity status is triggered if the area threshold is exceeded. AND ADD a requirement for an ecological assessment against the criteria in Appendix 5 of the Northland Regional Policy Statement where compliance with thresholds cannot be achieved. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The threshold is too high and does not provide and recognise for s6(c) of the Resource Management Act. The submitter considers that, if the threshold is exceeded, a discretionary activity status should apply and an ecological assessment should be required to confirm the value of the vegetation in accordance with the Northland Regional Policy Statement.
304.93	Director General of Conservation	Natural Features and Landscapes	Oppose	AMEND NFL-S4 to provide earthworks thresholds for areas within Outstanding Natural Landscapes and Outstanding Natural Features. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> As proposed, no maximum permitted threshold is provided for areas within Outstanding Natural Landscapes and Outstanding Natural Features. The submitter considers that limits within Outstanding Natural Landscape and Outstanding Natural Feature areas will enable the avoidance of adverse effects as required by Policy 15 of the New Zealand Coastal Policy Statement.
304.94	Director General of Conservation	Natural Features and Landscapes	Amend	AMEND NFL-S5 to permit clearance of up to 50m ² of indigenous vegetation to a maximum depth of 1m. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> NFL-S5 permits too high of a threshold for clearance without knowing the value of the vegetation. The submitter requests that, to provide and recognise for s6(c) of the Resource Management Act, the permitted threshold is reduced, and a requirement for an ecological assessment is triggered by clearance exceeding permitted thresholds.
304.95	Director General of Conservation	Public Access	Amend	AMEND PA-P2 to give effect to Policies 13 and 15 of the New Zealand Coastal Policy Statement, and to recognise and provide for section 6(c) of the Resource Management Act. AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> PS-P2 fails to give effect to Policies 13 and 15 of the New Zealand Coastal Policy Statement regarding the avoidance of adverse effects on activities and natural character within the coastal environment. Moreover, PA-P2 does not recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna as per s6(c) Resource Management Act.
304.96	Director General of Conservation	Subdivision	Amend	ADD a new objective to the Subdivision chapter as follows: <u>Protection and Enhancement of Kaipara's Valued Features and Environments</u> <u>Subdivision provides for the protection and enhancement of the District's:</u> 1. <u>Outstanding Natural Features.</u> 2. <u>Outstanding Natural Landscapes</u> 3. <u>Coastal Environment</u> 4. <u>Areas of High Natural Character</u> 5. <u>Outstanding Natural Character</u> 6. <u>Significant Indigenous vegetation and significant habitats of indigenous fauna.</u> AND Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> The submitter requests a new Subdivision objective to ensure subdivision provides for the protection and enhancement of Kaipara District's natural features (as listed in the proposed objective).

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304.97	Director General of Conservation	Subdivision	Amend	<p>ADD a new objective to the Subdivision chapter as follows:</p> <p><u>Managing Adverse Effects:</u></p> <p><u>Subdivision is designed and occurs in a manner to avoid, remedy or mitigate adverse effects on the environment.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter considers an objective to manage adverse effects associated with subdivision is required.
304.98	Director General of Conservation	Subdivision	Oppose	<p>DELETE the exception criteria from SUB-P5.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter does not consider SUB-P5 aligns with Sections 229 – 237 of the Resource Management Act as it outlines immeasurable actions to decide where the creation of esplanade reserves are required.
304.99	Director General of Conservation	Subdivision	Amend	<p>ADD an additional clause to SUB-P8 as follows:</p> <p><u>8. The management of Kauri Dieback disease</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> SUB-P8 should include provision for the management of Kauri Dieback.
304.100	Director General of Conservation	Subdivision	Amend	<p>AMEND SUB-R6.1.b. as follows:</p> <p>b. The significant indigenous vegetation or habitat, natural wetland or duneland to be protected must not be subject to <u>an existing</u> conservation covenant pursuant to the Reserves Act 1977; or the Queen Elizabeth II National Trust Act 1977; or consent notices;</p> <p>AND</p> <p>AMEND SUB-R6.2. to provide for the management of cats and dogs in areas where Kiwi and present, and for weed and pest management.</p> <p>AND</p> <p>AMEND SUB-R6 to include the rules in Biosecurity (National PA Pest Management Plan) Order 2022.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> SUB-R6.1.b. should relate to an existing conservation covenant and SUB-R6.2. fails to limit cats and dogs in areas where Kiwi are present. Moreover, the weed and pest management provisions do not provide for Kauri Dieback. The submitter considers SUB-R6 requires amendment to include the rules in Biosecurity (National PA Pest Management Plan) Order 2022 (SL 2022/208) (as at 23 December 2023).
304.101	Director General of Conservation	Subdivision	Amend	<p>AMEND SUB-R7 to include cats, dogs, weed and pest management in the assessment criteria.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> As drafted, the assessment criteria does not provide for the management of cats and dogs in areas where Kiwi or other significant avifauna species are present. Nor does it provide for weed and pest management.
304.102	Director General of Conservation	Subdivision	Amend	<p>AMEND SUB-S8.1.a. as follows:</p> <p>1. Where the allotment less than 4ha are created to:</p> <p>a. <u>The coast along the mark of mean high-water springs of the sea</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> An amendment is required to fully align the standard with requirements in s230 of the Resource Management Act.
304.103	Director General of Conservation	Subdivision	Amend	<p>ADD a new subclause to SUB-S14.1. as follows:</p> <p><u>f. significant indigenous vegetation or habitat, natural wetland or mobile duneland.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter requests SUB-S14 is amended to ensure building platforms are located outside of the areas listed. It is noted that a stable dune with indigenous vegetation would be captured under significant indigenous vegetation and, as such, only the mobile part requires specification (e.g. Mangawhai).
304.104	Director General of Conservation	Subdivision	Oppose	<p>DELETE SUB-S16 and replace it with the approach used in the Proposed Whangarei District Plan.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The standard is inappropriate and does not adequately reflect loss of indigenous biodiversity. In the Whangarei Proposed District Plan Subdivision chapter, a classification system of different types of environmental protection areas assigned with different allotment requirements is used. The submitter requests that an approach like that of Whangarei District Council is integrated.

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304.105	Director General of Conservation	Subdivision	Amend	<p>AMEND SUB-PREC2-S7 to provide more detail regarding what an Ecological Enhancement and Management Plan includes, either referencing or ensuring consistency with Appendix 5 of the Northland Regional Policy Statement.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter considers the intention of SUB-PREC2-S7 to be good but highlights the lack of reference or detail regarding what information is included in an Ecological Enhancement and Management Plan.
304.106	Director General of Conservation	Coastal Environment	Amend	<p>AMEND the Overview in the Coastal Environment chapter to include threatened or at-risk indigenous taxa located along or within the Kaipara District coastline, including the following:</p> <p>Much of the coastline in the Kaipara District is relatively undeveloped in the sense that there is limited built development and supporting infrastructure. The past few decades have seen increased pressure for development in coastal areas, particularly at Mangawhai where there is a continued pattern of settlement which has placed additional pressure on coastal resources and natural character. <u>The Kaipara District comprises of various threatened or at-risk indigenous taxa including the following:</u></p> <ul style="list-style-type: none"> Tara iti (Sternulua nereis davisae Threatened nationally critical) principal breeding grounds are at Mangawhai sandspit and principal overwintering areas include the coastal margins of the Kaipara Harbour Leptinella rotundata (Threatened – Nationally Critical) is found at several locations on the Kaipara District coastline (near Kaiwi Stream Mouth and Maunganui Bluff); also in the Far North at Scott Point, Mitimiti; and on the Auckland coast near Muriwai. This is a small plant and is easily overlooked, so there could be more populations. Leptinella rotundata has male and female flowers on separate plants, and some populations are entirely only one sex. Roimata a Tohe Pimelea eremitica (Threatened – Nationally Critical) is endemic to Maunganui Bluff, where it is found on the steep cliffs and clifftops. Veronica speciosa (Threatened – Nationally Vulnerable) is found naturally at only three locations: Maunganui Bluff (Kaipara); Arai Te Uru (Far North); Muriwai (Auckland). Pingao Ficinia spiralis (At Risk – Declining) is a common feature on dunes throughout the District (Mangawhai, Bayly's Beach, Pouto) sand coprosma Coprosma acerosa (At Risk – Declining) is also common on dunes throughout the District (Mangawhai, Bayly's Beach, Pouto). sand daphne Pimelea villosa (At Risk – Declining) is present on dunes throughout the District (Mangawhai, Pouto) <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter generally supports the Coastal Environment Overview, especially the identification of Outstanding Natural Character Areas and High Natural Character Areas by way of scheduling the Coastal Environment area, Outstanding Natural Character Areas and Natural Character Areas. It is submitted that the Overview does not, however, reference indigenous taxa listed as threatened or at risk in the New Zealand Threat Classification Lists. This is required under Policy 11 (a)(i) of the New Zealand Coastal Policy Statement. Refer to the submission for a list of threatened plants which feature along Kaipara's coastline.
304.107	Director General of Conservation	Coastal Environment	Amend	<p>AMEND CE-O1 as follows:</p> <p>The Characteristics, qualified of the natural character, <u>including Outstanding Natural Character Areas, Natural Character Areas, and all other areas</u> of the coastal environment are preserved and are protected from inappropriate subdivision, use and development.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Though CE-O1 generally aligns with New Zealand Coastal Policy Statement Policy 13, it fails to outline the requirement of avoiding adverse effects on Outstanding Natural Character Areas and High Character Areas. The submitter requests that the CE-O1 is amended to include reference to Outstanding Natural Character Areas and High Character Areas.
304.108	Director General of Conservation	Coastal Environment	Amend	<p>AMEND CE-P1 as follows:</p>	<ul style="list-style-type: none"> As drafted, CE-P1 does not align with New Zealand Coastal Policy Statement 13(1)(a) as it does not include effects associated with subdivision.

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				<p><u>To P</u> preserve the natural character of <u>the</u> coastal environment and protect it from inappropriate <u>subdivision</u>, land use, and development:</p> <ol style="list-style-type: none"> 1. Avoiding adverse effects of <u>subdivision</u>, land use and development on <u>natural character</u> <u>the characteristics, qualities and values that make an area of Outstanding Natural Character Area in areas of the coastal environment with outstanding natural character</u> as set out in SCHED6 – Natural Character Areas. 2. Avoiding significant adverse effects and avoid, remedy or mitigate other adverse effects of <u>subdivision</u>, land use and development on <u>natural character</u> <u>other characteristics, qualities and values of natural character</u> in all other areas of the coastal environment. <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	
304.109	Director General of Conservation	Coastal Environment	Amend	<p>AMEND CE-P3.3. as follows:</p> <p><u>3. effective weed and animal pest management</u> <u>the removal of pest plant and animal species.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> • The wording of CE-P3 is not consistent with Policy 14(ii) of the New Zealand Coastal Policy Statement. Moreover, Policy 4.4.2 of the Northland Regional Policy Statement outlines the district plan requirement to implement controls for the reduction or management of species with recognised pest potential. • The submitter requests that CE-P3 is amended to include New Zealand Coastal Policy Statement wording and to align with the Northland Regional Policy Statement.
304.110	Director General of Conservation	Coastal Environment	Amend	<p>AMEND CE-P6.1. as follows:</p> <p>1. <u>Any actual and potential</u> adverse and positive effects on natural character and identified characteristics, qualities and values identified in SCHED6 – Natural Character.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> • The submitter requests CE-P6 is amended to provide for the consideration of actual and potential adverse effects as required under Section 104(1)(a) of the Resource Management Act.
304.111	Director General of Conservation	Coastal Environment	Amend	<p>AMEND CE-R3 to include an ecological assessment requirement to confirm whether indigenous taxa is classified as threatened or at-risk under the New Zealand Threat Classification System List.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> • To enable indigenous vegetation clearance in the Coastal Environment without an ecological assessment having been undertaken contradicts Policy 11 of the New Zealand Coastal Policy Statement. • The submission provides examples as to why the Rule should require ecological assessment prior to any clearance of indigenous vegetation.
304.112	Director General of Conservation	Earthworks	Oppose	<p>ADD Earthworks objectives, policies and rules relating to Kauri Dieback Disease to the Earthworks chapter. Regulations can be found in the Biosecurity (National PA Pest Management Plan) Order 2022.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> • The Earthworks chapter does not mention Kauri Dieback Disease or provide provisions for managing adverse effects associated with earthworks on kauri dieback. As such, the submitter considers the Earthworks chapter does not recognise and provide for Section 6(c) of the Resource Management Act. • Regulations can be found in the Biosecurity (National PA Pest Management Plan) Order 2022 (SL 2022/208) (as at 23 December 2023).
304.113	Director General of Conservation	Earthworks	Amend	<p>AMEND EW-P3.1. as follows:</p> <p>1. Adverse environmental effects generated by the quarrying activity or mining activity as far as practicable using <u>the effects management hierarchy</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> • EW-P3 should be amended to include the effects management hierarchy.
304.114	Director General of Conservation	Earthworks	Amend	<p>AMEND EW-R1.3. as follows:</p> <p>3. Matters over which discretion is restricted:</p> <p>a. ...</p>	<ul style="list-style-type: none"> • EW-R1 matters of discretion should clearly provide for assessment of ecological values.

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				<p>f. Any adverse effects on visual amenity values and character on the surrounding area;</p> <p>g. Any adverse effects on cultural values or ecological values</p> <p><u>h. Any adverse effects on indigenous vegetation and fauna;</u></p> <p>i. ...</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	
304.117	Director General of Conservation	Temporary Activities	Amend	<p>ADD a new clause to TEMP-O2 as follows:</p> <p><u>3. Ecological values including indigenous vegetation or fauna.</u></p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> As drafted, TEMP-O2 does not provide for managing adverse effects on ecological values including indigenous vegetation or fauna.
304.118	Director General of Conservation	General	Amend	<p>ADD a District-wide permitted activity rule for conservation activities.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> Conservation activities are only expressly provided for in General rural, Rural lifestyle, Natural open space and Māori purpose zones. The submitter acknowledges these zones will generally be the main place for conservation activities, activities such as catchment restoration can occur in other zones. Unless expressly provided for, conservation activities may fall to being restricted discretionary, discretionary or non-complying activities - which would be inconsistent with Part 2 of the Resource Management Act and with the National Policy Statement for Indigenous Biodiversity.
304.119	Director General of Conservation	Natural Open Space Zone	Support	<p>RETAIN NOSZ-R1 as notified.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none">
304.120	Director General of Conservation	Natural Open Space Zone	Support	<p>RETAIN NOSZ-R2 as notified.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none">
304.121	Director General of Conservation	Estuary Estates (Mangawhai Central)	Amend	<p>AMEND EESPZ-TEMP-R2.1.a.i. as set out below:</p> <p>a. Are not located in the coastal buffer overlay as illustrated on Appendix 2 - Estuary Estates Structure Plan, and the Coastal Environment overlay where it overlays the Business Sub-Zone 1 as illustrated on Appendix 2 - Estuary Estates Structure Plan:</p> <p>i. Such activities do not occur during the Tara Iti / Fairy Tern breeding season September-August- February;</p> <p>ii. No dogs (with the exception of service dogs) are brought to the event; and ...</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The Tara iti breeding season occurs from August – February.
304.122	Director General of Conservation	SCHED5 – Outstanding Natural Landscapes	Amend	<p>AMEND the description of the Waipoua forest in SCHED5 - Outstanding Natural Landscapes to include the Waipoua River as part of the significance of the landscape and site.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter requests that the Waipoua Forest description is amended to include the Waipoua River.
304.123	Director General of Conservation	SCHED6 – Natural Character Areas	Oppose	<p>AMEND SCHED6 - Natural Character Areas with the mapping methods used in Appendix 1 of the Northland Regional Policy Statement.</p> <p>AND</p>	<ul style="list-style-type: none"> The SCHED6 assessment criteria relies on a diagram from 2014 when the Northland Regional Policy Statement was proposed. The current Northland Regional Policy Statement outlines more detailed mapping methods and

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				Any further or alternative relief to like effect to that sought.	<ul style="list-style-type: none"> the submitter requests its inclusion in SCHED6 of the PDP for consistency.
304.124	Director General of Conservation	SCHED7 – Coastal Environment Assessment Criteria	Amend	<p>DELETE Veronica (Hebe) Elliptica from SCHED7 - Coastal Environment Assessment Criteria as an indicator of the Coastal Environment and replace with a more useful indicator for the Kaipara District coastal environment.</p> <p>AND</p> <p>Any further or alternative relief to like effect to that sought.</p>	<ul style="list-style-type: none"> The submitter points out that Veronica (Hebe) elliptica does not occur in Northland and, therefore, should not be an indicator for the coastal environment. Veronica speciosa could be a more useful indicator for the Kaipara District, however this is only found in Northland at Maunganui Bluff and Arai Te Uru (the latter of which is in the Far North).
305.1	E & J United Trust	Planning Maps	Amend	No specific decision requested, however the submission opposes the proposed zoning of 108 Manu Drive and Takahoa Bay area (inferred).	<ul style="list-style-type: none"> Increased residential population will adversely affect the environment, and contamination of Kaipara Harbour from sewage waste. The roading environment will not cope with increased traffic on Oneriri Road. Existing Natural Hazards risks (flooding on road access) will increase with an increased population (inferred). The intersection with Oneriri Road and State Highway 1 is dangerous. Oneriri Road is not built to a standard which can cope with increased residential population.
306.1	E Kearney	Planning Maps	Amend	AMEND the location of the proposed Light Industrial Zone in Kaiwaka.	<ul style="list-style-type: none"> The proposed Light industrial zone location does not reflect the new northern corridor route. Having an industrial area directly next to the commercial zone will mean heavy vehicles move continually through the middle of Kaiwaka. Increase in heavy traffic in this area will reduce safety for pedestrians. Increase in heavy traffic will put pressure on the roading infrastructure in the affected area. The location of the proposed Light industrial zone does not provide for safety and wellbeing of the Kaiwaka community. The proposed Light industrial zone location will reduce traffic safety. The proposed Light industrial zone location is adjacent to natural features which would be adversely affected by industrial activities being undertaken in proximity. The proposed Light industrial zone location cuts off potential residential development from Kaiwaka in one direction.
306.2	E Kearney	Infrastructure	Support	RETAIN INF-O1 subject to the Light industrial zone amendments being accepted (as requested in point 306.1).	<ul style="list-style-type: none"> No reasons provided.
306.3	E Kearney	Transport	Support	RETAIN TRAN-O1 subject to the Light industrial zone amendments being accepted (as requested in point 306.1).	<ul style="list-style-type: none"> No reasons provided.
306.4	E Kearney	Planning Maps	Amend	AMEND the zone of Lot 1 DP 116084 BLK III Otamatea SD and houses on RD2 State Highway 1 from General rural zone to General residential zone to reflect the current use, and ensure zoning is fit for purpose.	<ul style="list-style-type: none"> The size of the sections and current use of the houses on RD2 would be more accurately reflected through the General Residential Zone and provisions. This portion of Kaiwaka has the potential for residential development.
306.5	E Kearney	Light Industrial Zone	Oppose	No specific relief requested; however, the submitter opposes LIZ-O3 for the land adjoining RD Kaiwaka zoned Light industrial zone.	<ul style="list-style-type: none"> The submitter is uncertain that the effects at the zone boundaries can be effectively managed. The current access to State Highway 1 is extremely dangerous due to the bend to the north of us and pulling onto the road with current traffic and speed limits is increasingly difficult. A light industrial zone would increase the number of access points and traffic in this area particularly heavy vehicles this also does not make sense for public safety so close to the main traffic junction in town.

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306.6	E Kearney	Light Industrial Zone	Oppose	No specific decision requested; however, the submitter opposes LIZ-P3 for the land adjoining RD Kaiwaka zoned Light industrial zone.	<ul style="list-style-type: none"> The submitter is uncertain that the effects at the zone boundaries can be effectively managed. The boundaries for the zones are either waterways or up against existing amenities such as the kauri stand in Gibbons Road. A light industrial zone this close to waterways given increasing climate hazards seems ill advised. In addition, the skyline of Kaiwaka from the south would be irreparably damaged by an industrial zone in this location.
307.1	E Nathan	Māori Purpose Zone	Amend	AMEND MPZ-R3 to resemble a simplified and clearer version of Rule 15A.10.3(a) from the Operative District Plan. This would result in: <ul style="list-style-type: none"> The density control being restored to 4ha per dwelling rather than 12-24ha +. No limit on the number of dwellings provided the 'density control' is met. A less complex rule. 	<ul style="list-style-type: none"> MPZ-R3 is overly restrictive, and more restrictive than the existing rule. MPZ-R3 discourages effective and efficient use of land. The reasoning for the restrictive nature of this rule is unjustified. MPZ-R3 conflicts with MPZ-P1. This rule change restricts rather than enables development and is not clearly justified or linked to any reason that this restriction is required and so should be loosened.
308.1	Fire and Emergency New Zealand	General	Amend	PROVIDE clarity to Fire and Emergency New Zealand that the agreed fire safety risk framework in the 2018 Environment Court decision and Operative District Plan has been sufficiently considered and appropriately provided for in the Proposed District Plan. Submitter notes that it appears the Council wish to maintain the flexibility set out in the Environment Court decision from 2018 and not refer to SNZ PAS 4509:2008 or require firefighting water supply for subdivision and land use activities through a permitted activity performance standard in the PDP (which is Fire and Emergency's national approach). OR ADD firefighting water supply provisions as per Fire and Emergency New Zealand submission, including reference to SNZ PAS 4509:2008 to address the identified deficiency above (refer to submission for full details).	<ul style="list-style-type: none"> Including the framework agreed in the 2018 Environment Court decision and the Operative District Plan will enable Fire and Emergency New Zealand to carry out its requirements under the Fire and Emergency New Zealand Act more effectively in the protection of lives, property, and the surrounding environment. In the absence of this clarity, Fire and Emergency New Zealand has sought the inclusion of firefighting water supply provisions, including reference to SNZ PAS 4509:2008.
308.2	Fire and Emergency New Zealand	General	Amend	PROVIDE a Section 32 analysis specific to fire safety for subdivision and land use activities.	<ul style="list-style-type: none"> Based on review of the Section 32 Reports for each topic, options for an appropriate fire safety framework in the PDP do not appear to have been considered in the development of the plan. This is of concern to Fire and Emergency and presents a risk to the management of fire safety across the district.
308.3	Fire and Emergency New Zealand	Definitions	Support	RETAIN definition of "Emergency Services" as notified.	<ul style="list-style-type: none"> Definition is supported.
308.4	Fire and Emergency New Zealand	Definitions	Support	RETAIN definition of "Emergency Services Facility" as notified.	<ul style="list-style-type: none"> Definition is supported.
308.5	Fire and Emergency New Zealand	Definitions	Support	RETAIN definition of "Hazardous facility" as notified, subject to relief sought elsewhere.	<ul style="list-style-type: none"> Under the proposed definition, emergency service facilities and activities would be considered a hazardous facility. Fire and Emergency facilities and activities involves the use and storage of hazardous substances and premises at which these substances are used and stored. Definition is supported, subject to relief sought elsewhere in submission.
308.6	Fire and Emergency New Zealand	Definitions	Support	RETAIN definition of "Significant Hazardous facility" as notified, subject to relief sought elsewhere in the submission.	<ul style="list-style-type: none"> Under the proposed definition, a significant hazardous facility would be a site that exceeds the quantity specified for the applicable zone in HS-S1 in the Hazardous Substances chapter. Definition is supported, subject to relief sought elsewhere in submission.
308.7	Fire and Emergency New Zealand	Definitions	Amend	AMEND definition of "Temporary Activity", as follows:	<ul style="list-style-type: none"> The PDP should not prevent Fire and Emergency training activities from being carried out. Emergency services training is an essential activity undertaken by Fire and

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				<p>means activities and their ancillary buildings and structures that are intended to have a limited duration and incidence, with a start and end date and time, and are not part of a permanent activity that occurs on the site.</p> <p>They include:</p> <ul style="list-style-type: none"> a. Fairs; b. Festivals and special events; c. Commercial filming or video production activities; d. Public firework displays; e. Site offices, scaffolding, fencing, offices or storage sheds ancillary to construction projects; f. Temporary farmers or crafts markets.; <u>and</u> g. <u>Emergency services training activities.</u> <p>OR</p> <p>Amendments to similar effect.</p>	<p>Emergency. Firefighter training may include live fire training (i.e. burning and putting out fires) and equipment training both on and off site. The annual Statement of Performance Expectations confirms a commitment to the Government that all firefighters achieve a certain level of training.</p>
308.8	Fire and Emergency New Zealand	Vision for Kaipara	Support	RETAIN SD-VK-O5 as notified.	<ul style="list-style-type: none"> Objective is supported as it requires that residential development is appropriately serviced by infrastructure, including water supply systems that maintain supply during foreseeable drought periods. It is important that sufficient water supply (flows and pressures) is maintained at all times to enable Fire and Emergency to operate effectively and efficiently in a fire emergency.
308.9	Fire and Emergency New Zealand	Natural Hazards and Resilience	Support	RETAIN SD-NH-O1 as notified.	<ul style="list-style-type: none"> Fire and Emergency has additional functions under the Fire and Emergency New Zealand Act 2017 to respond to weather events, natural hazard events and disasters. Fire and Emergency's Risk Reduction Strategy 2019–2029 states that reducing risk is the single most effective mechanism to protect people, property and environment. As well as preventing incidents occurring in the first place, reducing the frequency of incidents, and mitigating the impacts of an emergency are also core risk reduction interventions. Fire and Emergency therefore supports this objective
308.10	Fire and Emergency New Zealand	Urban Form and Development	Support	RETAIN SD-UFD-O3 as notified.	<ul style="list-style-type: none"> Fire and Emergency supports this objective to the extent that, by definition, 'infrastructure' includes a 'water supply distribution system' and 'structures for transport on land'. The recognition and provision of infrastructure in this regard is supported.
308.11	Fire and Emergency New Zealand	Urban Form and Development	Support	RETAIN SD-UFD-P7 as notified.	<ul style="list-style-type: none"> It is important that subdivision and development in the 'Mangawhai/Hakaru Managed Growth Area' is enabled only where there is infrastructure capacity available and infrastructure and servicing requirements can be met. It is important that new development does not compromise the water supply network for existing development and that new development is not enabled where there is insufficient water supply capacity available.
308.12	Fire and Emergency New Zealand	Renewable Electricity Generation	Support	RETAIN REG-O3 as notified.	<ul style="list-style-type: none"> Objective is supported to the extent that renewable electricity generation activities are developed in a way that appropriately managed adverse effects on the environment. This would include minimising and managing any fire risk associated with this activity to protect the assets and surrounding environment.
308.13	Fire and Emergency New Zealand	Renewable Electricity Generation	Support	RETAIN REG-P4 as notified.	<ul style="list-style-type: none"> Policy is supported to the extent that adverse effects are to be managed through the implementation of effective mitigation measures, which may include appropriate location and design, setbacks from sensitive activities and adaptive management measures. Such measures would minimise any fire risk associated with this activity.

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308.14	Fire and Emergency New Zealand	Renewable Electricity Generation	Amend	<p>AMEND REG-R7, as follows:</p> <p>...</p> <p>2. Matters over which control is reserved:</p> <p>...</p> <p><u>f. Proposed measures to mitigate fire risk.</u></p> <p>4. Matters over which discretion is restricted:</p> <p>...</p> <p><u>i. Proposed measures to mitigate fire risk.</u></p>	<ul style="list-style-type: none"> Amendment sought to require consideration of fire risk.
308.15	Fire and Emergency New Zealand	Renewable Electricity Generation	Amend	<p>AMEND REG-R8, as follows:</p> <p>...</p> <p>1. Activity status: Discretionary</p> <p><u>The following assessment criteria are provided to assist and guide the consideration of discretionary activity resource consent applications. However, the Council's discretion is not limited to these matters.</u></p> <p><u>a. The extent to which the activity is able to avoid or mitigate fire risk and the actual and potential effects on assets, property and the environment.</u></p> <p>OR</p> <p>amendments to similar effect.</p>	<ul style="list-style-type: none"> Amendment sought to require consideration of fire risk for large scale renewable energy generation activities, such as wind turbines, solar farms and associated Battery Energy Storage Systems. The risk profiles, fire protection and mitigation and associated responses are distinct for each type of facility and should be determined on a case-by-case basis. This will allow for a more strategic approach to fire risk management and response at these sites and will enable Council, through the resource consent process to assess and regulate fire risk associated with renewable energy generation activities. This aligns with Councils functions under Section 31 of the Resource Management Act.
308.16	Fire and Emergency New Zealand	Renewable Electricity Generation	Amend	<p>AMEND REG-R9, as follows:</p> <p>3. Matters over which discretion is restricted:</p> <p>...</p> <p><u>d. Proposed measures to mitigate fire risk.</u></p>	<ul style="list-style-type: none"> Amendment sought to require consideration of fire risk for large scale renewable energy generation activities, such as wind turbines, solar farms and associated Battery Energy Storage Systems (BESS). The risk profiles, fire protection and mitigation and associated responses are distinct for each type of facility and should be determined on a case-by-case basis. This will allow for a more strategic approach to fire risk management and response at these sites and will enable Council, through the resource consent process to assess and regulate fire risk associated with renewable energy generation activities. This aligns with Councils functions under Section 31 of the Resource Management Act. REG-R9 to be amended to require consideration of fire risk for the upgrading or repowering of existing renewable electricity generation activities where resource consent is required.
308.17	Fire and Emergency New Zealand	Renewable Electricity Generation	Amend	<p>AMEND REG-R10, as follows:</p> <p>...</p> <p>1. Activity status: Discretionary</p> <p><u>The following assessment criteria are provided to assist and guide the consideration of discretionary activity resource consent applications. However, the Council's discretion is not limited to these matters.</u></p> <p><u>a. The extent to which the activity is able to avoid or mitigate fire risk and the actual and potential effects on assets, property and the environment.</u></p> <p>OR</p> <p>Amendment to similar effect.</p>	<ul style="list-style-type: none"> Amendment sought to require consideration of fire risk for large scale renewable energy generation activities, such as wind turbines, solar farms and associated Battery Energy Storage Systems (BESS). The risk profiles, fire protection and mitigation and associated responses are distinct for each type of facility and should be determined on a case-by-case basis. This will allow for a more strategic approach to fire risk management and response at these sites and will enable Council, through the resource consent process to assess and regulate fire risk associated with renewable energy generation activities. This aligns with Councils functions under Section 31 of the Resource Management Act. REG-R10 to be amended to required consideration of fire risk for other renewable electricity generation activity not provided for as a permitted, restricted discretionary, discretionary or non-complying activity.
308.18	Fire and Emergency New Zealand	Infrastructure	Support	RETAIN INF-O1 as notified.	<ul style="list-style-type: none"> Achieving the outcome sought by this objective would support Fire and Emergency in meeting its objectives and functions under the Fire and Emergency New Zealand Act.
308.19	Fire and Emergency New Zealand	Infrastructure	Support	RETAIN INF-O3 as notified.	<ul style="list-style-type: none"> It is important that new or incompatible land use, subdivision or development does not compromise infrastructure. This is particularly relevant to Fire and Emergency

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					as it relates to the water supply and transport network which are both crucial infrastructure in emergency operations and response.
308.20	Fire and Emergency New Zealand	Infrastructure	Support	RETAIN INF-P1 as notified.	<ul style="list-style-type: none"> Policy is supported as it recognises of the benefits of infrastructure (to which the definition includes water supply distribution systems and structures for transport on land) and provides for the functions and responsibilities of infrastructure, including as lifeline utilities during an emergency.
308.21	Fire and Emergency New Zealand	Infrastructure	Support	RETAIN INF-P2 as notified.	<ul style="list-style-type: none"> Policy is supported.
308.22	Fire and Emergency New Zealand	Infrastructure	Amend	<p>AMEND INF-P17, as follows:</p> <p>Where the level of service of the reticulated water supply, reticulated wastewater and stormwater management networks is insufficient to service the development proposed, only allow use and development when it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. It incorporates measures that appropriately mitigate any adverse effects on Council's water, wastewater and stormwater network; and 2. The additional demand generated can be accommodated by the Council's water, wastewater and stormwater network, without resulting in increased flood risk, increased wastewater overflows or reduced pressure in the reticulated water network., or <u>3. For water supply, the additional level of service can be provided for onsite through private onsite storage or other alternative methods.</u> 	<ul style="list-style-type: none"> Fire and Emergency's interests relate to the reticulated water supply network and firefighting flows and pressure in accordance with SNZ PAS 4509:2008. Enabling development where there is inefficient firefighting flows and pressure presents a risk to Fire and Emergency, occupiers and the community. As such, Fire and Emergency seeks an amendment to this policy that requires demonstrating that additional firefighting demand can be accommodated onsite.
308.23	Fire and Emergency New Zealand	Transport	Amend	AMEND TRAN-P2 to clarify what this policy intends by 'relevant guidelines' in relation to the design of the transport network and that the 'guidelines' should include the Designers Guide to Firefighting Operations: Emergency vehicle access FS-02 GD.	<ul style="list-style-type: none"> Policy is supported to the extent that it seeks that the design of corridors, carriageways and intersection is appropriate to the road function including where relevant, site access. However, clarification is sought in relation to what "relevant guidelines" are and the submitter considers that the guidelines referred to in TRAN-P2 should include the Designers Guide to Firefighting Operations: Emergency vehicle access FS-02 GD.
308.24	Fire and Emergency New Zealand	Transport	Amend	<p>AMEND TRAN-P4, as follows:</p> <p>Manage additions and upgrades to the road transport network to:</p> <p>...</p> <p><u>9. Ensure emergency services personnel and vehicles are not precluded or impeded and are able to continue to effectively and efficiently use the road transport network.</u></p> <p>OR</p> <p>Amendments to similar effect.</p>	<ul style="list-style-type: none"> Due to the vital importance of the transport network to emergency response and operations, Fire and Emergency seeks that any additions and upgrades to the road transport network consider the requirements of Fire and Emergency and not inhibit the ability for emergency service vehicles from traversing and accessing the transport network effectively and efficiently when responding to emergencies.
308.25	Fire and Emergency New Zealand	Transport	Amend	<p>AMEND TRAN-P6, as follows:</p> <p>Ensure that the transport network is developed so that:</p> <ol style="list-style-type: none"> 1. The design, location, alignment and dimensions of new land transport networks provide safe vehicle, pedestrian and cycling <u>and emergency services</u> access and manoeuvring to every site; ... <p>OR</p> <p>Amendment to similar effect.</p>	<ul style="list-style-type: none"> The submitter seeks that this policy be amended to include reference to emergency services for reasons set out in Section 1.2.1 of their submission.
308.26	Fire and Emergency New Zealand	Transport	Support	RETAIN TRAN-P8, as notified.	<ul style="list-style-type: none"> The submitter supports any additions to the transport network to meet design standards for safety and efficiency of the transport network.
308.27	Fire and Emergency New Zealand	Transport	Support	RETAIN TRAN-P9 as notified.	<ul style="list-style-type: none"> Policy is supported to the extent that it requires that activities provide for the safe and efficient movement of vehicles on-site, onto, and along the road transport network. This will support effective and efficient emergency responses.

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308.28	Fire and Emergency New Zealand	Transport	Support	RETAIN TRAN-P11 as notified.	<ul style="list-style-type: none"> Policy that seeks to avoid, remedy or mitigate effects of subdivision, use and development that would compromise 'the access required by emergency services and their vehicles' is supported.
308.29	Fire and Emergency New Zealand	Transport	Amend	AMEND TRAN-R1, as follows: 3. Matters over which discretion is restricted: ... <i>i. The ability to provide for emergency vehicle access.</i>	<ul style="list-style-type: none"> Policy is generally supported; however the submission seeks an amendment so that, where compliance cannot be achieved with the permitted activity standards, a new matter of discretion be included to consider the ability to provide for emergency vehicle access.
308.30	Fire and Emergency New Zealand	Transport	Amend	PROVIDE clarity on the activity status for non-compliance with TRAN-R2. AND ADD new matter of discretion to TRAN-R2 (if a restricted discretionary activity) to include: <i>The ability to provide for emergency vehicle access.</i> AND AMEND the rules in TRAN-PREC2.5. and TRAN-PREC2.8. to include an additional matter of discretion: <i>The ability to provide for emergency vehicle access.</i>	<ul style="list-style-type: none"> Fire and Emergency is not clear what Council mean by 'refer to relevant standard' where compliance is not achieved with the permitted activity standards of TRAN-R2. FENZ seek that where compliance cannot be achieved with the permitted activity standards, that a new matter of discretion be included to consider the ability to provide for emergency vehicle access.
308.31	Fire and Emergency New Zealand	Transport	Amend	AMEND TRAN-R4.1.j. to reflect the current building requirements. AND RETAIN the matters of discretion in TRAN-R4 which relate to emergency vehicle access.	<ul style="list-style-type: none"> The submission generally supports TRAN-R4; however the submitter notes that TRAN-R4.1.j. states: 'Access and manoeuvring areas shall comply with the New Zealand Building Code acceptable solutions C/AS1 Part 8.1 (Fire Service Vehicular Access 2010);'. This should be updated to refer to the current building requirements.
308.32	Fire and Emergency New Zealand	Transport	Amend	AMEND TRAN-S1, as follows: 1. The total traffic generated from each site must not exceed with the following limits (excluding traffic generated by single dwellings, temporary military activities, <i>emergency services facilities</i> and construction traffic): ...	<ul style="list-style-type: none"> The submitter seeks that 'emergency service facilities' are exempt from TRAN-S1. Given Fire and Emergency's role in protecting the community, emergency service facilities should not be subject to the traffic generation limits. It is considered that all other general transport standards will be sufficient to manage traffic matters
308.33	Fire and Emergency New Zealand	Transport	Amend	AMEND TRAN-S3, as follows: 3. Matters over which discretion is restricted: ... <i>k. Accessibility by emergency services and their vehicles.</i>	<ul style="list-style-type: none"> For reasons set out in Section 1.2.1 of their submission, the submitter seeks a new matter of discretion.
308.34	Fire and Emergency New Zealand	Transport	Support	RETAIN TRAN-S4 as notified.	<ul style="list-style-type: none"> The requirement for consideration of "accessibility by emergency services and their vehicles" under TRAN-S4.3.j. is supported.
308.35	Fire and Emergency New Zealand	Transport	Support	RETAIN TRAN-S5 as notified.	<ul style="list-style-type: none"> The requirement to consider "accessibility by emergency services and their vehicles" under TRAN-S5.3.j. is supported.
308.36	Fire and Emergency New Zealand	Hazardous Substances	Support	RETAIN HS-O1 as notified.	<ul style="list-style-type: none"> HS-O1 is supported as it recognises the benefits associated with the use, storage, disposal and transportation of hazardous substances, which includes emergency response activities. It also recognises that such activities are located, designed and managed so that the risk to people, property and the environment is acceptable.
308.37	Fire and Emergency New Zealand	Hazardous Substances	Support	RETAIN HS-P1 as notified.	<ul style="list-style-type: none"> HS-P1 is supported to the extent that it seeks that risks to the environment associated with hazardous facilities are minimised.
308.38	Fire and Emergency New Zealand	Hazardous Substances	Support	RETAIN HS-R1 as notified subject to the amendments sought to HS-S1.	<ul style="list-style-type: none"> Rule is supported subject to relief sought to HS-S1 elsewhere in the submission.

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308.39	Fire and Emergency New Zealand	Hazardous Substances	Amend	<p>AMEND HS-S1, as follows:</p> <p>Notes when using the above table:</p> <p>...</p> <p><u>7. The use, storage and disposal of hazardous substances at emergency services facilities and the use and storage during emergency services operations and response are exempt from the limits within HS-S1.</u></p> <p>OR</p> <p>Amendments to similar effect.</p>	<ul style="list-style-type: none"> The submission seeks an exception for all emergency service facilities as well as operational uses and responses. Fire and Emergency New Zealand stores firefighting foam concentrate at volumes which would exceed the volumes outlined in HS-S1 at fire stations and when resourcing large scale firefighting operations. This exception would mean that Fire and Emergency New Zealand would not need to seek resource consent for the storage and use of hazardous substances at emergency service facilities or at temporary storage locations during emergency operations - in the event of a spill or leak of these substances, Fire and Emergency New Zealand would act the lead agency for contaminant and clean up of the substance involved.
308.40	Fire and Emergency New Zealand	Natural Hazards	Support	RETAIN NH-O1 as notified.	<ul style="list-style-type: none"> Refer to submission for details. NH-O1 is supported as it requires the risks from natural hazards to people, property, infrastructure and natural systems are minimised to provide for the health, safety and resilience of communities and the environment. This aligns with the submitter's risk reduction models.
308.41	Fire and Emergency New Zealand	Natural Hazards	Amend	<p>AMEND NH-P4, as follows:</p> <p>Manage subdivision, land use and development so that natural hazard risk is not increased, and is minimised and mitigated, having regard to:</p> <p>...</p> <p>5. Location and design of infrastructure and services, including on-site wastewater disposal <u>and on-site water supply for firefighting:</u></p> <p>...</p> <p><u>9. The provision of safe vehicle access and egress within the site.</u></p>	<ul style="list-style-type: none"> The submission generally supports NH-P4 but seeks an amendment to the NH-P4.5. to also give consideration of on-site water supply as a method to minimise and mitigate the risk of fire.
308.42	Fire and Emergency New Zealand	Natural Hazards	Amend	<p>ADD a new policy in the Natural Hazards chapter specific to wildfire that sets out mitigation measures to have regard to, as follows:</p> <p><u>NH-P14 – Manage wildfire threat</u></p> <p><u>To ensure that subdivision, use and development:</u></p> <p><u>1. Has regard to the risk of wildfire, including consideration of:</u></p> <p><u>a. Topographical features within the site and surrounding area.</u></p> <p><u>b. The extent and location of fire fuels including, but not limited to, vegetation cover on all or part of the site.</u></p> <p><u>c. The water system's ability to meet firefighting requirements.</u></p> <p><u>2. Incorporates measures to avoid or mitigate the risk of wildfire where appropriate.</u></p>	<ul style="list-style-type: none"> Refer to submission for details. Section 31 of the Resource Management Act requires territorial authorities to control any actual or potential effects of the use, development, or protection of land, including for the purpose of the avoidance or mitigation of natural hazards which includes fire. In achieving the purpose of the Resource Management Act, the matters set out in Section 6 including the management of significant risks from natural hazards shall be recognised and provided for. The Northland Regional Policy Statement required district councils to co-ordinate the gathering and collating of research on natural hazards and their risks and impacts at a district scale. This is to include rural fire risk. The urban/rural or natural/built interface risk for wildfire is of particular importance where there are small settlements. This should be addressed through district plan provisions allowing for the consideration of wildfire risk as part of an overall development assessment.
308.43	Fire and Emergency New Zealand	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-R1 as notified.	<ul style="list-style-type: none"> Rule is supported to the extent that it enables landowners to clear indigenous vegetation clearance to create and maintain firebreaks to manage fire risk.
308.44	Fire and Emergency New Zealand	Subdivision	Support	RETAIN SUB-O4 as notified.	<ul style="list-style-type: none"> It is important that subdivision is serviced by infrastructure that is efficient, effective and coordinated (particularly water supply and roading).
308.45	Fire and Emergency New Zealand	Subdivision	Support	RETAIN SUB-P1 as notified.	<ul style="list-style-type: none"> The submission supports SUB-P1 to the extent that it seeks to enable subdivision that is designed and located to avoid or appropriately mitigate the risks of natural hazards, provide efficient multi-modal transport connections in urban areas and promote the efficient use of infrastructure.

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308.46	Fire and Emergency New Zealand	Subdivision	Support	RETAIN SUB-P2 as notified.	<ul style="list-style-type: none"> The submitter strongly supports SUB-P2. It is understood that this policy would apply to all zones in the district, including the subdivision in the Rural lifestyle zone and subdivision in the General rural zone of which SUB-P2.1. to SUB-P2.6. will apply. The Requirements set out in SUB-P2.1. to SUB-P2.6. will result in well-functioning communities and will enable the submitter to meet its objectives and undertake their main and additional functions under the Fire and Emergency Act 2017.
308.47	Fire and Emergency New Zealand	Subdivision	Support	RETAIN SUB-R3 as notified.	<ul style="list-style-type: none"> Refer to submission for details. This rule is supported, subject to the relief sought elsewhere in relation to SUB-S5 in other submissions.
308.48	Fire and Emergency New Zealand	Subdivision	Amend	AMEND SUB-S5, as follows: 1. All new allotments, except allotments for access, roads, utilities or reserves, must be provided with: a. Three waters infrastructure complying with the Kaipara District Council Engineering Standards 2011; and b. The option to connect to a reticulated electrical supply network at the net-site area boundary or demonstrate that this can be generated and supplied on-site. <u>c. A firefighting water supply compliant with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u>	<ul style="list-style-type: none"> SUB-S5 is supported to the extent that all new allotments in all zones must be provided with three waters infrastructure complying with the Kaipara District Council Engineering Standards 2011. However, as SUB-S5 applies to all zones, the submitter is concerned that the Kaipara District Council Engineering Standards 2011 does not adequately cover unreticulated areas. The submission therefore seeks a new standard that addresses this apparent gap for unreticulated development scenarios and the provision of an adequate firefighting water supply. This addition is considered to adequately give effect to the policy framework of the PDP, specifically SUB-P2.
308.49	Fire and Emergency New Zealand	Subdivision	Support	RETAIN SUB-S6 as notified.	<ul style="list-style-type: none"> The requirement that each allotment shall have legal access to a formed road and that vehicular access be designed and constructed in accordance with the Kaipara District Council Engineering Standards 2011 is supported.
308.50	Fire and Emergency New Zealand	Subdivision	Support	RETAIN SUB-S7 as notified.	<ul style="list-style-type: none"> The requirement that roads, cycleways and footpaths associated with subdivision shall be designed, constructed and vested in accordance with the Kaipara District Council Engineering Standards 2011.
308.51	Fire and Emergency New Zealand	Subdivision	Support	RETAIN SUB-PREC1-Awakino Precinct-S3 Water supply as notified.	<ul style="list-style-type: none"> Standard is supported subject to relief sought in relation to SUB-S5.
308.52	Fire and Emergency New Zealand	Subdivision	Support	RETAIN SUB-PREC1 - Awakino Precinct-S6 Access in Awakino Precinct as notified.	<ul style="list-style-type: none"> The requirement that each allotment shall have legal access to a formed road and that vehicular access be designed and constructed in accordance with TRAN-R4 is supported.
308.53	Fire and Emergency New Zealand	Subdivision	Amend	AMEND SUB-PREC2 - Cove Road North Precinct-S2 Water supply, as follows: ... 2. Where a public supply is not available, water supplies to all developments shall: a. Meet the requirements of PREC2 - Cove Road North Precinct Table 1: Water supply requirements where a public supply is not available <u>b. Meet the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u> ... <u>Note: The New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 should be consulted when determining the most appropriate design for firefighting water supply. Fire and Emergency New Zealand is available to assist with this.</u> For avoidance of doubt, an example of sufficient firefighting water for a single residential unit will generally include (subject to site specific risks) 40,000 litres of water from sources that are: a-	<ul style="list-style-type: none"> Table 1 specified in SUB-PREC2(2) appears to be reflective of potable water supply requirements only. There is no mention of firefighting water supply. Therefore, a new standard that addresses an apparent gap for unreticulated development scenarios and the provision of an adequate firefighting water supply in Cove Road North Precinct is sought. This addition is considered to adequately give effect to SUB-P2. The submitter recognises that the 'note' is reflective of 'Note 8' of the Operative District Plan. However, in the Operative District Plan, this note was associated with the need to take into account a risk-based assessment. This reference no longer exists in the PDP, with the exception of SUB-PREC1 - Awakino Precinct-MAT1, SUB-PREC2 - Cove Road North Precinct-MAT1 and EESPZ-SUB-MAT1. The note is also not connected to a requirement in the standard itself, is not enforceable and requirements do not align with the requirements set out in SNZ PAS 4509:2008 which could result in sub-optimal and ineffective outcomes. The submitter would welcome the opportunity to come up with a provision that better reflect Council processes, while

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				<p>Within 90 metres of an identified building platform on each lot;</p> <p>b. Existing or likely to be available at a time of development of the lot;</p> <p>c. Accessible and available all year round; and</p> <p>May be comprised of water tanks, permanent natural waterbodies, dams, swimming pools, whether located on or off the lot.</p> <p>OR</p> <p>RETAIN the Note in SUB-PREC2-Cove Road North Precinct-S2 subject to confirmation that a satisfactory fire safety framework exists, and with a confirmed risk- based framework behind it.</p>	ensuring that Fire and Emergency's operational requirements are met, and fire risk is appropriately managed through the consent process.
308.54	Fire and Emergency New Zealand	Subdivision	Support	RETAIN SUB-PREC2 - Cove Road North Precinct-S5 Access in Cove Road North Precinct as notified.	<ul style="list-style-type: none"> The requirement that each allotment shall have legal access to a formed road and that vehicular access be designed and constructed in accordance with TRAN-R4 is supported.
308.55	Fire and Emergency New Zealand	Subdivision	Support	RETAIN SUB-PREC1 - Awakino Precinct-MAT1 Subdivision to create new allotments in Awakino Precinct as notified, subject to resolving the wider fire safety framework of the PDP.	<ul style="list-style-type: none"> The standard is supported to the extent that Council can consider as part of the subdivision design in the Awakino Precinct "whether sufficient firefighting water supply is available, taking into account a risk based assessment which is referenced in Note 1".
308.56	Fire and Emergency New Zealand	Subdivision	Support	RETAIN SUB-PREC2 - Cove Road North Precinct-MAT1 Subdivision to create new allotments in the Cove Road North Precinct as notified, subject to resolving the wider fire safety framework of the PDP.	<ul style="list-style-type: none"> SUB-PREC2 - Cove Road North Precinct-MAT1 is supported to the extent that Council can consider as part of the subdivision design in the Cove Road North Precinct whether "sufficient firefighting water supply is available, taking into account a risk-based assessment (refer to Note 1 below)"
308.57	Fire and Emergency New Zealand	Noise	Amend	<p>AMEND NOISE-R10, as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The noise is from:</p> <p>i. Emergency service <u>facilities, emergency service</u> activities and sirens during emergencies; or</p> <p>ii. <u>emergency services training activities; or</u></p> <p>iii. <u>The use of generators and mobile equipment (including vehicles) when used solely for civil defence or emergency purposes, including testing and maintenance.</u> Testing of emergency generators between the hours of 07:00am and 6:00pm.; and</p> <p>b. Except as permitted in a., the noise is not from permanent depots or bases such as fire stations, police stations or the base for emergency aircraft.</p>	<ul style="list-style-type: none"> Refer to submission for detailed reasoning. Reasons summarised as follows: NOISE-S10(1)(b) is unclear and the submitter is concerned that the wording means that noise from fire stations is still subject to the noise standards of the PDP. Due to the critical importance of emergency service facilities and emergency service activities to communities, the submitter requests that this rule is amended to provide for noise from an 'emergency service facility' during emergency response as well as emergency services training activities. This will enable the submitter to undertake its main and additional functions and meet its objectives under the Fire and Emergency New Zealand Act 2017.
308.58	Fire and Emergency New Zealand	Temporary Activities	Support	RETAIN TEMP-R1 as notified, subject to relief sought elsewhere in the submission.	<ul style="list-style-type: none"> The rule will adequately provide for emergency services training activities across the district.
308.59	Fire and Emergency New Zealand	General	Amend	<p>ADD new standard in the following zones:</p> <ul style="list-style-type: none"> GRUZ-S5 Servicing RLZ-S7 Servicing COMZ-S15 Servicing HIZ-S8 Servicing LIS-S9 Servicing (note suspect referencing error) NOSZ-S6 Servicing OSZ-S8 Servicing SARZ-S9 Servicing EESpz-SX HOSZ-S8 Servicing MPZ-S8 Servicing MHSPZ-SX TSPZ-SX <p>As follows:</p>	<ul style="list-style-type: none"> In the absence of a fire safety framework and for reasons set out in Section 1.2.1 and 1.3, the submission requests the rules be subject to a new performance standard that requires that all new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. The submitter would welcome the opportunity to come up with a provision that better reflect Council processes, while ensuring that Fire and Emergency's operational requirements are met, and fire risk is appropriately managed through the resource consent process.

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				<p><u>1. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p>OR</p> <p>To similar effect.</p> <p>AND</p> <p>Any other consequential amendments required to give effect to this new standard.</p> <p>OR</p> <p>ADD a new subsection in Part 2 district-wide matters for servicing / firefighting water supply that applies to all zones as follows:</p> <p><u>SERV-R1 - Firefighting water supply</u></p> <p><u>All zones</u></p> <p><u>1. Activity status:</u> Permitted</p> <p><u>Where:</u></p> <p><u>a. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p><u>2. Activity status when compliance not achieved with SERV-R1.1:</u> Restricted Discretionary</p> <p><u>3. Matters over which discretion is restricted:</u></p> <p><u>a. The extent and associated risk of non-compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>	
308.60	Fire and Emergency New Zealand	General Residential Zone	Support	RETAIN GRZ-P5 as notified.	<ul style="list-style-type: none"> Policy is supported as it enables emergency service facilities that by their nature and function typically need to be in a Residential zone.
308.61	Fire and Emergency New Zealand	General Residential Zone	Support	RETAIN GRZ-P7 as notified.	<ul style="list-style-type: none"> GRZ-P7 is supported as it provides for the establishment of certain non-residential activities in residential zones, in circumstances where a local need is demonstrated. This would include an emergency services facility.
308.62	Fire and Emergency New Zealand	General Residential Zone	Support	RETAIN GRZ-P8 as notified.	<ul style="list-style-type: none"> Policy is supported as it requires activities to be connected to a Council reticulated system for water supply and where this cannot be achieved, the policy require sites to provide suitable self-sufficient systems on-site.
308.63	Fire and Emergency New Zealand	General Residential Zone	Support	RETAIN GRZ-R1 as notified.	<ul style="list-style-type: none"> GRZ-R1 is supported to the extent that it requires the construction, alteration, or addition, of any building or structure complies with GRZ-S11 Services which requires the provision of water supply.
308.64	Fire and Emergency New Zealand	General Residential Zone	Amend	<p>AMEND GRZ-R16, as follows:</p> <p><u>3. Matters over which discretion is restricted:</u></p> <p><u>a. The matters in GRZ-MAT1 and GRZ-MAT2;</u></p> <p><u>a. Functional and/or operational need;</u></p> <p><u>b. Streetscape and amenity;</u></p> <p><u>c. Design and layout;</u></p> <p><u>d. Transport safety and efficiency;</u></p> <p><u>e. Scale of activity;</u></p> <p><u>f. Infrastructure servicing; and</u></p> <p><u>g. Outdoor storage.</u></p> <p>OR</p> <p>Amendment to similar effect.</p>	<ul style="list-style-type: none"> Refer to section 1.2.1 of submission. The submitter opposes the application of the matters in GRZ-MAT1 and GRZ-MAT2 (which primarily relate to residential development) to emergency service facilities. Residential development and emergency services facilities are not comparable and the submitter does not consider it appropriate that these matters be applied to emergency service facilities, particularly matters such as hours of operation.
308.65	Fire and Emergency New Zealand	General Residential Zone	Amend	<p>AMEND GRZ-PREC1 - Awakino Precinct-R1, as follows:</p> <p><u>Where:</u></p> <p><u>a. The construction, alteration, or addition of any building or structure complies with:</u></p> <p>...</p>	<ul style="list-style-type: none"> The submitter seeks that all buildings be subject to GRZ-S11 Services.

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				<u>xii. GRZ-S11 Services</u>	
308.66	Fire and Emergency New Zealand	General Residential Zone	Amend	<p>AMEND PREC2 - Cove Road North Precinct-R1, as follows:</p> <p>Where:</p> <p>The construction, alteration, or addition of any building or structure complies with:</p> <p>...</p> <p><u>i. GRZ-S11 Services</u></p>	<ul style="list-style-type: none"> The submitter seeks that all buildings be subject to GRZ-S11 Services.
308.67	Fire and Emergency New Zealand	General Residential Zone	Amend	<p>AMEND GRZ-S11, as follows:</p> <p>GRZ-S11 Services</p> <p>1. Activities requiring a supply of water, or the treatment and disposal of stormwater or wastewater, shall:</p> <p>a. Be connected to a Council reticulated system where available for water supply, wastewater, or stormwater disposal; or</p> <p>b. Where a Council reticulated system is not available, sites shall be provided with suitable self-sufficient systems on-site.</p> <p><u>2. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p>AND</p> <p>Any other consequential amendments required to give effect to this new standard.</p>	<ul style="list-style-type: none"> Refer to section 1.2.1 of submission for reasons why amendment is sought. Standard is supported to the extent that all activities that require water shall be connected to a Council reticulated system where available for water supply; or where a Council reticulated system is not available, sites shall be provided with suitable self-sufficient systems on-site.
308.68	Fire and Emergency New Zealand	General Residential Zone	Support	RETAIN GRZ-MAT1 as notified.	<ul style="list-style-type: none"> GRZ-MAT1 is supported as it provides Council the discretion to consider infrastructure servicing including firefighting water supply and access to that supply where there are non-compliances.
308.69	Fire and Emergency New Zealand	General Rural Zone	Support	RETAIN GRUZ-R9 as notified.	<ul style="list-style-type: none"> The provision for emergency services facilities in the General rural zone as a permitted activity where it is not located on highly productive land is supported.
308.70	Fire and Emergency New Zealand	Commercial Zone	Support	RETAIN COMZ-R7 as notified.	<ul style="list-style-type: none"> The provision for emergency services facilities in the Commercial zone as a permitted activity is supported.
308.71	Fire and Emergency New Zealand	Commercial Zone	Amend	<p>AMEND COMZ-S8, as follows:</p> <p>...</p> <p><u>Note: This standard does not apply to emergency service facilities.</u></p>	<ul style="list-style-type: none"> Refer to Section 1.2.2. of submission. The submitter seeks an exemption for 'Emergency service facility from COMZ-S8.
308.72	Fire and Emergency New Zealand	Heavy Industrial Zone	Support	RETAIN HIZ-R7 as notified.	<ul style="list-style-type: none"> The provision for emergency services facilities in the Heavy Industrial Zone as a permitted activity is supported.
308.73	Fire and Emergency New Zealand	Heavy Industrial Zone	Amend	<p>AMEND HIZ-S7, as follows:</p> <p>...</p> <p><u>Note: This standard does not apply to emergency service facilities.</u></p>	<ul style="list-style-type: none"> Refer to section 1.2.2 of submission. The submitter seeks an exemption for 'Emergency service facility' from HIZ-S7.
308.74	Fire and Emergency New Zealand	Light Industrial Zone	Support	RETAIN LIZ-R7 as notified.	<ul style="list-style-type: none"> The provision for emergency services facilities in the Light Industrial Zone as a permitted activity is supported.
308.75	Fire and Emergency New Zealand	Light Industrial Zone	Amend	<p>AMEND LIZ-S8, as follows:</p> <p>...</p> <p><u>Note: This standard does not apply to emergency service facilities</u></p>	<ul style="list-style-type: none"> Refer to section 1.2.2 of submission. The submitter seeks an exemption for 'Emergency service facility' from LIZ-S8.
308.76	Fire and Emergency New Zealand	Estuary Estates (Mangawhai Central)	Amend	<p>AMEND EESPZ-S10 to require:</p> <p><u>Sufficient firefighting water supply is available, taking into account the requirements set out in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>	<ul style="list-style-type: none"> For reasons set out in Section 1.3 of their submission, 10m³ for fire safety does not appear to be linked to the need for a risk-based assessment to determine what constitutes a sufficient firefighting water supply. For this reason, the submitter cannot support this standard as notified. In the absence of a risk-based assessment required as part of the standard, the submitter requests that water

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					<p>storage requirements are as set out in SNZ PAS 4509:2008.</p> <ul style="list-style-type: none"> The submitter would welcome the opportunity to come up with a provision that better reflects Council processes, while ensuring that Fire and Emergency's operational requirements are met, and fire risk is appropriately managed through the resource consent process.
308.77	Fire and Emergency New Zealand	Estuary Estates (Mangawhai Central)	Support	RETAIN EESPZ-MAT1 as notified.	<ul style="list-style-type: none"> EESPZ-MAT1 is supported to the extent that EESPZ-MAT1.6. enables Council to have discretion over the reticulated water supply which meets all relevant legislative requirements for drinking water (including firefighting).
308.78	Fire and Emergency New Zealand	Estuary Estates (Mangawhai Central)	Support	RETAIN EESPZ-SUB-MAT1.13 as notified, subject to relief sought elsewhere in the submission.	<ul style="list-style-type: none"> EESPZ-SUB-MAT1 is supported to the extent that matters of discretion for restricted discretionary activities within Estuary Estates special purpose zone subdivision standards requires consideration of the availability of sufficient water supply including for firefighting. The submitter also recognises that the 'note' in EESPZ-SUB-MAT1(13) is reflective of 'Note 8' of the Operative District Plan and in the case of this zone, requires a risk-based assessment. The submitter notes that all subdivision would be subject to EESPZ-SUB-MAT1(13). The risk-based assessment is supported, however it is unclear to the submitter how Council or developers apply this assessment, which presents a risk to Fire and Emergency.
308.79	Fire and Emergency New Zealand	Mangawhai Hills Special Purpose Zone	Support	RETAIN MHSPZ-TRAN-R3A as notified.	<ul style="list-style-type: none"> This zone-specific rule is supported. The inclusion of matter of discretion MHSPZ-TRAN-R3A.3.b. is supported as it provides Council discretion to consider 'the ability to provide for emergency vehicle access' where there is a non-compliance with this rule.
308.80	Fire and Emergency New Zealand	Mangawhai Hills Special Purpose Zone	Amend	AMEND MHSPZ-SUB-S3 to require: <u>Sufficient firefighting water supply is available, taking into account the requirements set out in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u>	<ul style="list-style-type: none"> The submitter supports this standard to the extent that it requires any allotment or residential unit be supplied with water for the purpose of firefighting, at least 10,000 litres of water. However, for reasons set out in Section 1.3 above, 10m³ for fire safety does not appear to be linked to the need for a risk based assessment to determine what constitutes a sufficient firefighting water supply. For this reason, the submitter cannot support this standard as notified. In the absence of a risk-based assessment required as part of the standard, The submitter requests that firefighting water supply requirements are as set out in SNZ PAS 4509:2008. As previously mentioned, the submitter would welcome the opportunity to come up with a provision that better reflect Council processes, while ensuring that Fire and Emergency's operational requirements are met, and fire risk is appropriately managed through the resource consent process.
308.81	Fire and Emergency New Zealand	Mangawhai Hills Special Purpose Zone	Support	RETAIN MHSPZ-SUB-S8 as notified.	<ul style="list-style-type: none"> MHSPZ-SUB-S8 is supported to the extent that it requires each allotment shall have legal access to a formed road as part of a subdivision in the Mangawhai Hills special purpose zone.
308.82	Fire and Emergency New Zealand	Trifecta Special Purpose Zone	Support	RETAIN TSPZ-P13 as notified.	<ul style="list-style-type: none"> This policy that seeks to ensure that the Trifecta special purpose zone is serviced by appropriate infrastructure including emergency servicing needs is supported.
308.83	Fire and Emergency New Zealand	Trifecta Special Purpose Zone	Amend	AMEND TSPZ-LU-S5, as follows: 7. Matters over which discretion is restricted: ... <u>i. Whether sufficient firefighting water supply is available.</u>	<ul style="list-style-type: none"> The requirements of this standard are supported. However, the submitter requests a new matter of discretion that considers whether sufficient firefighting water supply is available.

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308.84	Fire and Emergency New Zealand	Trifecta Special Purpose Zone	Amend	<p>AMEND TSPZ-SUB-S11, as follows:</p> <p>...</p> <p>6. Matters over which discretion is restricted:</p> <p>...</p> <p><u>k. Whether sufficient firefighting water supply is available.</u></p>	<ul style="list-style-type: none"> The requirements of this standard are supported. However, the submitter requests a new matter of discretion that considers whether sufficient firefighting water supply is available.
308.85	Fire and Emergency New Zealand	General	Amend	<p>AMEND the Proposed District Plan to ensure:</p> <ul style="list-style-type: none"> Pedestrian accessways are designed to be clear and unobstructed; Pedestrian accessways have a minimum width of 3m on a straight accessway; Wayfinding for properties in a development is clear (including at night); and <p>Developments give effect to the guidance provided in SNZ PAS 4509:2008 and F5-02 GD.</p>	<ul style="list-style-type: none"> To support effective and efficient access and manoeuvring of crew and equipment onsite for firefighting. Medical, rescue and other emergency response within developments (and particularly where no vehicle access is provided).
309.1	Clarus	Definitions	Support	<p>No specific decision requested but the definitions are supported overall with some changes to definitions requested in body of submission. Submitter also notes that some policies do not have a clear definition. This includes rural / non-rural activities.</p> <p>AND</p> <p>ADD a summary table (nesting) which defines the relationships between different types of infrastructures.</p>	<ul style="list-style-type: none"> Background to the specific relief sought in Section 2 of Clarus' Submission
309.3	Clarus	Renewable Electricity Generation	Support	<p>No specific decision requested but submitter supports the Renewable Electricity Generation chapter overall, subject to some specific requests sought in its submission.</p> <p>AND</p> <p>AMEND the Renewable Electricity Generation chapter to cover other forms of renewable energy generation, consistent with the Northland Regional Policy Statement.</p>	<ul style="list-style-type: none"> Background to the specific relief sought in Section 2 of the submission.
309.4	Clarus	Earthworks	Amend	<p>PROVIDE a table or directory of all earthworks provisions across the plan, if they cannot be brought into a single chapter.</p>	<ul style="list-style-type: none"> Earthworks provisions appear in many parts/chapters of the Proposed District Plan. This should be made clear to or consolidated for users (inferred).
309.6	Clarus	General Approach	Amend	<p>AMEND the Proposed District Plan to maintain one activity status per rule.</p> <p>AND</p> <p>AMEND the structure and numbering of the rules without changing the content to achieve the one activity status per rule request, unless otherwise requested in the submission.</p> <p>AND</p> <p>any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The overall approach and hierarchy of provisions is supported but the presentation of rules is sometimes confusing. Submitter considers it would be clearer if each rule was associated with only one activity status. If another activity status is triggered this should refer the reader to a different rule, with its own assessment criteria etc as necessary.
309.7	Clarus	Definitions	Amend	<p>ADD an additional definitions nesting group for infrastructure, as follows:</p> <p>Infrastructure</p> <ul style="list-style-type: none"> regionally significant infrastructure network utilities utility connections <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Various terms related to infrastructure are used in the Proposed District Plan. It would add clarity if the relationships between these terms were defined.
309.8	Clarus	Definitions	Amend	<p>ADD definition for "Utility connections".</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The term "Utility connections" is used in the Proposed District Plan and should be defined.
309.9	Clarus	Definitions		<p>DELETE definition of "Abrasive blasting", if necessary.</p>	<ul style="list-style-type: none"> The term does not appear in policies or rules and could be deleted.

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				AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	
309.10	Clarus	Definitions		DELETE definition of "Dry abrasive blasting", if necessary. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The term does not appear in policies or rules and could be deleted.
309.11	Clarus	Definitions		DELETE definition of "Wet abrasive blasting", if necessary. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The term does not appear in policies or rules and could be deleted.
309.12	Clarus	Definitions	Amend	AMEND the definition of "Gas or petroleum pipeline corridor", as follows: means an area measured 6m <u>14m</u> from the edge of the designation. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The proposed width of the corridor is less than is provided for in other District Plans and may not provide adequate protection from nearby works and activities. Amendment to 14m (from designation which is 20m from the pipeline) is sought for safety reasons and to align with other District Plans.
309.13	Clarus	Definitions	Amend	AMEND the definition of "Hazardous Facility" as follows: ...and excludes: <ul style="list-style-type: none"> the gas transmission pipeline OR Words to similar effect. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The intent of the definition is supported. The definition should also not include the gas transmission pipeline, but this is not clear from the rule.
309.14	Clarus	Definitions	Support	RETAIN the definition of "Minor upgrading". AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Definition is important to allow essential infrastructure to be operated, maintained and upgraded where the effects of this are minimal.
309.15	Clarus	Definitions	Support	RETAIN the definition of "Regionally significant infrastructure". AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Identification and protection of regionally significant infrastructure is supported in line with the Northland Regional Policy Statement objectives and policies.
309.16	Clarus	Definitions	Amend	RETAIN the definition of "Renewable electricity generation activities". AND ADD an additional definition of activities and use this in supportive objectives, policies and rules. A proposed definition is: <u>Renewable energy generation activities:</u> <u>Means the construction, operation and maintenance of structures associated with any form of renewable energy generation, including downstream products such as green hydrogen or ammonia.</u> AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The definition of "Renewable electricity generation activities" is from the National Planning Standards and is supported but is limited to electricity. Submitter considers that the Proposed District Plan should also define and support other forms of renewable energy generation. For example, these may arise from landfill gas capture, biowaste digestion, wastewater treatment plant capture or importation among others. These forms of renewable energy should be supported to the same extent as renewable electricity generation as required by Northland Regional Policy Statement Policy 5.4.1.
309.17	Clarus	Definitions	Amend	ADD a definition of "Green hydrogen", as follows: <u>Green Hydrogen refers to hydrogen produced through the electrolysis of water using electricity generated from renewable sources.</u>	<ul style="list-style-type: none"> This builds on the definition of renewable energy and supports both the District's and national objectives and strategies for energy and climate resilience and emissions reduction.

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				<p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	
309.18	Clarus	Definitions	Amend	<p>AMEND the following flood hazard definitions to clarify their application and delete and/or rename some terms. Ensure that linkages with policies and rules are as intended:</p> <ul style="list-style-type: none"> Flood Hazard Area (defined as 1% AEP) High Risk Flood Area (defined as 10% AEP) High Risk River Flood Area (defined as 10% AEP) River Flood Hazard Area (defined as 1% AEP) River Flood Hazard Zone (1, 2 and 3) – defined on the planning maps <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The way these definitions/terms are used is confusing. There seems to be more terms than are strictly required. Submitters notes that their understanding is that: <ul style="list-style-type: none"> 1% AEP is River Flood Hazard Area 3 2% AEP is River Flood Hazard Area 2 10% AEP is River Flood Hazard Area 1
309.19	Clarus	Definitions	Amend	<p>AMEND the definition of "Sensitive activity" to include:</p> <p><u>...places of assembly, places of worship and marae.</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The activities listed should equally be included in the definition. The submitter notes that sensitive activities may require different measures relating to the National Grid than they do for the gas transmission pipeline.
309.20	Clarus	Definitions	Support	<p>RETAIN the definition of "Significant hazardous facility".</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> It is important that hazardous facilities are identified and managed. Clarus understand that this definition does not include the gas transmission pipeline, but would include gas stored in containers or vessels above the quantity thresholds.
309.21	Clarus	Definitions	Support	<p>RETAIN the definition of "Temporary infrastructure".</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> It is important that temporary infrastructure is provided for.
309.22	Clarus	Definitions		<p>DELETE the definition of "Vulnerable activities", if necessary.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The term vulnerable activities does not appear in policies or rules and could be deleted. It may be a duplication of "sensitive activities".
309.23	Clarus	Renewable Electricity Generation	Amend	<p>AMEND the title of the Renewable Electricity Generation chapter to "<u>Renewable Energy Sources and Electricity Generation</u>".</p> <p>AND</p> <p>AMEND the existing objectives, policies, and rules including their names as requested in other submission points.</p> <p>OR</p> <p>ADD additional objectives, policies, and rules that specifically address the generation of non-electrical renewable energy.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The intent of the chapter is supported but we do not consider that it should be limited to renewable electricity. While this is the subject of the National Policy Statement for Renewable Electricity Generation there are other forms of renewable and low- carbon energy that should be equally supported. These may arise from (e.g.) landfill gas capture, biowaste digestion, wastewater treatment plant capture or importation. These are supported by Northland Regional Policy Statement, Policy 5.4.1.
309.24	Clarus	Renewable Electricity Generation	Amend	<p>AMEND REG-O1 as follows:</p> <p>The benefits of increasing renewable electricity generation activities <u>and other renewable energy production and supply</u>...</p>	<ul style="list-style-type: none"> Objective as proposed does not include other renewable energy sources.

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				<p>AND</p> <p>AMEND the objective name of REG-O1 accordingly.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	
309.25	Clarus	Renewable Electricity Generation	Amend	<p>AMEND REG-O2 as follows:</p> <p>Renewable electricity generation activities <u>and other renewable energy production and supply...</u></p> <p>AND</p> <p>AMEND the objective name of REG-O2 accordingly.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Does not include wider renewable energy sources.
309.26	Clarus	Renewable Electricity Generation	Amend	<p>AMEND REG-O3, as follows:</p> <p>...renewable electricity generation activities <u>and other renewable energy production and supply...</u></p> <p>AND</p> <p>AMEND the objective name of REG-O3 accordingly.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Does not include wider renewable energy sources.
309.27	Clarus	Renewable Electricity Generation	Amend	<p>AMEND REG-O4, as follows:</p> <p>...renewable electricity generation activities <u>and other renewable energy production and supply...</u></p> <p>AND</p> <p>AMEND the objective name of REG-O4 accordingly.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Does not include wider renewable energy sources.
309.28	Clarus	Renewable Electricity Generation	Amend	<p>AMEND REG-P1 wherever the term "renewable electricity generation" appears to:</p> <p>...renewable electricity generation activities <u>and other renewable energy production and supply...</u></p> <p>AND</p> <p>AMEND the policy name accordingly.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Does not include wider renewable energy sources.
309.29	Clarus	Renewable Electricity Generation	Amend	<p>ADD new Policy after REG-P2, as follows:</p> <p><u>REG-Pxx Enable the effective development, operation, maintenance and upgrade of non-electrical renewable energy activities.</u></p> <p><u>Provide for the effective and efficient development, operation, maintenance and upgrading of activities associated with renewable gas and liquid energy, biomass, process heat and other non-electrical energy sources at a range of scales.</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> A further policy is required to provide support for renewable energy development other than electricity.
309.30	Clarus	Renewable Electricity Generation	Amend	<p>AMEND the title of REG-R2 to "Operation, maintenance and repair of existing renewable electricity generation activities <u>and other renewable energy production and supply</u>".</p> <p>AND</p>	<ul style="list-style-type: none"> Does not include wider renewable energy sources.

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309.31	Clarus	Renewable Electricity Generation	Amend	<p>AMEND the title of REG-P10 to: Renewable electricity <u>energy</u> generation activities not otherwise provided for</p> <p>AND</p> <p>AMEND the text of REG-P10, as follows: Any other renewable electricity generation activity <u>or other renewable energy production and supply.</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Does not include wider renewable energy sources.
309.32	Clarus	Infrastructure	Amend	<p>RETAIN Infrastructure chapter subject to amendments sought elsewhere in the submission.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Support the overall direction of the chapter subject to specific requests in the submission. To the extent that any changes are proposed to the chapter during the reporting and hearings process the submitter may seek to respond to these at the time.
309.33	Clarus	Infrastructure	Support	RETAIN INF-O1.	<ul style="list-style-type: none"> The objectives are appropriate and necessary.
309.34	Clarus	Infrastructure	Support	<p>RETAIN INF-P1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The policy is appropriate and necessary.
309.35	Clarus	Infrastructure	Amend	<p>AMEND INF-P5, as follows: It is demonstrated through an options assessment that locating within an Overlay is the best practicable option <u>most appropriate option</u>, having particular regard to the financial implications, social, cultural and environmental effects of the preferred option, compared to other alternative options.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> "Best practicable option" may not be an ideal term to use in the policy, as it has a very specific meaning in the Resource Management Act, which does not wholly apply e.g. "the nature of the discharge or emission" and "the current state of technical knowledge". Submitter suggests the policy uses another term such as "most appropriate option".
309.36	Clarus	Infrastructure	Amend	<p>AMEND INF-P6, as follows: Minimise adverse effects of infrastructure on the environment <u>to the extent technically and economically practical...</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Intent of policy is supported, but the term requires quantification. Infrastructure can be large scale and it may be difficult to minimise adverse effects. Submitter suggests the addition of the words 'to the extent technically and economically practical'. This may be implied but it is not specifically stated.
309.37	Clarus	Infrastructure	Amend	<p>AMEND the activity status of INF-R1.2 to restricted discretionary, as follows: 2. Activity status when compliance not achieved: Non-Complying Restricted discretionary <u>Matters of discretion are limited to the following effects, including measures for their avoidance, remedy or mitigation:</u></p> <ul style="list-style-type: none"> <u>Visual effects</u> <u>Effects of earthworks including sediment runoff, dust and visual effects</u> <u>Effects on health and safety</u> <u>Effects on vehicular access and public access</u> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Non-complying activity status is not supported. Restricted discretionary status is more appropriate, focused on visual and health and safety matters.

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309.38	Clarus	Infrastructure	Support	RETAIN INF-R3. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The rule is generally necessary and appropriate.
309.39	Clarus	Infrastructure	Support	RETAIN INF-R13. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> When undergrounding of lines is practical it should not require consent.
309.40	Clarus	Infrastructure	Amend	RETAIN INF-R14.1. AND AMEND INF-R14.2. to be restricted discretionary, as follows: Activity status when compliance not achieved: Discretionary <u>Restricted discretionary</u> <u>Matters of discretion are limited to the following effects, including measures for their avoidance, remedy or mitigation:</u> <ul style="list-style-type: none"> Visual effects Effects of earthworks including sediment runoff, dust and visual effects Effects on health and safety Effects on vehicular access and public access AND AMEND INF-R14.3 for all other zone and their roads to be permitted with standards to a level and only then restricted discretionary, as follows (inferred): 3. Activity status: Restricted Discretionary <u>Permitted</u> <u>Where:</u> <u>a) The line is a customer connection for up to 3 users with up to one new support structure; or</u> <u>b) The line is in the road and support structures do not exceed a height of 12m; or</u> <u>c) Any support structure is a replacement within 2m horizontal distance of the existing support structure.</u> 54. Activity status when compliance not achieved: Not Applicable <u>Restricted discretionary</u> 45. Matters over which discretion is restricted: <ol style="list-style-type: none"> The functional need and operational need of, and benefits derived from, the infrastructure; The extent to which alternative technologies and techniques have been considered; The extent to which co-location of overhead lines is technically, economically and practically reasonable; The extent to which the proposal is in accordance with relevant industry standards and meets specified clearance requirements for operational and safety reasons; The extent to which the proposal will adversely affect the amenity values of the site and locality; The extent to which adverse effects have been addressed through site, route or method selection; The necessity of the infrastructure; The location of infrastructure, including the need for connections to existing networks and services; and 	<ul style="list-style-type: none"> Permitted activity status is supported. Discretionary status under INF-R14.2 is not supported. Restricted discretionary status is more appropriate, focused on visual and health and safety matters. A permitted activity rule is required under INF-R14.3 to enable lines and structures in other zones (other than Rural and Rural lifestyle zones and their roads), subject to compliance with standards.

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				<p>i. The extent to which there are difficult ground conditions, topography or obstructions which make undergrounding impractical.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	
309.41	Clarus	Infrastructure	Amend	<p>RETAIN INF-R15.1.</p> <p>AND</p> <p>AMEND INF-R15.2 to be restricted discretionary and add suitable assessment criteria, as follows:</p> <p>2. Activity status when compliance with INF-R15.1.a-c not achieved: <u>Discretionary Restricted discretionary</u></p> <p><u>Matters of discretion are limited to the following effects, including measures for their avoidance, remedy or mitigation:</u></p> <ul style="list-style-type: none"> • Visual effects • Effects of earthworks including sediment runoff, dust and visual effects • Effects on health and safety • Effects on vehicular access and public access <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> • Permitted activity status under INF-R15.1 is supported. Restricted discretionary status for INF-R15.2 is more appropriate, focused on visual and health and safety matters.
309.42	Clarus	Infrastructure	Amend	<p>RETAIN INF-R16.1.</p> <p>AND</p> <p>AMEND INF-R16.2 to be restricted discretionary and add suitable assessment criteria, as follows:</p> <p>2. Activity status when compliance not achieved: <u>Discretionary Restricted discretionary</u></p> <p><u>Matters of discretion are limited to the following effects, including measures for their avoidance, remedy or mitigation:</u></p> <ul style="list-style-type: none"> • Visual effects • Effects of earthworks including sediment runoff, dust and visual effects • Effects on health and safety • Effects on vehicular access and public access <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> • Permitted activity status under INF-R16.1 is supported. Restricted discretionary status under INF-R16.2 is more appropriate, focused on visual and health and safety matters. Earthworks effects are managed by other rules.
309.43	Clarus	Infrastructure	Amend	<p>RETAIN INF-R17.1.</p> <p>AND</p> <p>ADD after INF-R17.1.c, new clause d. as follows:</p> <p><u>Or:</u></p> <p><u>d. the pipeline is attached to an existing bridge or structure.</u></p> <p>AND</p> <p>AMEND INF-R17.2 to be restricted discretionary and add suitable assessment criteria, as follows:</p> <p>2. Activity status when compliance not achieved: <u>Discretionary Restricted discretionary</u></p> <p><u>Matters of discretion are limited to the following effects, including measures for their avoidance, remedy or mitigation:</u></p> <ul style="list-style-type: none"> • <u>Visual effects</u> • <u>Effects of earthworks including sediment runoff, dust and visual effects</u> • <u>Effects on health and safety</u> • <u>Effects on vehicular access and public access</u> 	<ul style="list-style-type: none"> • Permitted activity status under INF-R17.1 is supported. Restricted discretionary status under INF-R17.2 is more appropriate, focused on visual and health and safety matters. Earthworks effects are managed by other rules. Submitter also notes that new pipelines have limited effects when attached to an existing bridge or structure.

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				AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	
309.44	Clarus	Infrastructure	Amend	<p>RETAIN INF-R18.1.</p> <p>AND</p> <p>AMEND INF-R18.1.b. to 30m²</p> <p>AND</p> <p>AMEND INF-R18.2 to be restricted discretionary and add suitable assessment criteria focused on visual and health and safety matters, as follows:</p> <p>2. Activity status when compliance not achieved: Discretionary <u>Restricted discretionary</u></p> <p><u>Matters of discretion are limited to the following effects, including measures for their avoidance, remedy or mitigation:</u></p> <ul style="list-style-type: none"> • Visual effects • Effects of earthworks including sediment runoff, dust and visual effects • Effects on health and safety • Effects on vehicular access and public access. <p>AND</p> <p>ADD a note to INF-R18 to the effect that:</p> <p><u>Note: This rule applies to new facilities only. Upgrades to existing facilities are permitted (subject to compliance with standards) under INF-R2 and INF-R4.</u></p>	<ul style="list-style-type: none"> • Permitted activity status in INF-R18.1 is supported but submitter considers that 30m² is a more suitable area for a permitted structure or building as it aligns with the Building Act exemption. • Restricted discretionary status is more appropriate, focused on visual and health and safety matters. Earthworks effects are managed by other rules. • This rule should apply to new facilities only. Upgrades to existing facilities should be permitted under the provisions enabling minor upgrading. •
309.45	Clarus	Infrastructure	Amend	<p>AMEND INF-R53 so that it is a restricted discretionary rule with an exception for fencing.</p> <p>AND</p> <p>ADD as a permitted activity condition for fencing:</p> <p><u>Does not compromise the stability or integrity of the gas or the petroleum transmission network and their operation, maintenance and upgrading, with reference to AS/NZS 2885 High Pressure Pipeline Systems;</u></p> <p>AND</p> <p>ADD a note to INF-R53 requiring that the operator will be an affected party so that persons wishing to build within the pipeline corridor need to consult with the operator, as follows:</p> <p><u>Note: The pipeline owner and operator will be considered an affected party in accordance with section 95E of the Act.</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> • The rule may be misinterpreted by plan users as it reads at first glance that new buildings and structures are permitted within the corridor. Submitter considers that the rule would be better presented as a restricted discretionary activity with an exception for fencing. • There are legislative (AS/NZS 2885 High Pressure Pipeline Systems) and pipeline easement provisions that also restrict fencing. These should be noted in the rule so that it is clear non-Resource Management Act provisions will still apply. • The pipeline operators should be consulted in every case under the restricted discretionary rule rather than referring to 'any consultation'. This would be consistent with INF-R47.
309.46	Clarus	Infrastructure	Amend	<p>ADD a note to INF-R54 to require that the operator will be an affected party so that persons wishing to build within the pipeline corridor need to consult with the operator, as follows:</p> <p><u>Note: The pipeline owner and operator will be considered an affected party in accordance with section 95E of the Act.</u></p> <p>AND</p> <p>AMEND INF-R54.2.a. to correct a typo - 'land' should be 'and'</p> <p>AND</p> <p>AMEND INF-R54.3. as follows:</p> <p>3. Activity status when compliance not achieved: Not Applicable <u>Non-Complying</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> • The pipeline operators should be consulted in every case under the restricted discretionary rule, rather than referring to 'any consultation'. • The submitter notes that the equivalent rule for the National Grid Yard INF-R48 is a non-complying activity. The submitter requests that non-complying status should also apply to INF-R54 where compliance is not achieved with the matters of discretion.

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309.47	Clarus	Infrastructure	Amend	<p>AMEND the title of INF-R55 to: Earthworks <u>and tree planting</u> within the gas or petroleum pipeline corridor</p> <p>AND</p> <p>AMEND INF-R55.1.a.i to replace it with: <u>i. The depth of excavation is no more than 0.4m;</u> <u>and</u></p> <p>AND</p> <p>AMEND INF-R55.1.a.iii to replace it with: There must be no planting of trees within 40 <u>4</u> metres of the gas pipeline designation.</p> <p>AND</p> <p>ADD a note to INF-R55.2. to require that the operator will be an affected party so that persons wishing to build within the pipeline corridor need to consult with the operator, as follows: <u>Note: The pipeline owner and operator will be considered an affected party in accordance with section 95E of the Act.</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The current rule is too enabling of earthworks by other parties. It has no limit on the area or volume or (temporary) depth. A depth standard applied in other district plans is 0.4m. 1.a.i. is not certain or enforceable as it requires a subjective judgement of 'compromised'. It is not an appropriate permitted activity standard. 1.a.iii. is not relevant as tree planting is not earthworks. That said, it should refer to the corridor or the designation (which are mapped), not the pipeline which is not itself mapped. Under INF-R55.2, the pipeline operators should be consulted in every case, rather than referring to 'technical advice'.
309.48	Clarus	Infrastructure	Amend	<p>ADD a note to INF-R56 requiring the need for consultation with the operator, as follows: <u>Note: The pipeline owner and operator will be considered an affected party in accordance with section 95E of the Act.</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The pipeline operators should be consulted and considered as an affected party.
309.49	Clarus	Infrastructure	Amend	<p>AMEND INF-R57.1.a. as follows: Any proposed building platform must be located at least 20m <u>14m</u> from the gas pipeline <u>designation</u> or any above ground station <u>or 30m from the boundary of the land title containing any above ground station.</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Part 1a. should refer to the corridor or the designation (which are mapped), not the pipeline which is not itself mapped.
309.50	Clarus	Contaminated Land	Support	<p>RETAIN the Contaminated Land chapter.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provisions are appropriate and necessary.
309.51	Clarus	Hazardous Substances	Support	<p>RETAIN the Hazardous Substances chapter.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provisions are necessary and appropriate, other than as specifically noted in other submission points.
309.52	Clarus	Hazardous Substances	Amend	<p>AMEND the title of HS-R1 as follows: The Facilities for the use, storage or disposal of any hazardous substances <u>where not addressed by another rule in this section.</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> HS-R1 could unintentionally regulate matters that are already regulated elsewhere. Council should focus its regulation on the establishment of facilities which use, store or dispose of hazardous substances. This rule overlaps with other rules and this should be clarified.
309.53	Clarus	Natural Hazards	Support	<p>RETAIN NH-O1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provision is necessary and appropriate.

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309.54	Clarus	Natural Hazards	Support	RETAIN NH-P1. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.55	Clarus	Natural Hazards	Amend	ADD a new clause to NH-R11 as follows: <u>or:</u> <u>c. the earthworks are for the repair, maintenance or minor upgrade to existing underground network utility infrastructure</u> AND PROVIDE clarity on the application of NH-R11. NH-R11.1.a.i. also refers to the High Risk Hazard Area which is the area subject to the 10% AEP. This is not consistent with the rule title which refers to the 1% AEP area only. This could be interpreted also to include the 10% AEP extent, if this is intended it could be made clear. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The Gas Pipeline Designation FGL – First Gas Limited provides for up to 50m of pipeline renewal works at any time, more than this would require consent under the District Plan rules. The existing gas transmission pipeline crosses a large number of river flood hazard and high risk river flood hazard areas.
309.56	Clarus	Natural Hazards	Amend	AMEND the title of NH-R13 as follows: NH-R13 <u>New</u> Infrastructure located in a coastal erosion hazard area, coastal flood hazard area, or river flood hazard area. AND AMEND NH-R13.1.a. as follows: <u>a. Minor upgrading of aboveground infrastructure involving relocation</u> <u>Relocation of existing above ground infrastructure</u> AND ADD a rule for infrastructure minor upgrading which does not involve relocation, similar to NH-R1 as per other submission point. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Minor upgrading of aboveground infrastructure (involving relocation) is captured by part 1a of this rule but is silent on minor upgrading of underground infrastructure. The existing gas transmission pipeline crosses a large number of river flood hazard areas. Provision should be made for minor repairs and alterations similar to NH-R1 which is for non-infrastructure land uses (as per submitter's request in separate submission point).
309.57	Clarus	Natural Hazards	Amend	ADD a new rule before NH-R13, for Minor Upgrading of Infrastructure, as follows: <u>NH-Rxx Minor upgrading of infrastructure located in a coastal erosion hazard area, coastal flood hazard area, or river flood hazard area</u> Activity Status: Permitted Where: a. <u>The work is undertaken by or on behalf of the operator and;</u> b. <u>The ground surface is reinstated to its existing level and stabilised as soon as practical upon completion of the works and;</u> c. <u>Best practice erosion and sediment control measures are used; and</u> d. <u>Any structure does not result in the diversion or transfer of flood water to, or increase ponding or flooding on other property</u> AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Minor upgrading of underground infrastructure has limited effects in flood hazard areas which can be managed by appropriate standards.
309.58	Clarus	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-R1. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> It is important that clearance for essential operation, repair and maintenance of infrastructure is permitted.

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309.59	Clarus	Ecosystems and Indigenous Biodiversity	Support	RETAIN ECO-R2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Submitter considers that this rule and its thresholds would apply to minor upgrading of infrastructure.
309.60	Clarus	Natural Character	Support	RETAIN NATC-P2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> We consider that under subpart 1 of this policy 'lawfully established activities' includes infrastructure. The existing gas transmission pipeline crosses a large number of river margins.
309.61	Clarus	Natural Character	Support	RETAIN NATC-P3. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The existing transmission pipeline crosses a large number of river margins.
309.62	Clarus	Natural Character	Support	RETAIN NATC-P5. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The assessment matters are appropriate, in particular matter 7.
309.63	Clarus	Natural Character	Support	RETAIN NATC-R1. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The existing gas transmission pipeline crosses a large number of river margins.
309.64	Clarus	Natural Character	Amend	ADD the following to NATC-R2.1.b.: <u>vi. underground infrastructure</u> AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> It would be appropriate for a level of infrastructure to be included.
309.65	Clarus	Natural Character	Amend	AMEND NATC-R3.1.b. as follows: The earthworks is <u>are</u> for the maintenance of lawfully established roads, fences, utility connections, <u>existing infrastructure</u> ... AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> It should be clarified that this rule includes pipelines, including transmission pipelines, which may be included in utility connections but the term is not defined in the Plan.
309.66	Clarus	Natural Features and Landscapes	Support	RETAIN NFL-P2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Recognises the need for existing lawful activities to continue.
309.67	Clarus	Natural Features and Landscapes	Support	RETAIN NFL-P5. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Recognises the need for existing regionally significant infrastructure to be operated and upgraded.
309.68	Clarus	Natural Features and Landscapes	Support	RETAIN NFL-R1. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Recognises the need for existing lawful activities to continue and be operated and upgraded.
309.69	Clarus	Natural Features and Landscapes	Support	RETAIN NFL-R2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Recognises the need for existing lawful activities to continue and be operated and upgraded.
309.70	Clarus	Natural Features and Landscapes	Support	RETAIN NFL-R3. AND	<ul style="list-style-type: none"> Recognises the need for existing lawful activities to continue and be operated and upgraded.

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				Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	
309.71	Clarus	Natural Features and Landscapes	Amend	<p>AMEND NFL-R4.1.b, as follows:</p> <p>The earthworks are for the maintenance of lawfully established roads, fences, utility connections, <u>existing infrastructure...</u></p> <p>OR</p> <p>ADD a new clause NFL-R4.1.c, as follows:</p> <p><u>1c. The earthworks are associated with existing infrastructure.</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> It should be clarified that part 1 (permitted) of this rule includes pipelines, including transmission pipelines, which may be included in utility connections but the term is not defined in the Plan (refer to submission on NFL-S4).
309.72	Clarus	Natural Features and Landscapes	Support	<p>RETAIN NFL-R5.</p> <p>AND</p> <p>AMEND NFL-R5 to exclude existing infrastructure maintenance/upgrade.</p> <p>AND</p> <p>AMEND NFL-S4 to make consequential changes if required.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Recognises the need for existing lawful activities to continue and be operated and upgraded.
309.73	Clarus	Subdivision	Support	<p>RETAIN SUB-O1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.74	Clarus	Subdivision	Amend	<p>RETAIN the Subdivision chapter policies.</p> <p>AND</p> <p>ADD a new policy to the Subdivision chapter as follows:</p> <p><u>SUB-PX</u></p> <p><u>Manage the subdivision of land within the National Grid Corridor or Gas or Petroleum Transmission Pipeline Corridor to avoid significant adverse effects on the operation of this infrastructure and on sensitive activities locating near to it, including control of the location of building platforms and protecting access to the infrastructure for operation and maintenance.</u></p> <p>OR</p> <p>ADD the above text to an existing policy.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The policies are supported overall. There is no policy which supports the need to manage subdivision in the gas transmission pipeline corridor or the National Grid yard. This would support the relevant standards S9 and S10.
309.75	Clarus	Subdivision	Amend	<p>ADD the following to SUB-R1.2:</p> <p><u>d. Access to the Gas or Petroleum Transmission Pipeline Corridor and National Grid Yard for the owner and operator.</u></p>	<ul style="list-style-type: none"> It is possible that a boundary adjustment could affect access to the Gas or Petroleum Transmission Pipeline Corridor and this should be included in the matters of control.
309.76	Clarus	Subdivision	Amend	<p>AMEND SUB-R3.3, as follows:</p> <p>3. Control is reserved over the following matters:</p> <p>...</p> <p><u>i. Impacts upon existing infrastructure that may be located within the parent lot.</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> It is possible that a subdivision could affect access, maintenance or operation of the existing Gas or Petroleum Transmission Pipeline beyond the area protected by designation, through unintended consequences. Consideration of this should be included in the matters of control.

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309.77	Clarus	Subdivision	Amend	<p>AMEND SUB-S10 as follows:</p> <p>1. Any proposed building platform must be located at least 20m <u>14m</u> from the gas <u>or petroleum pipeline designation</u> or <u>30m from the boundary of the land title containing</u> any above ground station.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> This rule should be linked to the location of the designation not the pipeline, for greater certainty. The hazard associated with an above ground station for adjacent residential or other sensitive activities is greater than the hazard associated with the pipeline itself which is buried in the ground. Accordingly a greater setback for building platforms from above ground stations is appropriate. In line with the submitter's requests in other submission points, amending the standard allows for a consistent approach within the Proposed District Plan.
309.78	Clarus	Earthworks	Support	<p>RETAIN EW-O1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.79	Clarus	Earthworks	Support	<p>RETAIN EW-P1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.80	Clarus	Earthworks	Support	<p>RETAIN EW-R1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.81	Clarus	Earthworks	Support	<p>RETAIN EW-S1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> It is noted that this standard does not apply to 2(c) Earthworks for the operation, maintenance and repair of existing infrastructure. Therefore earthworks for this purpose are not limited by the standard although they may be limited by rules in other chapters of the Plan. However the standard will apply to new infrastructure.
309.82	Clarus	Earthworks	Support	<p>RETAIN EW-S2.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Clarus understands that this standard does not apply where the existing ground level does not permanently change, as this would be considered 'land disturbance' under Rule EW-R2.
309.83	Clarus	Earthworks	Support	<p>RETAIN EW-S3.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.84	Clarus	Temporary Activities	Support	<p>RETAIN TEMP-O1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.85	Clarus	Temporary Activities	Support	<p>RETAIN TEMP-P1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.86	Clarus	Temporary Activities	Support	<p>RETAIN TEMP-R1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.87	Clarus	General Rural Zone	Amend	<p>AMEND the last sentence of the first paragraph of the Overview to the General rural zone chapter as follows:</p>	<ul style="list-style-type: none"> The submitter acknowledges the primary purpose to the General rural zone but notes that infrastructure also needs to be in rural locations. The general tone of the chapter is that 'non-rural' activities do not belong in the rural zone.

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				<p>...have a functional or operational need to be in a rural environment, such as rural industry, <u>infrastructure including gas and electricity networks and production facilities which depend on natural resources.</u></p> <p>AND</p> <p>AMEND the fourth paragraph of the Overview to the General rural zone chapter as follows:</p> <p>Industrial and commercial activities unrelated to primary production <u>or the use of natural resources</u>, including retail, are not anticipated or enabled in the General rural zone as these are best located in urban areas with appropriate infrastructure.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<p>This is complicated by the lack of a definition for non-rural, making it a subjective term.</p> <ul style="list-style-type: none"> Linear infrastructure must be located in or pass through rural zones to connect centres of population. Other infrastructure may also need to locate in rural zones to be close to natural resources, to have sufficient land to operate on, or to be distant from sensitive receivers.
309.88	Clarus	General Rural Zone	Oppose	<p>DELETE the term "non-rural" from the Plan.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> It is imprecise and is not defined, it could include primary processing.
309.89	Clarus	General Rural Zone	Amend	<p>AMEND GRUZ-O1, as follows:</p> <p>The purpose of the General rural zone is to:</p> <ol style="list-style-type: none"> Enable primary production activities; Provide for ancillary activities that support primary production; and <u>Enable non-primary production activities that rely on a rural location, where appropriate; and</u> Restrict incompatible activities that do not have a functional or operational need to be in a rural environment. <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The objective does not allow for other activities which need to be in a rural location.
309.90	Clarus	General Rural Zone	Amend	<p>AMEND GRUZ-P5 as follows:</p> <p><u>GRUZ-P5 Non-rural activities Activities not dependent on the land resource</u></p> <p>Avoid non-rural activities <u>that are not dependent on the land resource</u> in the General rural zone unless they:</p> <ol style="list-style-type: none"> have a functional or operational need... <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> In another part of this submission, the submitter states that 'non-rural' is an unclear term and should be deleted from the Proposed District Plan. In this policy we suggest it is replaced with another term such as 'activities not dependent on the land resource'. This is a narrower and more precise term than 'non-rural', which the Proposed District Plan has applied quite broadly to include primary production and some other activities associated with it.
309.91	Clarus	General Rural Zone	Support	<p>RETAIN GRUZ-R1.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.92	Clarus	General Rural Zone	Support	<p>RETAIN GRUZ-R8.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Industry dependent on primary production should be provided for. This may include facilities for renewable fuels from agricultural feedstocks.
309.93	Clarus	General Rural Zone	Support	<p>RETAIN GRUZ-R18.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Discretionary status is appropriate.
309.94	Clarus	General Rural Zone	Amend	<p>ADD a new rule to the General rural zone as follows:</p>	<ul style="list-style-type: none"> Processing activities dependent on natural resources that occur in rural areas should be provided for to a greater extent than general

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				<p><u>GRUZ-RX Facilities for the production, storage or use of renewable energy or renewable energy feedstocks which depend on natural resources found close to the point of use</u></p> <p><u>Activity status: Discretionary</u></p> <p><u>Activity status when compliance not achieved: Not Applicable</u></p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<p>industrial activities, which are proposed as non- complying activities under GRUZ-R20. It is noted that some of these facilities could be accommodated under GRUZ-R8 (permitted). To the extent that Council considers that they are not, or does not accept the submission on that rule, they should be provided for under this proposed new rule so that they are not deemed as non- complying activities under GRUZ-R21.</p>
309.95	Clarus	Heavy Industrial Zone	Support	<p>RETAIN the Heavy industrial zone objectives, policies and rules.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provisions are necessary and appropriate.
309.96	Clarus	FGL – First Gas Limited	Support	<p>RETAIN the First Gas Limited designation, other than the amendments sought elsewhere in the submission.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Subject to the amendments sought by the submitter, the designation is necessary and appropriate.
309.97	Clarus	FGL – First Gas Limited	Amend	<p>AMEND Condition 1 of the First Gas Designation FGL, as follows:</p> <p>1. The designation by First Gas Limited (First Gas) is for the operation, maintenance, repair, upgrade and, renewal and decommissioning of the existing gas transmission pipeline and ancillary facilities as required for the transportation of gas and described as follows:...</p> <p>AND</p> <p>AMEND Condition 2 of the First Gas Designation FGL, as follows:</p> <p>2. For the purposes of these conditions the designation is subject to the following limitations:...</p> <p>b. Upgrade will be limited to adding or replacing above ground components provided the district plan relevant permitted activity standards are complied with.</p> <p><u>c. Decommissioning will be limited to removal from service and any associated works for removal of the existing pipeline and above ground structures.</u></p> <p><u>d. The designation affects...</u></p> <p>AND</p> <p>ADD new Condition 12 to the First Gas Designation FGL, as follows:</p> <p><u>12. An outline plan of works pursuant to section 176A of the Resource Management Act 1991 need not be submitted to Council for the following:</u></p> <p><u>a) Earthworks for the operation, maintenance, or repair of the pipeline and above ground structures, provided that:</u></p> <ul style="list-style-type: none"> no more than 50 lineal metres of the pipeline will be excavated at any particular time; and best practice sediment controls are installed; and the Council is provided with 10 working days prior notice of the works; or <p><u>b) Any temporary structures erected for the purposes of allowing maintenance or repair of existing structures and/or equipment for up to a period of one month unless written confirmation is obtained from the Resource Consents Manager (or delegated representative) for an alternative timeframe and will be removed once any maintenance or repair has ceased;</u></p>	<ul style="list-style-type: none"> It is proposed that the purpose of the designation is extended to decommissioning of part or all of the pipeline should this become necessary in future. This would be subject to a normal outline plan approval process. At present all works on the pipeline would require Outline Plan of Works (OPW) approval or Outline Plan or Outline Plan of Works Waiver. Clarus considers that relatively minor works should be able to be undertaken without OPW or OPW Waiver, subject to acceptable conditions to mitigate effects.

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309.98	Clarus	Renewable Electricity Generation	Amend	AMEND REG-P3 wherever the term "renewable electricity generation" appears to: ...renewable electricity generation activities <u>and other renewable energy production and supply...</u> AND AMEND the policy name accordingly. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Does not include wider renewable energy sources.
309.99	Clarus	Renewable Electricity Generation	Amend	AMEND REG-P4 wherever the term "renewable electricity generation" appears to: ...renewable electricity generation activities <u>and other renewable energy production and supply...</u> AND AMEND the policy name accordingly. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Does not include wider renewable energy sources.
309.100	Clarus	Renewable Electricity Generation	Amend	AMEND REG-P5 wherever the term "renewable electricity generation" appears to: ...renewable electricity generation activities <u>and other renewable energy production and supply...</u> AND AMEND the policy name accordingly. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Does not include wider renewable energy sources.
309.101	Clarus	Renewable Electricity Generation	Amend	AMEND REG-P6 wherever the term "renewable electricity generation" appears to: ...renewable electricity generation activities <u>and other renewable energy production and supply...</u> AND AMEND the policy name accordingly. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Does not include wider renewable energy sources.
309.102	Clarus	Renewable Electricity Generation	Amend	AMEND REG-P7 wherever the term "renewable electricity generation" appears to: ...renewable electricity generation activities <u>and other renewable energy production and supply...</u> AND AMEND the policy name accordingly. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Does not include wider renewable energy sources.
309.103	Clarus	Renewable Electricity Generation	Amend	AMEND REG-P9 wherever the term "renewable electricity generation" appears to: ...renewable electricity generation activities <u>and other renewable energy production and supply...</u> AND AMEND the policy name accordingly. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> Does not include wider renewable energy sources.

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309.104	Clarus	Renewable Electricity Generation	Amend	<p>AMEND REG-P10 wherever the term "renewable electricity generation" appears to:</p> <p>...renewable electricity generation activities <u>and other renewable energy production and supply...</u></p> <p>AND</p> <p>AMEND the policy name accordingly.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> Does not include wider renewable energy sources.
309.105	Clarus	Infrastructure	Support	RETAIN INF-O2.	<ul style="list-style-type: none"> The objectives are appropriate and necessary.
309.106	Clarus	Infrastructure	Support	RETAIN INF-O3.	<ul style="list-style-type: none"> The objectives are appropriate and necessary.
309.107	Clarus	Infrastructure	Support	RETAIN INF-O4.	<ul style="list-style-type: none"> The objectives are appropriate and necessary.
309.108	Clarus	Infrastructure	Support	<p>RETAIN INF-P2.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The policy is appropriate and necessary.
309.109	Clarus	Infrastructure	Support	<p>RETAIN INF-P3.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The policy is appropriate and necessary.
309.110	Clarus	Infrastructure	Support	<p>RETAIN INF-P4.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The policy is appropriate and necessary.
309.111	Clarus	Infrastructure	Support	<p>RETAIN INF-R4.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The rule is generally necessary and appropriate.
309.112	Clarus	Infrastructure	Support	<p>RETAIN INF-R5.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The rule is generally necessary and appropriate.
309.113	Clarus	Infrastructure	Support	<p>RETAIN INF-R6.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The rule is generally necessary and appropriate.
309.114	Clarus	Infrastructure	Support	<p>RETAIN INF-R7.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The rule is generally necessary and appropriate.
309.115	Clarus	Infrastructure	Support	<p>RETAIN INF-R8.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The rule is generally necessary and appropriate.
309.116	Clarus	Infrastructure	Support	<p>RETAIN INF-R9.</p> <p>AND</p> <p>Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The rule is generally necessary and appropriate.

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309.117	Clarus	Natural Hazards	Support	RETAIN NH-O2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.118	Clarus	Natural Hazards	Support	RETAIN NH-O3. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.119	Clarus	Natural Hazards	Support	RETAIN NH-P2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.120	Clarus	Natural Hazards	Support	RETAIN NH-P3. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.121	Clarus	Natural Hazards	Support	RETAIN NH-P4. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.122	Clarus	Natural Hazards	Support	RETAIN NH-P5. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.123	Clarus	Natural Hazards	Support	RETAIN NH-P6. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.124	Clarus	Natural Hazards	Support	RETAIN NH-P7. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.125	Clarus	Natural Hazards	Support	RETAIN NH-P8. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.126	Clarus	Natural Hazards	Support	RETAIN NH-P9. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.127	Clarus	Natural Hazards	Support	RETAIN NH-P10. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.128	Clarus	Natural Hazards	Support	RETAIN NH-P11. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.129	Clarus	Natural Hazards	Support	RETAIN NH-P12.	<ul style="list-style-type: none"> The provision is necessary and appropriate.

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				AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	
309.130	Clarus	Natural Hazards	Support	RETAIN NH-P13. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.131	Clarus	Natural Character	Amend	AMEND NATC-R4.1.b. as follows: The earthworks is <u>are</u> for the maintenance of lawfully established roads, fences, utility connections, <u>existing infrastructure</u> ... AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> It should be clarified that this rule includes pipelines, including transmission pipelines, which may be included in utility connections but the term is not defined in the Plan.
309.132	Clarus	Subdivision	Support	RETAIN SUB-O2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.133	Clarus	Subdivision	Support	RETAIN SUB-O3. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.134	Clarus	Subdivision	Support	RETAIN SUB-O4. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.135	Clarus	Subdivision	Support	RETAIN SUB-O5. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.136	Clarus	Earthworks	Support	RETAIN EW-P2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.137	Clarus	Earthworks	Support	RETAIN EW-P5. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.138	Clarus	Earthworks	Support	RETAIN EW-R2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.139	Clarus	Earthworks	Support	RETAIN EW-S4. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.140	Clarus	Earthworks	Support	RETAIN EW-S5. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.

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309.141	Clarus	Earthworks	Support	RETAIN EW-S6. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.142	Clarus	Earthworks	Support	RETAIN EW-S7. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.143	Clarus	Temporary Activities	Support	RETAIN TEMP-O2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.144	Clarus	Temporary Activities	Support	RETAIN TEMP-P2. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
309.145	Clarus	Temporary Activities	Support	RETAIN TEMP-R3. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.	<ul style="list-style-type: none"> The provision is necessary and appropriate.
310.1	Fonterra Limited	General		<ul style="list-style-type: none"> No specific decision requested but submitter notes that Kaipara District Council are required to "give effect to" the Northland Regional Policy Statement and that the policy direction of the Regional Policy Statement is particularly relevant to Fonterra's Maungatūroto Site. It is important that the Proposed District Plan does not introduce regulation and associated consent requirements that unnecessarily restrict the continued operation and development of Fonterra's activities. 	<ul style="list-style-type: none">
310.2	Fonterra Limited	Definitions	Support	RETAIN the definition of "Noise sensitive activities".	<ul style="list-style-type: none"> Fonterra is seeking additional rules and standards regarding the location and acoustic of "noise sensitive activities" relative to the Maungatūroto Dairy Factory Noise Sensitive Area. Therefore, this definition is supported.
310.3	Fonterra Limited	Definitions	Amend	ADD a definition for "Maungatūroto Dairy Factory", as follows: <u>The Heavy industrial zone area within Maungatūroto shown as "Maungatūroto Dairy Factory" on the planning maps.</u> AND h. ADD to the planning maps the extent of the Maungatūroto Dairy Factory site.	<ul style="list-style-type: none"> There are a number of existing provisions sought to be amended by Fonterra that refer to the Maungatūroto Dairy Factory. To provide certainty, Fonterra are seeking a definition of Maungatūroto Dairy Factory in conjunction with their relief sought to identify the extent of the Maungatūroto Dairy Factory on the Planning Maps.
310.4	Fonterra Limited	Vision for Kaipara	Amend	AMEND SD-VK-O2, as follows: The guiding principles to support development include: <ol style="list-style-type: none"> Facilitate growth by being flexible, accommodating and proactive when dealing with growth and business opportunities; Be innovative and bold; <u>and</u> Focus on relationships to respond to growth and development opportunities; <u>and</u>. <u>Avoid reverse sensitivity effects between incompatible activities and zones.</u> 	<ul style="list-style-type: none"> Submitter considers that one of the most fundamental and well-established principles of good resource management planning practice is the separation of incompatible activities to avoid reverse sensitivity effects occurring. In this regard, with any future development, an important guiding principle is ensuring there is adequate separation between incompatible activities and zones (e.g. separating new residential areas from industrial areas). Amendments are sought to reflect this.
310.5	Fonterra Limited	Vision for Kaipara	Amend	AMEND SD-VK-O3, as follows: Primary production activities (<u>including associated manufacturing and processing activities</u>) operate efficiently and effectively to	<ul style="list-style-type: none"> SD-VK-O3 is supported but amendment is sought to also provide for the efficient and effective operation of key manufacturing and processing activities (such as the

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				contribute to economic and social wellbeing and prosperity of the Kaipara District, including food security; and...	Maungatūroto Fonterra Site) that support primary production activities.
310.6	Fonterra Limited	Vision for Kaipara	Amend	AMEND SD-VK-O4, as follows: Rural lifestyle development is concentrated in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities (<u>including associated manufacturing and processing activities</u>), loss of highly productive land whilst recognising the need for urban areas to grow.	<ul style="list-style-type: none"> SD-VK-O4 is supported but amendment is sought to also provide for the efficient and effective operation of key manufacturing and processing activities (such as the Maungatūroto Fonterra Site) that support primary production activities from reverse sensitivity effects arising from rural lifestyle development.
310.7	Fonterra Limited	Vision for Kaipara	Support	RETAIN SD-VK-O6.	<ul style="list-style-type: none"> SD-VK-O6 is supported.
310.8	Fonterra Limited	Urban Form and Development	Support	RETAIN SD-UFD-O1.	<ul style="list-style-type: none"> SD-UFD-O1 is supported.
310.9	Fonterra Limited	Urban Form and Development	Support	RETAIN SD-UFD-O2.	<ul style="list-style-type: none"> SD-UFD-O2 is supported.
310.10	Fonterra Limited	Urban Form and Development	Support	AMEND SD-UFD-O5, as follows: Urban form is consolidated and integrated to accommodate future growth and provide development capacity effectively and efficiently for residential, business and community activities, <u>while avoiding reverse sensitivity effects between incompatible activities and zones.</u>	<ul style="list-style-type: none"> One of the most fundamental and well-established principles of good resource management planning practice is the separation of incompatible activities to avoid reverse sensitivity effects occurring. In this regard, with any future urban growth, it is important there is adequate separation between incompatible activities and zones (e.g. separating new residential areas from industrial areas). Amendment is sought to reflect this.
310.11	Fonterra Limited	Urban Form and Development	Amend	AMEND SD-UFD-P1, as follows: Ensure sufficient residential and business land development capacity is provided within or adjacent to existing urban areas, <u>while avoiding reverse sensitivity effects between incompatible activities and zones.</u>	<ul style="list-style-type: none"> One of the most fundamental and well-established principles of good resource management planning practice is the separation of incompatible activities to avoid reverse sensitivity effects occurring. In this regard, with any future urban growth, it is important there is adequate separation between incompatible activities and zones (e.g. separating new residential areas from industrial areas). Amendment is sought to reflect this.
310.12	Fonterra Limited	Urban Form and Development	Support	RETAIN SD-UFD-P5.	<ul style="list-style-type: none"> SD-UFD-P5 is supported.
310.13	Fonterra Limited	Infrastructure	Amend	<p>ADD a new rule to the Infrastructure chapter that protects the Maungatūroto Dairy Factory wastewater pipeline, as follows:</p> <p><u>INF-R58 – Buildings or structures within the Maungatūroto Dairy Factory wastewater pipeline corridor</u></p> <p><u>1. Activity status:</u> Restricted discretionary</p> <p><u>Matters over which discretion is restricted:</u></p> <p><u>a. The extent to which the proposed building or structure is likely to compromise the stability, structural integrity, operation, maintenance and upgrading of the wastewater pipeline.</u></p> <p><u>b. The risk of hazards affecting public or individual safety, and the risk of property damage.</u></p> <p><u>c. Measures proposed to avoid or mitigate potential adverse effects on the wastewater pipeline.</u></p> <p><u>d. The potential for reverse sensitivity effects.</u></p> <p><u>e. The outcome of any consultation with the owner and operator of the wastewater pipeline.</u></p> <p><u>f. Whether the building or structure could be located a greater distance from the wastewater pipeline.</u></p> <p><u>Notification</u></p> <p><u>If a resource consent application is made under this rule, the owner and operator of the wastewater pipeline will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></p> <p>AND</p>	<ul style="list-style-type: none"> Rules INF-R53 to INF-R57 restrict particular activities within the "gas or petroleum pipeline corridor". Fonterra seeks similar rules to protect the structural integrity of the Maungatūroto Dairy Factory wastewater pipeline from any future nearby development. This relief is sought in conjunction with their request to amend the planning maps to show a 40m "Maungatūroto Factory Wastewater Pipeline Corridor" (see submission for details).

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				ADD to the planning maps a "Maungatūroto Dairy Factory Wastewater Pipeline Corridor".	
310.14	Fonterra Limited	Infrastructure	Amend	<p>ADD a new rule to the Infrastructure chapter that protects the Maungatūroto Dairy Factory wastewater pipeline, as follows:</p> <p><u>INF-R59 – New sensitive activities within the Maungatūroto Dairy Factory Wastewater Pipeline Corridor</u></p> <p><u>1. Activity status: Restricted discretionary</u></p> <p><u>2. Matters over which discretion is restricted:</u></p> <p><u>a. The extent to which the proposed activities are likely to compromise the stability and structural integrity of the wastewater pipeline and the operation, maintenance and upgrading of the wastewater pipeline.</u></p> <p><u>b. The risks of hazards affecting public or individual safety, and the risk of property damage.</u></p> <p><u>c. Measures proposed to avoid or mitigate potential adverse effects on the wastewater pipeline.</u></p> <p><u>d. Technical advice provided by the owner and operator of the wastewater pipeline, including on the assessment of risk.</u></p> <p><u>e. The potential for reverse sensitivity effects.</u></p> <p><u>f. The outcome of any consultation with the owner and operator of the wastewater pipeline.</u></p> <p><u>g. Whether the sensitive activity could be located a greater distance from the wastewater pipeline.</u></p> <p><u>Notification</u></p> <p><u>If a resource consent application is made under this rule, the owner and operator of the wastewater pipeline will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></p> <p><u>3. Activity status when compliance not achieved: Not applicable.</u></p> <p>AND</p> <p>ADD to the planning maps a "Maungatūroto Dairy Factory Wastewater Pipeline Corridor" (see submission for details).</p>	<ul style="list-style-type: none"> Rules INF-R53 to INF-R57 restrict particular activities within the "gas or petroleum pipeline corridor". Fonterra seeks similar rules to protect the structural integrity of the Maungatūroto Dairy Factory wastewater pipeline from any future nearby development. This relief is sought in conjunction with their request to amend the planning maps to show a 40m "Maungatūroto Factory Wastewater Pipeline Corridor".
310.15	Fonterra Limited	Infrastructure	Amend	<p>ADD a new rule to the Infrastructure chapter that protects the Maungatūroto Dairy Factory wastewater pipeline from nearby earthworks, as follows:</p> <p><u>INF-R60 – Earthworks and Tree Planting within the Maungatūroto Dairy Factory Wastewater Pipeline Corridor</u></p> <p><u>1. Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>a. Earthworks within the Maungatūroto Dairy Factory Wastewater Pipeline Corridor must comply with the following:</u></p> <p><u>i. The stability or integrity of the wastewater pipeline is not compromised; and</u></p> <p><u>ii. The earthworks must not involve any permanent alteration to the profile, contour or height of the land within the corridor; and</u></p> <p><u>iii. There must be no planting of trees within the Maungatūroto Dairy Factory Wastewater Pipeline Corridor.</u></p> <p><u>b. The following earthworks activities are exempt from INF-R60.1.a:</u></p> <p><u>i. Earthworks that are undertaken by the owner and operator of the wastewater pipeline;</u></p> <p><u>ii. Earthworks undertaken as part of normal agricultural, horticultural or domestic cultivation activities, or the maintenance and repair, including sealing, of a road, footpath, driveway or farm track; and</u></p> <p><u>iii. Earthworks undertaken by a network utility operator within a road reserve.</u></p>	<ul style="list-style-type: none"> Rules INF-R53 to INF-R57 restrict particular activities within the "gas or petroleum pipeline corridor". Fonterra seeks similar rules to protect the structural integrity of the Maungatūroto Dairy Factory wastewater pipeline from any future nearby development. This relief is sought in conjunction with their request to amend the planning maps to show a 40m "Maungatūroto Factory Wastewater Pipeline Corridor".

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				<p><u>2. Activity status when compliance not achieved:</u> Restricted Discretionary</p> <p><u>3. Matters over which discretion is restricted:</u></p> <p><u>a. The extent to which earthworks may compromise the operation, maintenance, upgrading and development of the wastewater pipeline;</u></p> <p><u>b. The stability of land within and adjacent to the Maungatūroto Dairy Factory Wastewater Pipeline Corridor;</u></p> <p><u>c. Risks relating to health or public safety, including the risk of property damage; and</u></p> <p><u>d. Technical advice provided by the owner and operator of the wastewater pipeline.</u></p> <p><u>Notification</u></p> <p><u>If a resource consent application is made under this rule, the owner and operator of the wastewater pipeline will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></p> <p>AND</p> <p>ADD to the planning maps a "Maungatūroto Dairy Factory Wastewater Pipeline Corridor" (see submission for details).</p>	
310.16	Fonterra Limited	Transport	Amend	<p>AMEND TRAN-S1, as follows:</p> <p>1. The total traffic generated from each site must not exceed with the following limits (excluding traffic generated by single dwellings, temporary military activities and construction traffic):...</p> <p>c. 200 daily one way movements for:</p> <p>i. Commercial zone;</p> <p>ii. Light industrial zone;</p> <p>iii. Heavy industrial zone (<u>excluding the Maungatūroto Dairy Factory, refer to Standard TRAN-S1.2 below</u>).</p> <p>2. For the Maungatūroto Dairy Factory, the total number of SH12 right turn vehicles must not exceed the following limits (excluding construction traffic):</p> <p>a. AM peak (7.00-8.00am) – 135 per hour</p> <p>b. PM peak (4.00-5.00pm) – 20/hour</p>	<ul style="list-style-type: none"> For certainty, Fonterra seek that TRAN-S1.1.c is amended to exclude the Maungatūroto Dairy Factory Site. Refer to report undertaken by Abley for Fonterra relating to the assessment of the operational efficiency and safety of the Maungatūroto Site's State Highway 12 access. The Report concludes that the observed vehicle speeds along the current SH12 corridor are consistent with an 80 km/h environment, the previously recommended right turning limits during peak hours for an 80 km/h posted speed limit are appropriate.
310.17	Fonterra Limited	Transport	Amend	<p>AMEND TRAN-S4.1, as follows:</p> <p>On-site carparking must comply with the following standards:</p> <p>a. All activities must provide the minimum carparks on-site as set out in TRAN-Table 2;...</p> <p>i. Parking associated with a commercial or industrial activity shall be screened from <u>adjacent</u> residential <u>zoned</u> sites by landscaping, fencing or other suitable screening at least 2m in height to create and preserve a good standard of visual amenity;</p>	<ul style="list-style-type: none"> Subpart 8 (Carparking), Clause 3.38(1) f the National Policy Statement on Urban Development 2020, requires all Tier 1, 2, or 3 territorial authorities to remove all provisions requiring a minimum number of carparking. Notwithstanding this, the minimum carparking requirement based on the Gross Floor Area of industrial buildings is excessive and inappropriate for the Maungatūroto Site as the fixed formula typically overstates the number of carparks required. Requiring commercial or industrial parking to be screened from residential sites, this should only apply to adjacent residential zoned sites.
310.18	Fonterra Limited	Transport	Amend	<p>RETAIN TRAN-Table 1.</p> <p>AND</p> <p>AMEND TRAN-Table 1 to change the "Industry" land use activity sub-heading, as follows:</p> <p>Industry (excluding the <u>Maungatūroto Dairy Factory Manufacturing Site</u>).</p> <p>AND</p> <p>AMEND the heading of second column in TRAN-Table 1 from "Car Parking Spaces Required" to "<u>Traffic Intensity Factor</u>".</p>	<ul style="list-style-type: none"> Amendment is sought for consistency with the remainder of the Proposed District Plan in terms of the reference to Maungatūroto Dairy Factory. The heading in the second column of TRAN-Table 1 is incorrect and should be changed.
310.19	Fonterra Limited	Transport	Oppose	<p>DELETE TRAN-Table 2.</p>	<ul style="list-style-type: none"> Subpart 8 (Carparking), Clause 3.38(1) f the National Policy Statement on Urban Development 2020, requires all Tier 1, 2, or 3

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					territorial authorities to remove all provisions requiring a minimum number of carparking. <ul style="list-style-type: none"> Notwithstanding this, the minimum carparking requirement based on the Gross Floor Area of industrial buildings is excessive and inappropriate for the Maungatūroto Site as the fixed formula typically overstates the number of carparks required.
310.20	Fonterra Limited	Transport	Amend	AMEND the "Commercial or Industrial Activities" heading under the Land Use Activity column of TRAN-Table 3, as follows: Commercial or Industrial Activities (<u>excluding the Maungatūroto Dairy Factory</u>):	<ul style="list-style-type: none"> The requirements are arbitrary. In terms of the Maungatūroto Site, the number of minimum loading spaces should be dictated by operational requirements, not the Gross Floor Area of industrial buildings. Therefore amendment is sought to exclude the Maungatūroto Site from the requirements.
310.21	Fonterra Limited	Hazardous Substances	Amend	ADD a new "Exemption" to HS-S1, as follows: <u>Exemptions to HS-S1 Hazardous substances permitted activity thresholds:</u> <u>1. The storage and use of hazardous substances associated with the operation of the Maungatūroto Dairy Factory.</u>	<ul style="list-style-type: none"> A range of hazardous substances are stored and used at the Maungatūroto Site, in compliance with the Hazardous Substances and New Organisms Act 1996, Health and Safety at Work Act 2015, and Health and Safety at Work (Hazardous Substances) Regulations 2017. The Maungatūroto Site (located within the Heavy industrial zone) is entirely suitable for the storage and the storage and use of hazardous substances. Additional controls in the Kaipara District Plan are not required. Accordingly, Fonterra seeks that the Maungatūroto Site is exempt from compliance with the Hazardous Substances Activity Status Table. This approach would be consistent with Operative District Plan.
310.22	Fonterra Limited	Natural Hazards	Amend	AMEND NH-R1, as follows: 1. Activity status: Permitted Where: <u>a. A report has been prepared in accordance with NH-S1 and provided to Council at least 20 working days prior to commencement of any applicable works; or</u> <u>b. A report has been prepared in accordance with NH-S2 and provided to Council at least 20 working days prior to commencement of any applicable works.</u> <u>Explanatory Note:</u> <u>The purpose of the assessment required by NH-S1 is to assess if the proposed activity that is within an area that is identified as susceptible to flooding will acceptably avoid or mitigate the risks associated with the flood hazard. A building / activity is permitted if a report is prepared in accordance with NH-S1 which concludes the proposed activity is highly unlikely to result in increased flooding risk or material damage on the subject site or immediately adjoining sites.</u> <u>The purpose of the assessment required by NH-S2 is to confirm whether or not the area of land where the building / activity is to be located is correctly mapped as susceptible to flooding. If a report is prepared in accordance with NH-S2 which concludes that it is not susceptible to flooding as defined in the information requirements of that standard, then the activity is permitted.</u> <u>Alternatively, the activity status is permitted Where:</u> <u>a. the structure is not a Hazard Protection Structure;</u> <u>b. the structure has a footprint of no more than 30m2 in a High-Risk River Flood Hazard Area; and</u> <u>c. The structure does not result in the diversion or transfer of flood water to, or increase ponding or flooding on other property....</u>	<ul style="list-style-type: none"> New permitted activity rules and associated standards are sought by the submitter based on site specific characteristics. This is consistent with the approach taken in Plan Change 1 to the Whāngarei District Plan. The flood hazard maps have been developed at a regional scale so do not address every site-specific circumstance. Requiring resource consent for most activities when a site is susceptible to flood hazards is inefficient and unnecessary.
310.23	Fonterra Limited	Natural Hazards	Amend	AMEND NH-R2, as follows: 1. Activity status: Permitted	<ul style="list-style-type: none"> New permitted activity rules and associated standards are sought by the submitter based on site specific characteristics. This is consistent

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				<p>Where:</p> <p><u>a. A report has been prepared in accordance with NH-S1 and provided to Council at least 20 working days prior to commencement of any applicable works; or</u></p> <p><u>b. A report has been prepared in accordance with NH-S2 and provided to Council at least 20 working days prior to commencement of any applicable works.</u></p> <p><u>Explanatory Note:</u></p> <p><u>The purpose of the assessment required by NH-S1 is to assess if the proposed activity that is within an area that is identified as susceptible to flooding will acceptably avoid or mitigate the risks associated with the flood hazard. A building / activity is permitted if a report is prepared in accordance with NH-S1 which concludes the proposed activity is highly unlikely to result in increased flooding risk or material damage on the subject site or immediately adjoining sites.</u></p> <p><u>The purpose of the assessment required by NH-S2 is to confirm whether or not the area of land where the building / activity is to be located is correctly mapped as susceptible to flooding. If a report is prepared in accordance with NH-S2 which concludes that it is not susceptible to flooding as defined in the information requirements of that standard, then the activity is permitted.</u></p> <p><u>Alternatively, the activity status is permitted</u> <u>Where:</u></p> <p>For all additions and alterations:</p> <p><u>ac.</u> The addition/alteration does not result in the diversion or transfer of flood water onto, or increase the potential impact of a flood event on any adjoining site in a 1 in 100-year ARI flood event.</p> <p>and</p> <p>For accessory buildings:</p> <p><u>bd.</u> The addition/alteration does not result in the gross floor area of the accessory building exceeding the following in a High-Risk River Flood Hazard Area:</p> <p>i. 110 m2 in in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and</p> <p>ii. 10m2 in all other zones.</p> <p>For buildings not containing sensitive activities:</p> <p><u>ce.</u> The addition/alteration has a minimum finished floor level of 300mm above the maximum water level in a 1 in 100-year flood event; and</p> <p><u>df.</u> The addition/alteration is not in a High-Risk River Flood Hazard Area if it is in a zone other than the General rural zone, Rural lifestyle zone, and Māori purpose zone.</p> <p>For buildings containing sensitive activities:</p> <p><u>eg.</u> The addition/alteration is not in a High-Risk River Flood Hazard Area; and</p> <p><u>fh.</u> The addition/alteration has a minimum finished floor level of 500mm above the maximum water level in 1 in 100-year flood event.</p>	<p>with the approach taken in Plan Change 1 to the Whāngarei District Plan.</p> <ul style="list-style-type: none"> The flood hazard maps have been developed at a regional scale so do not address every site-specific circumstance. Requiring resource consent for most activities when a site is susceptible to flood hazards is inefficient and unnecessary.
310.24	Fonterra Limited	Natural Hazards	Amend	<p>AMEND NH-R3, as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p><u>a. A report has been prepared in accordance with NH-S1 and provided to Council at least 20 working days prior to commencement of any applicable works; or</u></p> <p><u>b. A report has been prepared in accordance with NH-S2 and provided to Council at least 20 working days prior to commencement of any applicable works.</u></p> <p><u>Explanatory Note:</u></p>	<ul style="list-style-type: none"> New permitted activity rules and associated standards are sought by the submitter based on site specific characteristics. This is consistent with the approach taken in Plan Change 1 to the Whāngarei District Plan. The flood hazard maps have been developed at a regional scale so do not address every site-specific circumstance. Requiring resource consent for most activities when a site is susceptible to flood hazards is inefficient and unnecessary.

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				<p><u>The purpose of the assessment required by NH-S1 is to assess if the proposed activity that is within an area that is identified as susceptible to flooding will acceptably avoid or mitigate the risks associated with the flood hazard. A building / activity is permitted if a report is prepared in accordance with NH-S1 which concludes the proposed activity is highly unlikely to result in increased flooding risk or material damage on the subject site or immediately adjoining sites.</u></p> <p><u>The purpose of the assessment required by NH-S2 is to confirm whether or not the area of land where the building / activity is to be located is correctly mapped as susceptible to flooding. If a report is prepared in accordance with NH-S2 which concludes that it is not susceptible to flooding as defined in the information requirements of that standard, then the activity is permitted.</u></p> <p><u>Alternatively, the activity status is permitted where:</u></p> <p>ag. The accessory building does not result in the diversion or transfer of flood water onto, or increase the potential impact of a flood event on any adjoining site in a 1 in 100-year ARI flood event; and</p> <p>bg. The gross floor area of the accessory building does not exceed the following in a High-Risk River Flood Hazard Area:</p> <p>i. 110 m2 in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and</p> <p>ii. 10m2 in all other zones.</p>	
310.25	Fonterra Limited	Natural Hazards	Amend	<p>AMEND NH-R4, as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p><u>a. A report has been prepared in accordance with NH-S1 and provided to Council at least 20 working days prior to commencement of any applicable works; or</u></p> <p><u>b. A report has been prepared in accordance with NH-S2 and provided to Council at least 20 working days prior to commencement of any applicable works.</u></p> <p><u>Explanatory Note:</u></p> <p><u>The purpose of the assessment required by NH-S1 is to assess if the proposed activity that is within an area that is identified as susceptible to flooding will acceptably avoid or mitigate the risks associated with the flood hazard. A building / activity is permitted if a report is prepared in accordance with NH-S1 which concludes the proposed activity is highly unlikely to result in increased flooding risk or material damage on the subject site or immediately adjoining sites.</u></p> <p><u>The purpose of the assessment required by NH-S2 is to confirm whether or not the area of land where the building / activity is to be located is correctly mapped as susceptible to flooding. If a report is prepared in accordance with NH-S2 which concludes that it is not susceptible to flooding as defined in the information requirements of that standard, then the activity is permitted.</u></p> <p><u>42 Activity status when compliance not achieved with NH-R.4.1.1:</u> Restricted Discretionary</p> <p>Where:</p> <p>For new buildings not containing sensitive activities:</p> <p>a. The building has a minimum finished floor level of 300mm above the maximum water level in 1 in 100-year flood event.</p> <p>For new buildings containing sensitive activities:</p> <p>b. The building is not in a High-Risk River Flood Hazard Area; and</p>	<ul style="list-style-type: none"> • New permitted activity rules and associated standards are sought by the submitter based on site specific characteristics. This is consistent with the approach taken in Plan Change 1 to the Whāngarei District Plan. • The flood hazard maps have been developed at a regional scale so do not address every site-specific circumstance. • Requiring resource consent for most activities when a site is susceptible to flood hazards is inefficient and unnecessary.

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				<p>c. The building has a minimum finished floor level of 500mm above the maximum water level in 1 in 100-year flood event.</p> <p>23 Activity status when compliance not achieved with NH-R.4.12.a: Discretionary</p> <p>34 Activity status when compliance not achieved with NH-R4.12.b or NH-R4.12.c: Non-Complying</p> <p>45 Matters over which discretion is restricted:</p> <p>a. The effects of flood hazards on the building;</p> <p>b. The purpose of the building and its vulnerability or resilience to the flood hazard;</p> <p>c. The hazard risks to people or property;</p> <p>d. Cumulative effects and the potential to create, transfer or intensify hazard risks on adjoining sites including on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites;</p> <p>e. The effectiveness of any mitigation proposed;</p> <p>f. The storage and use of hazardous substances and any management/ mitigation requirements; and</p> <p>g. Methods to manage activities and uses within the site, including safe egress from buildings and structures on the site and the management of people and property during a flood event.</p>	
310.26	Fonterra Limited	Natural Hazards	Amend	<p>AMEND NH-R11, as follows (note referencing error in submission):</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p><u>a. A report has been prepared in accordance with NH-S1 and provided to Council at least 20 working days prior to commencement of any applicable works; or</u></p> <p><u>b. A report has been prepared in accordance with NH-S2 and provided to Council at least 20 working days prior to commencement of any applicable works.</u></p> <p><u>Explanatory Note:</u></p> <p><u>The purpose of the assessment required by NH-S1 is to assess if the proposed activity that is within an area that is identified as susceptible to flooding will acceptably avoid or mitigate the risks associated with the flood hazard. A building / activity is permitted if a report is prepared in accordance with NH-S1 which concludes the proposed activity is highly unlikely to result in increased flooding risk or material damage on the subject site or immediately adjoining sites.</u></p> <p><u>The purpose of the assessment required by NH-S2 is to confirm whether or not the area of land where the building / activity is to be located is correctly mapped as susceptible to flooding. If a report is prepared in accordance with NH-S2 which concludes that it is not susceptible to flooding as defined in the information requirements of that standard, then the activity is permitted.</u></p> <p><u>Alternatively, the activity status is permitted</u></p> <p><u>Where:</u></p> <p><u>a. The area of earthworks does not exceed:</u></p> <p>i. 50m² or volume of 50m³ in a High-Risk Hazard Area; or</p> <p>ii. 100m² in the Coastal Flood or River Flood Hazard Area in any 12 month period;</p> <p>and</p> <p><u>b. The earthworks do not:</u></p> <p>i. raise the level of the land in a High-Risk Hazard Area in a way that results in the loss of any flood storage volume; and</p> <p>ii. divert flood flow, coastal inundation or overland flow path onto another property....</p>	<ul style="list-style-type: none"> • New permitted activity rules and associated standards are sought by the submitter based on site specific characteristics. This is consistent with the approach taken in Plan Change 1 to the Whāngarei District Plan. • The flood hazard maps have been developed at a regional scale so do not address every site-specific circumstance. • Requiring resource consent for most activities when a site is susceptible to flood hazards is inefficient and unnecessary.

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310.27	Fonterra Limited	Natural Hazards	Amend	<p>ADD new standard NH-S1, as follows:</p> <p><u>NH-S1 Site Specific Flood Hazard Mapping Assessment</u></p> <p><u>All Zones</u></p> <p><u>For permitted activities under NH-R1.1.a, NH-R2.1.a, NH-R3.1.a, NH-R4.1.a and NH-R11.1.a, a site-specific flood hazard mapping assessment must be prepared within the last 2 years and must:</u></p> <ol style="list-style-type: none"> <u>Be prepared by a Chartered Professional Engineer in the practice field of Civil Engineering, Environmental Engineering, or Water Engineering or scientist with recognised qualifications and experience in environmental science, physical geography, or flood modelling.</u> <u>Include an assessment of the flood hazard on the area of land where the proposed activity is to occur, including:</u> <ol style="list-style-type: none"> <u>A desktop review of flood hazard data available (e.g. the most recent and relevant flood hazard model results from Council(s), survey data, LiDAR data, and landowners) detailing the study objectives, scenarios, data sources technical methodology, limitations, and assumptions.</u> <u>Identification and assessment of flood hazards within the area of land including:</u> <ol style="list-style-type: none"> <u>A determination of the flood extents, depths, and velocity on the area of land during a 1% AEP flood event, allowing for impacts of a high emission climate change scenario over a 100-year timeframe based on the most recent data and projections including increased rainfall intensity, sea level rise, and vertical land movement where relevant.</u> <u>Identification and assessment of overland flow paths.</u> <u>Include a clear statement confirming that:</u> <ol style="list-style-type: none"> <u>The report has been prepared in accordance with NH-S1.1-3.</u> <u>The author is qualified in accordance with NH-S1.1.</u> <u>The proposed activity is entirely within the area of land assessed under NH-S1.2.</u> <u>The 1% AEP flood level on the area of land where the activity is proposed will not be to a depth equal to or greater than 100mm, accounting for impacts of climate change in accordance with NH-S1.B.1.</u> 	<ul style="list-style-type: none"> New permitted activity rules and associated standards are sought by the submitter based on site specific characteristics. This is consistent with the approach taken in Plan Change 1 to the Whāngarei District Plan. The flood hazard maps have been developed at a regional scale so do not address every site-specific circumstance. Requiring resource consent for most activities when a site is susceptible to flood hazards is inefficient and unnecessary.
310.28	Fonterra Limited	Natural Hazards	Amend	<p>ADD new standard to the Natural Hazards chapter as follows:</p> <p><u>NH-S2 Site Specific Flood Hazard Risk Assessment</u></p> <p><u>All Zones</u></p> <p><u>For permitted activities under NH-R1.1.b, NH-R2.1.b, NH-R3.1.b, NH-R4.1.b and NH-R11.1.b, a site specific assessment of the flood hazard and risk associated with the proposed development prepared within the last 12 months by a suitably qualified and experienced person (e.g., Chartered Professional Engineer) which includes (but is not limited to) the following:</u></p> <ol style="list-style-type: none"> <u>Desktop review of flood hazard data available (e.g., from Council(s) (including the most recent relevant flood hazard model results), survey data, LiDAR data, and owners or witnesses).</u> <u>Identification and assessment of flood hazards within the area including:</u> <ol style="list-style-type: none"> <u>Determination of pre- and post-development flood extent and level in a 1% AEP event (+20%).</u> 	<ul style="list-style-type: none"> New permitted activity rules and associated standards are sought by the submitter based on site specific characteristics. This is consistent with the approach taken in Plan Change 1 to the Whāngarei District Plan. The flood hazard maps have been developed at a regional scale so do not address every site-specific circumstance. Requiring resource consent for most activities when a site is susceptible to flood hazards is inefficient and unnecessary.

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				<ol style="list-style-type: none"> 2. <u>Use of an appropriate flood modelling technique or methodology.</u> 3. <u>Consideration of climate change impacts based on the most recent data and projections including:</u> <ol style="list-style-type: none"> i. <u>Increased rainfall intensity over a 100-year timeframe.</u> ii. <u>Where receiving waters are tidally influenced relative sea level rise including vertical land movement over a 100-year timeframe.</u> 3. <u>Assessment of the post-development flood hazard, considering (where applicable):</u> <ol style="list-style-type: none"> 1. <u>Upstream and downstream flooding.</u> 2. <u>The proportion of floodplain volume that is displaced, the direct impact on flood hazard in the vicinity, and the potential for cumulative reduction in floodplain volume.</u> 3. <u>Peak flow and velocities.</u> 4. <u>Flood extents, depths, frequency, and elevations.</u> 5. <u>Accessibility/escape during inundation.</u> 4. <u>Assessment of the risks and potential effects of post- development flood hazards considering (where applicable):</u> <ol style="list-style-type: none"> 1. <u>The nature of the activity being undertaken and its vulnerability to flood hazards.</u> 2. <u>The potential consequences of a flood hazard on people, property, communities, infrastructure, and the environment.</u> 3. <u>The potential for hazardous substances to be impacted by flooding.</u> 4. <u>Whether the proposal exacerbates existing flood hazards and/or risks, including on neighbouring properties and the wider area.</u> 5. <u>Identification and assessment of overland flow paths and whether and how development will alter or divert surface stormwater flows, and any increase in risk associated with changes in overland flow paths.</u> 6. <u>Description and assessment of any proposed mitigation measures in clear and measurable terms, including how buildings and structures are designed to mitigate the effects of the hazards, e.g., minimum floor levels.</u> 7. <u>Assessment of any residual risks and effects.</u> 8. <u>Taking into account the overall recommendations, the report must conclude that the proposed activity is highly unlikely to result in increased flooding risk or material damage on the subject site or immediately adjoining sites.</u> 	
310.29	Fonterra Limited	Subdivision	Amend	<p>AMEND SUB-O3, as follows:</p> <p>Subdivision in rural zones:</p> <ol style="list-style-type: none"> 1. Enables primary production activities to both establish and continue to operate; 2. Protects highly productive land from fragmentation and reverse sensitivity effects; and 3. Provides flexibility to enable people to work and live in a rural environment.; and 4. <u>Protects primary production activities (including associated manufacturing and processing activities) from reverse sensitivity effects.</u> 	<ul style="list-style-type: none"> • Consistent with the Operative District Plan, Fonterra is seeking a site-specific rule requiring a discretionary activity subdivision consent for any subdivision within the Maungatūroto Dairy Factory Noise Sensitive Area to avoid potential reverse sensitivity effects, so seeks some appropriate amendments to objective SUB-O3 to reflect this.
310.30	Fonterra Limited	Subdivision	Amend	<p>AMEND SUB-P8.2. as follows:</p> <p>Ensure subdivision in the General rural zone outside the Mangawhai/Hakaru Managed Growth Area:</p>	<ul style="list-style-type: none"> • Consistent with the Operative District Plan, Fonterra is seeking a site-specific rule requiring a discretionary activity subdivision consent for any subdivision within the Maungatūroto Dairy Factory Noise Sensitive

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				<ol style="list-style-type: none"> 1. Avoids the fragmentation of highly productive land unless the productive capacity of that land is maintained or enhanced; 2. Avoids reverse sensitivity effects on primary production activities (<u>including associated manufacturing and processing activities</u>); Supports a range of primary production activities and other activities that have a functional or operational need for a rural location; 3. Maintains rural character and amenity values; 4. Enables smaller rural lifestyle lots where appropriate and consistent with the requirements for different types of subdivisions in this chapter; 5. Avoids subdivision of minor residential unit; and 6. Is well integrated with the existing transport network infrastructure. 	Area to avoid potential reverse sensitivity effects, so seeks some appropriate amendments to objective SUB-P8 to reflect this.
310.31	Fonterra Limited	Subdivision	Amend	<p>AMEND the minimum allotment sizes for the General residential zone under SUB-S1, as follows:</p> <p>General residential zone</p> <p>5. Allotments must have a minimum net site area of:</p> <ol style="list-style-type: none"> a. 600m², or b. 400m² if reticulated water supply and wastewater services are available outside of Mangawhai, <u>and the allotments are located outside of the Maungatūroto Dairy Factory Noise Sensitive Area.</u> <p>AND</p> <p>AMEND SUB-S1.10 as follows:</p> <p>10. Activity status when compliance not achieved: Discretionary</p> <p>Note:</p> <p><u>If a resource consent application is made under this standard, the owner and operator of the Maungatūroto Dairy Factory will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></p>	<ul style="list-style-type: none"> • There is a General residential zone on both sides of Doctors Hill Road located almost entirely within the Maungatūroto Dairy Factory Noise Sensitive Area. Rezoning the area to General residential zone under the Proposed District Plan would result in a significant increase in subdivision potential (as a result of the 400m² minimum lot size). However, it is critical to properly manage the relationship between new residential development near the Maungatūroto Site to ensure the site is not compromised as a result of reverse sensitivity effects.
310.32	Fonterra Limited	Subdivision	Amend	<p>ADD new standard to the Subdivision chapter specifically for subdivision of land within the Maungatūroto Dairy Factory Noise Sensitive Area, as follows:</p> <p><u>SUB-S17 Subdivision of land within the Maungatūroto Dairy Factory Noise Sensitive Area</u></p> <p>All zones</p> <ol style="list-style-type: none"> 1. Where subdivision of land is proposed within the Maungatūroto Dairy Factory Noise Sensitive Area, <u>any proposed building platform must be located entirely outside of the Maungatūroto Dairy Factory Noise Sensitive Area.</u> 2. Activity status when compliance not achieved: <u>Discretionary.</u> <p>Note:</p> <p><u>If a resource consent application is made under this standard, the owner and operator of the Maungatūroto Dairy Factory will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></p>	<ul style="list-style-type: none"> • Refer to submission for detailed reasoning. It is critical to properly manage the relationship between new residential development near the Maungatūroto Site to ensure the facility is not compromised by increasing residential density resulting in reverse sensitivity effects. As there are no subdivision rules or standards within the Proposed District Plan that protect the Maungatūroto Site from potential reverse sensitivity effects, Fonterra seeks a new subdivision standard that triggers a discretionary activity consent for subdivision of land within the Maungatūroto Dairy Factory Noise Sensitive Area.
310.33	Fonterra Limited	Subdivision	Amend	<p>ADD a new standard to the Subdivision chapter for subdivision of land within the Maungatūroto Dairy Factory wastewater pipeline corridor, as follows:</p> <p><u>SUBS-SX Subdivision of land within the Maungatūroto Dairy Factory wastewater pipeline corridor</u></p> <p>All Zones</p> <ol style="list-style-type: none"> 1. <u>Any proposed building platform must be located entirely outside of the Maungatūroto Dairy Factory wastewater pipeline corridor.</u> 	<ul style="list-style-type: none"> • Refer to submission for detailed reasoning. • The submitter seeks a subdivision standard to avoid potential reverse sensitivity effects and protect the structural integrity of the Maungatūroto Site wastewater pipeline. In order to effectively implement the proposed new subdivision standard, the submitter is also seeking that the planning maps show a 40m "Maungatūroto Dairy Factory wastewater pipeline corridor" (i.e. 20m either side of the pipeline) as per their submission.

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				<p>2. <u>Activity status when compliance is not achieved:</u> Restricted Discretionary</p> <p>3. <u>Matters over which discretion is restricted:</u></p> <ol style="list-style-type: none"> 1. <u>The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the wastewater pipeline;</u> 2. <u>The risk to public or individual safety, or property damage;</u> 3. <u>The nature and location of any earthworks and how such earthworks will impact on the operation, maintenance, upgrade and development (including access) of the wastewater pipeline;</u> 4. <u>The risk to the structural integrity of the wastewater pipeline;</u> 5. <u>The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity effects on the wastewater pipeline.</u> 6. <u>The outcome of any consultation with the owner and operator of the wastewater pipeline.</u> <p><u>Notification</u></p> <p><u>If a resource consent application is made under this standard, the owner and operator of the wastewater pipeline will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></p>	
310.34	Fonterra Limited	Noise	Support	RETAIN NOISE-O2.	<ul style="list-style-type: none"> • NOISE-O2 is supported on the basis that the Proposed District Plan appropriately recognises, provides for and protects lawfully established activities such as the Maungatūroto Site.
310.35	Fonterra Limited	Noise	Support	RETAIN NOISE-P2.	<ul style="list-style-type: none"> • Policy is supported on the basis that: • the Proposed District Plan retains a site specific noise rule for the Maungatūroto Site that appropriately manages associated noise (consistent with the approach in the Operative District Plan); and • Fonterra is proposing a new noise rule requiring acoustic treatment of buildings containing noise sensitive activities located within the Maungatūroto Dairy Factory Noise Sensitive Area.
310.36	Fonterra Limited	Noise	Amend	<p>AMEND NOISE-P3, as follows:</p> <p>Enable higher noise levels within the Commercial zone and Industrial zones, while requiring industrial and commercial activities to comply with lower noise limits at the interface with any adjacent General residential zone, Rural lifestyle zone, Open space zone, and Natural open space zone <u>(unless provided for by site specific noise rules (and associated Noise Sensitive Area overlay).</u></p>	<ul style="list-style-type: none"> • Policy should recognise that the Proposed District Plan continues to provide for the existing use rights noise environment of the Maungatūroto Site via site-specific noise rules.
310.37	Fonterra Limited	Noise	Support	RETAIN NOISE-R1.	<ul style="list-style-type: none"> • Permitted activity status is supported.
310.38	Fonterra Limited	Noise	Amend	<p>ADD a new rule to the Noise chapter as follows:</p> <p><u>NOISE-R15</u></p> <p><u>Noise sensitive activities within the Maungatūroto Dairy Factory Noise Sensitive Area</u></p> <p><u>All zones</u></p> <p><u>1. Activity status:</u> Permitted</p> <p><u>Where:</u></p> <p><u>a. Buildings containing noise sensitive activities within the Maungatūroto Dairy Factory Noise Sensitive Area are designed, constructed and</u></p>	<ul style="list-style-type: none"> • Refer to submission for detailed reasoning. • Fonterra seeks a similar noise rule to NOISE-R5, NOISE-R13, and NOISE-S15 for new buildings containing noise sensitive activities within the Maungatūroto Dairy Factory Noise Sensitive Area (to ensure appropriate internal noise levels within any such buildings and to protect the Maungatūroto Site from reverse sensitivity effects). • Fonterra suggest a ventilation and thermal cooling noise rule that is different to NOISE -R5 and NOISE-R13.

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				<p><u>maintained to ensure that the internal noise level (based on external noise from the dairy factory) does not exceed the following noise limit:</u></p> <p><u>30 dB LAeq at all times.</u></p> <p><u>b. Where the building façade is required to be fully closed to meet an internal noise limit, the building shall be mechanically ventilated and cooled to ensure that the thermal comfort of the occupants can be maintained at all times of the year without any requirement to open windows, doors or other façade openings. To satisfy this clause, a design producer statement from a suitably qualified HVAC design professional shall be provided that addresses the following in accordance with all relevant New Zealand HVAC codes and standards:</u></p> <p><u>i. Provides mechanical ventilation to all habitable areas of the noise sensitive activity that ensures human ventilation needs and comfort are met with the façade closed.</u></p> <p><u>ii. Provides mechanical thermal cooling to ensure that all habitable areas of the noise sensitive activity can remain at a comfortable temperature at all times of the year with the façade closed.</u></p> <p><u>iii. Where i) or ii) above are to be provided by a ducted air-conditioning and/or ventilation system, that the noise level does not exceed 35 dB LAeq when measured at 1 metre from any diffuser at the minimum airflows required to maintain the design temperatures and ventilation once the room temperature has been achieved.</u></p> <p><u>iv. Where ii) above is to be provided by high-wall heat pumps, cassette units or other similar non-ducted air-conditioning units, that the unit is from a recognised manufacturer and includes a "quiet" or "low" noise mode with a claimed noise level of less than 35 dBA.</u></p> <p><u>c. Compliance shall be demonstrated at the time of application for building consent. The application shall be accompanied by a statement prepared by a suitably qualified acoustic consultant that demonstrates the internal design levels will be achieved.</u></p> <p><u>2. Activity status when compliance not achieved:</u> Discretionary</p> <p><u>Notification:</u></p> <p><u>If a resource consent application is made under NOISE-R15, the owner and operator of the Maungatūroto Dairy Factory will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></p> <p>OR</p> <p><u>AMEND</u> the wording of the ventilation/cooling rules associated with NOISE-R5, NOISE-R13 and NOISE-R15 consistent, if possible, upon the advice of a suitably qualified mechanical design professional.</p>	<ul style="list-style-type: none"> Fonterra recommend an "outcome focussed" rule, that seeks the advice of a suitably qualified HVAC design professional.
310.39	Fonterra Limited	Noise	Amend	<p><u>AMEND</u> NOISE-S5, as follows:</p> <p><u>1. With the exception of the Maungatūroto Dairy Factory, the noise rating level from any activity in an Industrial zone must not exceed the following noise limits, when measured at or within the boundary of any other site in the zone:...</u></p>	<ul style="list-style-type: none"> NOISE-S6 is specific to the Maungatūroto Dairy Factory Site. Therefore, to ensure certainty Fonterra seeks that NOISE-S5 exempts the Maungatūroto Site from NOISE-S6.
310.40	Fonterra Limited	Noise	Amend	<p><u>AMEND</u> NOISE-S6, as follows:</p> <p><u>NOISE-S6 Noise levels in the Heavy Industrial Zone Maungatūroto Dairy Factory site:</u></p> <p><u>2. The noise rating level from any activity within the Maungatūroto Dairy Factory site, including infrastructure, wastewater treatment, and other ancillary activities, is a permitted activity if noise from the site as measured at the boundary of Maungatūroto Dairy Factory Noise Sensitive Area shown on the planning maps and does not exceed the following <u>noise rating</u> limits: ...</u></p>	<ul style="list-style-type: none"> The heading should reflect that standard NOISE-S6 is specific to the Maungatūroto Site, and reference should be made to "noise rating limits" (instead of just "limits") consistent with other noise rules.

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310.41	Fonterra Limited	Noise	Amend	<p>AMEND NOISE-S7, as follows:</p> <ol style="list-style-type: none"> The noise rating level from any activity in the Commercial zone, Estuary Estates special purpose business and service sub-zones, Light industrial zone and Heavy industrial zone (<u>with the exception of the Maungatūroto Dairy Factory</u>) must not exceed the following noise limits when measured at or within: <ol style="list-style-type: none"> The boundary of any site in the Residential zones and Rural lifestyle zone; Any notional boundary in the Rural zones; and The boundary of any site in the Open space zone, Natural open space zone, and Sport and active recreation zone.... 	<ul style="list-style-type: none"> For full certainty, Fonterra seeks that NOISE-S7 exempts the Maungatūroto Site in recognition of NOISE-S6.
310.42	Fonterra Limited	Noise	Support	RETAIN NOISE-MAT1.	<ul style="list-style-type: none"> The Matters of Discretion are supported.
310.43	Fonterra Limited	General Residential Zone	Amend	<p>AMEND GRZ-R12 as follows:</p> <p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p><u>a. The multi-unit development is located outside of the Maungatūroto Dairy Factory Noise Sensitive Area.</u></p> <p>2. Activity status when compliance not achieved: Not Applicable</p> <p>3. Matters over which discretion is restricted:</p> <p>a. The matters in GRZ-MAT1 and GRZ-MAT2.</p> <p>3. Activity status when compliance not achieved: Non Complying</p>	<ul style="list-style-type: none"> It is critical to properly separate incompatible land uses to ensure the Maungatūroto Site is not compromised by reverse sensitivity effects. Accordingly, Fonterra seeks an amendment to GRZ-R12 to discourage "multi-unit development" from occurring within the Maungatūroto Dairy Factory Noise Sensitive Area to avoid potential reverse sensitivity effects.
310.44	Fonterra Limited	General Residential Zone	Amend	<p>ADD a new standard to the General residential zone chapter as follows:</p> <p><u>GRZ-XX Noise sensitive activities within the Maungatūroto Dairy Factory Noise Sensitive Area</u></p> <p><u>1. All new buildings used for noise sensitive activities are located outside of the Maungatūroto Dairy Factory Noise Sensitive Area.</u></p> <p>2. Activity status when compliance not achieved: Discretionary</p> <p>Notification</p> <p><u>If a resource consent application is made under GRZ-S11.2, the owner and operator of the Maungatūroto Dairy Factory will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></p>	<ul style="list-style-type: none"> It is critical to properly separate incompatible land uses to ensure the Maungatūroto Site is not compromised by reverse sensitivity effects. Accordingly, consistent with Rule 13.10.8 of the Operative District Plan, Fonterra seeks a new Standard requiring a discretionary activity resource consent for any new buildings used for noise sensitive activities that are located within the Maungatūroto Dairy Factory Noise Sensitive Area.
310.45	Fonterra Limited	General Rural Zone	Amend	<p>AMEND GRUZ-P3, as follows:</p> <p>Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural production zone to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities (<u>including associated manufacturing and processing activities</u>), including through methods such as no-complaints covenants, landscaping, screening or siting buildings.</p>	<ul style="list-style-type: none"> The approach is consistent with the Operative District Plan and is required to protect Fonterra's lawfully established activities at the Maungatūroto Site from reverse sensitivity effects, so needs to be reflected appropriately within the policy framework.
310.46	Fonterra Limited	General Rural Zone	Amend	<p>AMEND GRUZ-S3.2, as follows:</p> <p>The setbacks in GRUZ-S3.1 do not apply to:</p> <ol style="list-style-type: none"> Buildings and structures that are permitted under the Natural Character chapter; Where there is a legally formed and maintained road; Fences; Infrastructure provided by a network utility operator (<u>or other essential infrastructure</u>); and <p>Structures associated with vehicle or pedestrian access.</p>	<ul style="list-style-type: none"> The Maungatūroto Site has infrastructure located within the setback requirements for the coastal marine area (e.g. the wastewater pipeline). Such infrastructure should be exempt from the setback requirements.

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310.47	Fonterra Limited	General Rural Zone	Support	RETAIN GRUZ-S4.3 and GRUZ-S4.4.	<ul style="list-style-type: none"> This approach is consistent with the Operative District Plan and is required to protect Fonterra's lawfully established activities at the Maungatūroto Site from potential reverse sensitivity effects.
310.48	Fonterra Limited	Heavy Industrial Zone	Amend	<p>AMEND second sentence of the Overview of the Heavy industrial zone chapter as follows:</p> <p>The Heavy industrial zone is used predominantly for industrial activities that generate potentially significant adverse effects, <u>including the long established and regionally significant Maungatūroto Dairy Factory (which includes a defined Noise Sensitive Area surrounding the site)</u>. This zone may be used for light industrial activities and industry-associated activities that are compatible with the potentially significant adverse effects generated from heavy industrial activities.</p>	<ul style="list-style-type: none"> Fonterra seeks amendments that recognise the long established and regionally significant nature of the Maungatūroto Site (with reference to the associated Noise Sensitive Area surrounding the site which has been retained from the Operative District Plan).
310.49	Fonterra Limited	Heavy Industrial Zone	Amend	<p>AMEND HIZ-O3 as follows:</p> <p>Managing effects at the zone boundaries The adverse effects of activities are contained within the zone boundary <u>(or in terms of noise from the Maungatūroto Dairy Factory within the boundary of the associated Noise Sensitive Area)</u> to avoid significant adverse effects on amenity within other zones, recognising:</p> <ol style="list-style-type: none"> The economic and employment benefits of industrial activities; and <p>That amenity levels immediately adjacent to the Heavy Industrial Zone will not be the same as in the balance of the adjacent zone.</p>	<ul style="list-style-type: none"> To recognise that the Maungatūroto Dairy Factory is an existing and authorised activity that generates higher levels of noise beyond the zone boundary as defined by the associated Noise Sensitive Area (which has been retained from the Operative District Plan).
310.50	Fonterra Limited	Heavy Industrial Zone	Amend	<p>AMEND HIZ-O4 as follows:</p> <p>Reverse sensitivity effects Industrial activities are protected from potential reverse sensitivity effects arising from <u>by avoiding</u> incompatible subdivision, land use and development within <u>or near</u> the zone.</p>	<ul style="list-style-type: none"> To recognise that the Maungatūroto Dairy Factory Noise Sensitive Area has been retained as a mechanism to manage potential reverse sensitivity effects arising from incompatible subdivision, land use and development in the vicinity of the Maungatūroto Site.
310.51	Fonterra Limited	Heavy Industrial Zone	Amend	<p>AMEND HIZ-P2 as follows:</p> <p>Recognise the importance of existing heavy industrial activities and manage adverse effects of these operations on the surrounding environment to ensure acceptable amenity, <u>while ensuring such activities are protected from potential reverse sensitivity effects arising by avoiding incompatible subdivision, land use and development within or near the zone (e.g. within the boundary of any surrounding Noise Sensitive Area)</u>.</p>	<ul style="list-style-type: none"> Fonterra considers it is equally important to provide a policy direction that such activities are adequately protected from potential reverse sensitivity effects arising from incompatible subdivision, land use and development within or near the zone.
310.52	Fonterra Limited	Heavy Industrial Zone	Amend	<p>AMEND HIZ-P6 as follows:</p> <p>Manage adverse effects including noise, dust, smoke, odours, fumes, light spill, glare, or waste at the Heavy industrial zone boundary <u>(or in terms of noise from the Maungatūroto Dairy Factory, at the boundary of the surrounding Noise Sensitive Area)</u> to maintain reasonable amenity values in other zones.</p>	<ul style="list-style-type: none"> Fonterra considers that it should be amended to more clearly recognise the economic importance of existing heavy industrial activities, and that existing lawfully established activities and associated environmental effects (e.g. noise) are appropriately recognised, provided for and protected.
310.53	Fonterra Limited	Heavy Industrial Zone	Support	RETAIN HIZ-R1.	<ul style="list-style-type: none"> The activity statuses are supported.
310.54	Fonterra Limited	Heavy Industrial Zone	Support	RETAIN HIZ-R2.	<ul style="list-style-type: none"> Permitted activity status of the demolition of a building under HIZ-R2 is supported.
310.55	Fonterra Limited	Heavy Industrial Zone	Support	RETAIN HIZ-R3.	<ul style="list-style-type: none"> The permitted activity status and associated definition of "industrial activities" is supported.
310.56	Fonterra Limited	Heavy Industrial Zone	Support	RETAIN HIZ-S1.	<ul style="list-style-type: none"> A key requirement of the Maungatūroto Site is the ability to construct tall buildings (e.g. milk powder driers) and Standard HIZ-S1 achieves this outcome.
310.57	Fonterra Limited	Heavy Industrial Zone	Amend	<p>AMEND HIZ-S7.1. as follows:</p> <ol style="list-style-type: none"> A landscape strip shall be provided: <ol style="list-style-type: none"> Along the full length of the road boundary except for vehicle crossings <u>(and the road</u> 	<ul style="list-style-type: none"> It would be impractical and unreasonable for Fonterra to landscape the full length of the frontage with plants or trees (notwithstanding any such landscaping would have limited

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				<u>frontage of the Maungatūroto Dairy Factory</u> ; and...	visual mitigation given the size, bulk and proximity of existing buildings).
310.58	Fonterra Limited	Planning Maps	Amend	ADD a 40 metre "Maungatūroto Dairy Factory wastewater pipeline corridor" (i.e., 20m either side of the wastewater pipeline) to the planning maps.	<ul style="list-style-type: none"> Fonterra is seeking a number of new provisions restricting subdivision, earthworks and new buildings within the "Maungatūroto Dairy Factory Wastewater Pipeline Corridor" to protect the structural integrity of the pipeline and avoid potential reverse sensitivity effects. In order to effectively implement the proposed new provisions, Fonterra seeks that the planning maps show a 40m "Maungatūroto Dairy Factory Wastewater Pipeline Corridor" (i.e. 20m either side of the pipeline).
310.59	Fonterra Limited	Planning Maps	Support	RETAIN the "Maungatūroto Dairy Factory Noise Sensitive Area" on the planning maps.	<ul style="list-style-type: none"> This provides the basis for site specific noise rules and also protecting the Maungatūroto Site from potential reverse sensitivity effects (arising from subdivision and the establishment of new noise sensitive activities within the Noise Sensitive Area).
310.60	Fonterra Limited	Planning Maps	Amend	ADD the extent of the "Maungatūroto Dairy Factory" site located within the Heavy Industrial Zone on the planning maps.	<ul style="list-style-type: none"> The existing provisions in the Proposed District Plan (and changes sought by Fonterra) refer to the "Maungatūroto Dairy Factory". To provide full certainty, Fonterra seeks that the planning maps identify the extent of the "Maungatūroto Dairy Factory" located within the Heavy Industrial Zone and a new definition is introduced for the "Maungatūroto Dairy Factory".
311.1	Fuel Companies (BP, Mobil & Z Energy)	Definitions	Oppose	AMEND the definition of "Cumulative Risk" as follows: Means in the context of hazardous substances, the risk posed by a <u>significant</u> hazardous facility added to or multiplied, or otherwise accumulated by risk from other <u>significant</u> hazardous facilities in the vicinity where risks of one facility can influence the risk of the other. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> The definition of "Cumulative Risk" (which is only referenced once in a hazardous substance policy) should be amended to only apply to significant hazardous facilities this is consistent with the submitters other submissions.
311.2	Fuel Companies (BP, Mobil & Z Energy)	Definitions	Oppose	DELETE the definition for "Electric vehicle charging stations". AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Support to included permitted rules for provision of electric vehicle charging stations (e.g. TRAN-R5 and COMZ-R10). Definition is unhelpful and not needed. The meaning of electric vehicle charging station is clearly understood and a definition does not need to be provided Reference to "self supporting facility" could imply that charging facilities are not supported by external connections (e.g. electricity), or that charging facilities attached to another building or structure should not be provided for.
311.3	Fuel Companies (BP, Mobil & Z Energy)	Definitions	Oppose	DELETE the definition for "Hazardous facility". AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none">
311.4	Fuel Companies (BP, Mobil & Z Energy)	Definitions	Support	RETAIN definition of "Hazardous Substance" as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none">
311.5	Fuel Companies (BP, Mobil & Z Energy)	Definitions	Support	DELTE the definition of "Impervious surface". AND REPLACE all instances where the term "impervious surface" is used in the Proposed District Plan with "impermeable surface" for consistency. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Support the inclusion of a definition for impermeable or impervious surface. The definitions for impervious and impermeable surfaces are the same and are used interchangeably throughout the PDP for no clear reason. It would be best to use only one of the terms to prevent confusion and make the plan more efficient.

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311.6	Fuel Companies (BP, Mobil & Z Energy)	Definitions	Support	RETAIN the definition of "Sensitive Activities" as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Definition for sensitive activities is appropriate and supported.
311.7	Fuel Companies (BP, Mobil & Z Energy)	Definitions	Oppose	<p>DELETE the definition of "Significant Hazardous Facility" and replace with the following:</p> <p>Significant Hazardous Facility: <u>means the use of land and/or buildings (or any part of) for one or more of the following activities:</u></p> <ol style="list-style-type: none"> <u>Any Major Hazard Facility designated under the Health and Safety at work (Major Hazard Facilities) Regulations 2016;</u> <u>Manufacturing, including the associated storage, of hazardous substances (including agrichemicals, fertilisers, acids/alkalis or paints);</u> <u>Petroleum exploration and petroleum production facility;</u> <u>The storage/use of more than 100,000L of petrol or diesel;</u> <u>The storage/use of more than 6 tonnes of LPG;</u> <u>Galvanising plants;</u> <u>Electroplating and metal treatment;</u> <u>Tanneries;</u> <u>Timber treatment;</u> <u>Freezing works and rendering plants;</u> <u>Wastewater treatment plants;</u> <u>Metal smelting and refining (including battery refining or recycling);</u> <u>Milk processing plants; or</u> <u>Polymer foam manufacturing.</u> <p><u>The storage of petrol and diesel in (d) above does not include the underground storage at service stations and commercial refuelling facilities undertaken in accordance with HSNOCOP 44 Below Ground Stationary Container Systems for Petroleum - Design and Installation and HSNOCOP 45 Below Ground Stationary Containers Systems for Petroleum - Operation (or more recent relevant WorkSafe guidance for underground fuel storage.)</u></p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Refer to detailed comments in relation to the submission on the definition for hazardous facility. The Fuel Companies oppose the table contained in HS-S1 and the reliance on this table within the definition for Significant Hazardous Facilities (SHF). A definition is to provide clarity and to ensure consistent application across a District Plan, e.g. the type of buildings or activities that constitute a SHF, and in general, any thresholds should be stated in rules and standards, and not the definition. As notified, the definition would capture all service stations by virtue of the HS-S1 table, and in combination with the restrictive rule regime within the hazardous substances chapter, presents a major concern to the Fuel Companies in terms of the development and operation of service stations. The Fuel Companies do not consider that such an approach has been justified, particularly in light of the RLAA 2017 and removal of the explicit function of councils to control the storage, use, disposal or transportation of hazardous substances under sections 30 and 31 of the Resource Management Act While the Fuel Companies generally support the PDP to include a definition for SHF, it is considered that the current proposed definition is flawed. In addition, the rules in the hazardous substances chapter are not specific to SHF's. This requires a rethink to the SHF definition and its application through the hazardous substance chapters and other parts of the PDP to ensure that it is the most efficient or effective way of controlling Hazardous Substances in the District. The Fuel Companies consider that if their suggested definition of SHF and associated proposed hazardous substances rule framework is adopted, then the threshold limits in HS-S1 would no longer be necessary and would result in a more efficient and effective way to appropriately manage the risk associated with locating SHF within sensitive environments. To achieve this outcome, the Fuel Companies suggest that a definition similar to that proposed by Far North District Council could be adopted in conjunction with the other changes sought by the Fuel Companies to the Hazardous Substances chapter. This would prevent duplication with other legislation and make the definition and associated provisions more efficient and effective for Plan Users. Refer also to the Fuel Companies submissions on the hazardous substances chapter.
311.8	Fuel Companies (BP, Mobil & Z Energy)	Vision for Kaipara	Support	RETAIN SD-VK-O6 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> General intent is supported.
311.9	Fuel Companies (BP, Mobil & Z Energy)	Vision for Kaipara	Support	<p>AMEND SD-VK-O7 as follows:</p> <p>A variety of development opportunities, living options and housing choices are provided for <u>through a range of where it is in accordance with the purpose of the zones.</u></p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> The general intent of the objective is supported. The submitter considers the objective could be interpreted to mean that all or most zones should provide for living options and housing choices. The submitter considers that residential activities should only be provided where it meets the anticipated purpose of the zones (noting that all the zones include an objective setting out its purpose).
311.10	Fuel Companies (BP, Mobil & Z Energy)	Transport	Support	RETAIN TRAN-R3 as notified. AND	<ul style="list-style-type: none"> Supports the rule.

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				Any consequential or alternative relief required to achieve the same outcome.	
311.11	Fuel Companies (BP, Mobil & Z Energy)	Transport	Support	RETAIN TRAN-R4 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule.
311.12	Fuel Companies (BP, Mobil & Z Energy)	Transport	Oppose	<p>DELETE TRAN-R5 to rely on the electric vehicle charging stations provisions set out in the National Environmental Standards for Electricity Network Activities.</p> <p>OR</p> <p>AMEND TRAN-R5 consistent with the electric vehicle charging stations provisions set out in the proposed National Environmental Standards for Electricity Network Activities, specifically, introduce a permitted activity rule for electric vehicle charging stations with standards relating only to height, noise and earthworks. This alternative relief applies in the event the proposed National Environmental Standards for Electricity Network Activities provisions relating to electric vehicle charging stations are not introduced.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Delete rule in order to avoid conflict with the emerging National Environmental Standards for Electricity Network Activities and enable reliance on the enabling framework provided in the National Environmental Standards for Electricity Network Activities for electric vehicle charging infrastructure. Support intent of providing for electric vehicle charging stations. The rules for electric vehicle charging stations as currently drafted are considered to be unworkable. Clause c requires compliance with standards TRAN-S1 to TRAN-S8, all of which relate to site based activities. It is unclear how electric vehicle charging stations in the road corridor would achieve compliance. To be permitted under Rule TRAN-R3, electric vehicle charging stations within a 'site' would also be required to comply with standards TRAN-S1 to TRAN-S8, many of which are irrelevant to electric vehicle charging stations (for example TRAN-S4 to TRAN-S7). Government is currently (until 27 July 2025) consulting on proposed changes to the National Environmental Standards for Electricity Transmission, which is proposed to be renamed as the National Environmental Standards for Electricity Network Activities and to introduce a clear permissive framework for electric vehicle charging infrastructure, in any location. The changes are expected to come into effect by the end of 2025, such that need for district plan rules relating to electric vehicle charging stations is likely to fall away. On that basis all PDP rules relating to electric vehicle charging stations can likely be deleted in favour of the provisions in the emerging National Environmental Standards for Electricity Network Activities. As a minimum, all electric vehicle charging stations rules in the PDP should be amended to be consistent with the approach currently proposed to be taken in the National Environmental Standards for Electricity Network Activities.
311.13	Fuel Companies (BP, Mobil & Z Energy)	Transport	Support	<p>RETAIN TRAN-S1.1., TRAN-S1.3. and TRAN-S1.4. as notified.</p> <p>AND</p> <p>AMEND TRAN-S1, Note 1 as follows:</p> <p>Note 1: TRAN-Table 1 -<u>Traffic Intensity Factor</u> contains the <u>trip-generation average typical daily one-way vehicle movements for each a particular activity and is to be used as a guide for the purpose of applying the limits in TRAN-S1, unless more detailed site and activity specific information is provided.</u></p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> The submitter supports there being a traffic generation standard for the Commercial Zone in TRAN-S1.1.c. The default activity status of restricted discretionary and associated matters over which discretion is restricted in TRAN-S1.3. and 4. respectively is also supported. However, the link with TRAN Table 1 is unclear/confusing and the notes under the standard do not clearly outline the purpose/function of TRAN Table 1. Amendments are sought to Note 1 of the standard to make the link to TRAN-Table 1 clearer.
311.14	Fuel Companies (BP, Mobil & Z Energy)	Transport	Support	<p>AMEND heading of second column of TRAN Table 1 as follows:</p> <p><u>Car Parking Spaces Required Vehicle Movements</u></p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> The heading of the second column of the table appears to incorrectly refer to "Car Parking Spaces Required" where it should refer to the Traffic Intensity Factor / Vehicle Movements. Needs to be corrected to prevent confusion.

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311.15	Fuel Companies (BP, Mobil & Z Energy)	Transport	Support	<p>RETAIN TRAN-Table 2, as notified, for a service station with shop.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Support the car parking space requirements in Table 2 for a service station with shop.
311.16	Fuel Companies (BP, Mobil & Z Energy)	Contaminated Land	Support	<p>DELETE the Overview in the Contaminated Land chapter and replace with the following:</p> <p><u>Contaminated soil in the District can have adverse effects on human health if it is not appropriately managed.</u></p> <p><u>Council has responsibilities under the Resource Management Act in relation to the subdivision, use or development of contaminated land. This includes observing and enforcing the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCSCS). The NESCSCS provides a national environmental standard for activities on land where soil may be contaminated. The NESCSCS seeks to ensure that contaminated pieces of land are appropriately identified and assessed when soil disturbance, subdivision or a change in land use takes place and, if necessary, remediated or managed to ensure the land is safe for human health and its intended use.</u></p> <p><u>There are no independent or additional rules in the District Plan to manage contaminated land. The purpose of this chapter is to provide a corresponding policy framework for assessing resource consent applications required under the NESCSCS.</u></p> <p><u>The Northland Regional Council has other responsibilities under the Resource Management Act in relation to contaminated land. This includes managing the effects of activities on the environment (such as the discharge of contaminants in soil into surface water or groundwater) and identifying and monitoring contaminated land through the Selected Land-use Register (SLR). The SLR is a regional database of sites that have been, or may have been, used for activities and industries included in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL).</u></p> <p><u>The Ministry for the Environment's website provides access to the NESCSCS, HAIL, NESCSCS Users' Guide, and documents incorporated by reference in the NESCSCS such as the Contaminated Land Management Guidelines.</u></p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Support the intent of the overview however consider this could better state the purpose of the chapter to support the rules in the National Environmental Standards for Contaminated Soil.
311.17	Fuel Companies (BP, Mobil & Z Energy)	Contaminated Land	Support	<p>DELETE CL-O1 and replace as follows:</p> <p><u>CL-O1 Identify and manage contaminated land</u></p> <p><u>Contaminated land is identified and managed so that it remains acceptable and safe for human health and its intended use.</u></p> <p>Refer also submission point 311.18</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> The submitter supports the general intent of the contaminated land objectives. It is considered that the two objectives can be simplified to a single objective. The submitter supports an objective to protect human health and the intended use of the contaminated land. The submitter is concerned that the objective also extends to effects on the environment from contaminated land which is the responsibility of Northland Regional Council to maintain the Selected Land-use Register (SLR). The rules/methods in the Northland Regional Plan to investigate potentially contaminated land, remediating contaminated land, and discharging contaminants from contaminated land to soil, water and air. The policy framework of a contaminated land chapter, complementing the existing rules framework of the National Environmental Standards for Contaminated Land, would focus on human health effects from subdividing, changing use and developing contaminated land.

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					<ul style="list-style-type: none"> No other contaminated land rules are proposed in the PDP, so a broader objective/policy framework relating to effects on the environment is not required.
311.18	Fuel Companies (BP, Mobil & Z Energy)	Contaminated Land	Support	<p>DELETE CL-O2 and replace as follows:</p> <p><u>CL-O1 Identify and manage contaminated land</u></p> <p><u>Contaminated land is identified and managed so that it remains acceptable and safe for human health and its intended use.</u></p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p> <p>Refer also submission point 311.17</p>	<ul style="list-style-type: none"> Support the general intent of the contaminated land objectives. It is considered that the two objectives can be simplified to a single objective. Support an objective to protect human health and the intended use of the contaminated land. There is concern that the objective also extends to effects on the environment from contaminated land which is the responsibility of Northland Regional Council to maintain the Selected Land-use Register (SLR). The rules/methods in the Northland Regional Plan to investigate potentially contaminated land, remediating contaminated land, and discharging contaminants from contaminated land to soil, water and air. The policy framework of a contaminated land chapter, complementing the existing rules framework of the NESCS, would focus on human health effects from subdividing, changing use and developing contaminated land. No other contaminated land rules are proposed in the PDP, so a broader objective/policy framework relating to effects on the environment is not required. There is a concern with CL-O2 that it seeks to increase development opportunities from the remediation and site management of contaminated land, however, this alone does not increase the development opportunity, nor is it related to Council's responsibility to protect human health associated with contaminated land. The two notified objectives should be deleted and replaced with a new objective.
311.19	Fuel Companies (BP, Mobil & Z Energy)	Contaminated Land	Support	<p>DELETE CL-P1 and replace as follows:</p> <p><u>CL-P1 Identification of Contaminated Land</u></p> <p><u>To identify land that is, or is likely to be, subject to contamination as a result of current or historical land uses and activities at the time of subdivision, change of use, or development.</u></p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Support general intent. In the National Environmental Standards for Contaminated Soil and the Ministry for the Environment contaminated land guidelines, identification relates to the 'piece of land', rather than the site and in some cases the entire site may not be a 'piece of land' and the title of the policy should be amended to "identify contaminated land". The policy should be aligned with Council's responsibility to identify contaminated land at the time of subdivision, change of use or development. A new policy is proposed to replace the notified policy.
311.20	Fuel Companies (BP, Mobil & Z Energy)	Contaminated Land	Oppose	<p>DELETE CL-P2.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Do not support intent of policy. The policy does not accord with the requirements of the National Environmental Standards for Contaminated Soil and not all disturbance will lead to a change in toxicity or have an effect on human health. For example, reg 8.1 of the National Environmental Standards for Contaminated Soil permits the removal or replacement of fuel storage systems, even if there is no contaminated land, and is not in itself remediation. The policy extends to effects on the environment from contaminated land, and as noted in the submission on the contaminated land objectives, the policy framework of a contaminated land chapter, should focus on human health effects from subdividing, changing use and developing contaminated land. Policy CL-P2 should be deleted and any effects on health dealt with through policy CL-P3, including in relation to remediation, subject to

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					<p>the submission amendments sought to that policy.</p> <ul style="list-style-type: none">
311.21	Fuel Companies (BP, Mobil & Z Energy)	Contaminated Land	Support	<p>DELETE CL-P3 and replace as follows:</p> <p><u>CL-P2 Human Health</u></p> <p><u>To ensure that land that is, or is likely to be, subject to contamination is safe for human health and suitable for the intended use through the following methods where appropriate:</u></p> <ol style="list-style-type: none"> <u>1. Requiring a best practice approach to remediation and/or management of the piece of land.</u> <u>2. Mitigating the risk posed by the contaminants to human health.</u> <u>3. Transporting, tracking, and disposing soil and other materials where it cannot be appropriately managed in-situ.</u> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Support general intent but consider oversteps Council's responsibilities under the Resource Management Act and National Environmental Standards for Contaminated Soil, including the concerns raised on the contaminated land objectives and policy CL-P2 relating to effects on the environment from contaminated land. Clause (3) and (6) of the policy imply that some type of site investigation will be needed (e.g. a preliminary site investigation (PSI) or detailed site investigation (DSI)) prior to any subdivision, change of use or development (that requires National Environmental Standards for Contaminated Soil consent). The submitters consent requirements under the National Environmental Standards for Contaminated Soil would lead to the activity being considered contrary to this policy. The policy is also overly complex and does not accord with the best practice approach for the management or remediation of contaminated land. A new policy is proposed to replace the notified policy.
311.22	Fuel Companies (BP, Mobil & Z Energy)	Contaminated Land	Support	<p>RETAIN the note in the Contaminated Land chapter that there are no rules for this chapter.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Support that there are no rules in the Contaminated Land chapter. Does not duplicate the National Environmental Standards for Contaminated Soil.
311.23	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Oppose	<p>AMEND the Overview of the Hazardous Substances chapter, including deletion of the 4th and 6th paragraphs as follows:</p> <p>... Hazardous Substances are regulated under the Hazardous Substances and New Organisms Act 1996 (HSNO) and the Health and Safety at Work Act 2015 (HSWA). The district plan has the supporting role of controlling the land use activities including man-made hazards of a chemical nature, <u>provided these do not duplicate controls in HSNO, HSWA or other legislation.</u></p> <p>Land use activities controls involving hazardous substances have the potential to result in an increased risk of adverse environmental effects to those members of the public who could be exposed to the substances, and the surrounding environment may be necessary to manage the risks associated with Significant Hazardous Facilities and their potential impacts on other sensitive activities, incompatible land uses and the environment. ...</p> <p>...Risks are influenced by the location of an activity and the surrounding environment. For example, hazardous facilities located in areas subject to natural hazards may be exposed to greater risks of damage or failure resulting in an event involving a hazardous substance.</p> <p>The provisions of this chapter acknowledge the benefits of hazardous substances, while aiming to minimise the adverse effects of hazardous substances. <u>Significant Hazardous Facilities</u> in relation to sensitive activities (i.e. residential activities, schools, places of assembly) and sensitive environments (i.e. wetlands, waterways), <u>areas of identified the risks of natural hazards and cumulative effects where multiple hazardous facilities are located within proximity to each other. It also seeks to minimise reverse sensitivity effects on Significant Hazardous Facilities.</u> Hazardous substances stored or used in identified natural hazards areas are separately addressed in the Natural Hazards chapter.</p> <p>The rules control quantities of defined hazardous substances classes that are significant enough to potentially pose a significant risk to public safety and the environment with respect to the various</p>	<ul style="list-style-type: none"> Refer to detailed submission reasons provided for the deletion of the definition on "hazardous facility" and the amendment to the definition on "Significant Hazardous Facility" (SHF). The Resource Legislation Amendment Act 2017 (RLAA) removed the explicit function of district and regional councils to control the adverse effects of the storage, use, disposal or transportation of hazardous substances under sections 30 and 31 of the Resource Management Act. the chapter overview needs to better reflect the functions of Council under the Resource Management Act and the need to avoid duplication of controls under the HSNO and HSWA legislation, and to refocus the chapter towards controlling the risks associated with significant hazardous facilities. These matters are reflected in the changes/deletions to the 1st and 2nd paragraphs. The 3rd and 4th paragraph both deal with the risks associated with hazardous substances. The amendments are necessary as the objectives, policies and rules of the chapter are not specific to the location of the activity and to reflect the submitters proposed shift in focus to significant hazardous facilities and address reverse sensitivity effects.

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				<p>zones across the Kaipara District. The sites where such activities take place are defined as significant hazardous facilities. These provisions assist other legislation in the management of hazardous substances in significant quantities, taking location into account.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	
311.24	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Support	<p>RETAIN HS-O1 as notified.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Support the objective.
311.25	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Support	<p>RETAIN HS-O2 as notified.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Support the objective.
311.26	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Support	<p>AMEND HS-P1 as follows:</p> <p><u>Significant hazardous facilities</u></p> <p><u>Significant</u> Hazardous facilities must minimise the risk to the environment (including people and property) by:</p> <ol style="list-style-type: none"> 1. Siting new significant hazardous facilities in appropriate locations that are separated from incompatible activities, <u>such as including sensitive activities land use and infrastructure, and sensitive environments</u>; 2. Designing, constructing and operating <u>significant hazardous facilities in a manner that avoids or adequately mitigates ensures the adverse effects, including risks, to people, property and the environment of the operation or an accidental event involving hazardous substances can be contained within the site</u>; and 3. Disposing hazardous wastes to authorised disposal or treatment facilities that have appropriate management systems in place and avoiding the storage, processing or disposal of hazardous wastes in sensitive environments. 	<ul style="list-style-type: none"> Refer to detailed submission reasons provided for the deletion of the definition of “hazardous facility” and the amendment to the definition of “Significant Hazardous Facility” (SHF). Refer also to the submission reasons above on the hazardous substances chapter overview. Support the general intent of the policy but consider that it should be refocussed on the risks associated with SHF. Support the general intent of clause 1 that a SHF is to be separated from incompatible activities, but are concerned that the phrase “sensitive land use and infrastructure, and sensitive environments” is ambiguous and could lead to situations where a SHF is unreasonably restricted in its location, problems with the phrase could be: “Sensitive land use” is an undefined termed (cf. term “sensitive activities”); Reference to “infrastructure” it is unclear if this is intended to mean all infrastructure or “sensitive infrastructure”. The latter is undefined, but in either case, infrastructure is not a sensitive activity such that it would be incompatible with a SHF. Reference to “sensitive environments” is also undefined. It will not be possible, in most situations, to contain the adverse effects of an accidental event within the boundaries of a site. This will be the case for an incident at any facility whether or not hazardous substances are stored at the site. i.e. a fire at any commercial building will have the potential to generate off-site effects such as smoke, escalation of the event to nearby property and contaminated runoff. The relevant issue is that the risks associated with a SHF are appropriately managed taking into the nature of substances stored and the sensitivity of the surrounding environment.
311.27	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Oppose	<p>AMEND HS-P2 as follows:</p> <p>Ensure <u>Significant Hazardous Facilities</u> for the use, storage or disposal of hazardous substances in significant quantities identify and assess potential adverse effects (including cumulative risk and potential effects of identified natural hazards) to prevent unacceptable levels of risk to human health, safety, property and the natural environment.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Concern that the policy is vague and ambiguous, i.e. reference to “significant quantities” of hazardous substances and the point at which an identification and assessment of the risks are necessary. Should be refocussed on the risks associated with significant hazardous facilities, similar to submission for HS-P1, as well as the new definition submitted for significant hazardous facilities. This approach is considered to be clearer without needing to rely on complex hazardous substances quantity thresholds set out in HS-S1. Hazardous substances quantity thresholds in HS-S1 appear likely to duplicate the controls

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					that already apply to the storage and management of these substances under the Health & Safety at Work regulations. No justification has been provided to demonstrate the need for these matters to be controlled through the PDP.
311.28	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Support	AMEDN HS-P3 as follows: Avoid as far as practicable reverse sensitivity effects from sensitive land use activities on lawfully-established significant hazardous facilities. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Support a policy that recognises the potential for reverse sensitivity effects in relation to lawfully established significant hazardous facilities and which supports the objective. A minor terminology change is required to match the definition for “sensitive activities”.
311.29	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Oppose	DELETE HS-R1. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Rule is opposed in line with other submissions (311.27) as this duplicates the controls through the Health & Safety at Work regulations and the reasons for this duplication have not been justified through the Council’s section 32 analysis. The chapter should only seek to manage Significant Hazardous Facilities where there are potential risks beyond the boundaries of a site, and therefore, HS-R1 should be deleted.
311.30	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Oppose	DELETE HS-R4. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> As detailed in other submission points on the hazardous substances’ provisions, the approach proposed to the management of hazardous substances as a whole is opposed.
311.31	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Oppose	DELETE HS-R5. AND ADD a new suite of rules for Significant Hazardous Facilities, subject to the zone or overlay in which it occurs. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Refer to previous submissions on “hazardous facility” and the amendment to the definition on “Significant Hazardous Facility” (SHF). Refer also to 311.23. Within the hazardous substances chapter, service stations is the only hazardous substance activity that is specifically listed as needing a resource consent. In all other circumstances, hazardous substances exceeding the thresholds in HS-S1 fall under the generic restricted discretionary Rule HS-R1.2. All services stations would require a resource consent, as a controlled or restricted discretionary activity, subject to the volume of underground fuel stage in General Rural, Commercial and Industrial Zones, and a restricted discretionary activity in all other zones. Oppose the control of underground storage of fuel for retail sale within a service station, as not being risk based and the restrictive approach has not been justified through a robust section 32 analysis and the rule should be deleted. The approach in the hazardous substances chapter is inconsistent with the majority of other district plans (or proposed plans) across NZ. The petroleum industry is required to comply with Health and Safety at Work Act legislation and regulations, and these are considered to be sufficient to manage on and off-site risk for most hazardous storage and use activities, including the underground storage of fuel at service stations. It is not considered effective, efficient or appropriate to require resource consent for storage and use of these products which are already well controlled and are not known to generate issues that specifically require control under the Resource Management Act. Consider that the rule framework should apply specifically to SHF’s, subject to the SHF definition being amended, as sought in other submissions. Any rules relating to SHF’s to replace rule HS-R1, HS-R4 and HS-R5 may be similar to those in the Far North Proposed District Plan, including a permissive rule for the maintenance

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					<p>and repair of an existing SHF, or a new SHF in an industrial zone, and restrictive rule for SHF in other zones or overlays</p> <ul style="list-style-type: none">
311.32	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Oppose	<p>DELETE HS-MAT1.</p> <p>AND</p> <p>AMEND HS-MAT2 as appropriate to the new suite of significant hazardous facility rules as sought in other submissions.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Refer to reasons given in the submission points for the deletion of the definition on “hazardous facility”, the amendment to the definition on “Significant Hazardous Facility” (SHF), and the other submissions on the provisions of the hazardous substances chapter. The matters of discretion HS-MAT1 are generally opposed as many of the clauses relate to facility design and management matters that are already addressed by way of compliance with HSNO and HSWA. HS-MAT1.c. infers a requirement for hazardous facilities to have an operational or functional need to be in the location proposed. That may be relevant in some limited circumstances, but not all and will not necessarily be related to the acceptability of risk. Should a ‘restricted discretionary’ activity status remain following the development of a new set of rules (per the Fuel Companies broader submission points on the hazardous substances provisions), the matters of discretion should also be redrafted accordingly. Refer also to submission point 311.33.
311.33	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Oppose	<p>DELETE HS-MAT2.</p> <p>AND</p> <p>AMEND HS-MAT2 to redraft as appropriate to the new suite of significant hazardous facility rules sought in broader submissions on the hazardous substances’ provisions.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Refer to reasons given in the submission points for the deletion of the definition on “hazardous facility”, the amendment to the definition on “Significant Hazardous Facility” (SHF), and the other submissions on the provisions of the hazardous substances chapter. The matters of discretion HS-MAT1 are generally opposed as many of the clauses relate to facility design and management matters that are already addressed by way of compliance with HSNO and HSWA. HS-MAT1.c. infers a requirement for hazardous facilities to have an operational or functional need to be in the location proposed. That may be relevant in some limited circumstances, but not all and will not necessarily be related to the acceptability of risk. Should a ‘restricted discretionary’ activity status remain following the development of a new set of rules (per the Fuel Companies broader submission points on the hazardous substances provisions) the matters of discretion should also be redrafted accordingly. Refer also to submission point 311.32.
311.34	Fuel Companies (BP, Mobil & Z Energy)	Hazardous Substances	Oppose	<p>DELETE HS-S1.</p> <p>AND</p> <p>AMEND the definition of “Significant Hazardous Facility” as requested in other points of this submission.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Refer to reasons given in the submission points for the deletion of the definition on “Significant Hazardous Facility” (SHF), and the above provisions HS-P2, HS-R1 and HS-R5, the hazardous substances quantity thresholds in HS-S1 are opposed as they duplicate the controls through the Health & Safety at Work regulations. HS-S1 is essentially a rollover of the Operative District Plan, and the continuation of this approach has not been justified through the Council’s section 32 analysis as the most efficient or effective way of controlling Hazardous Substances in the District. If the suggested definition of Significant Hazardous Facility and associated proposed rule framework is adopted, HS-S1 would no longer be necessary. The submitters proposed approach still achieves the intent sought by the Council but in a more efficient and effective way that appropriately manages risk associated with the establishment of SHF in the District.

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311.35	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Support	RETAIN NH-O1 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Support for the objective.
311.36	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Oppose	DELETE NH-P4.6. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Support intent of policy. Concern that clause 6 takes the position that hazardous substance use and storage are more sensitive to the natural hazard risks than other activities. This position is not risk-based and clause 6 should be deleted for the reasons noted below: Service stations / truck stops are located within the Natural Hazard overlays and the PDP should recognise activities that are less sensitive to natural hazard risks and/or are resilient to the effects of those risks. Infrastructure for fuel facilities are subject to a range of engineering design requirements and as such are generally resilient to the effects of natural hazards. Underground storage systems are often situated in or below the water table making them resilient to the effects of floods. Compliance with industry best practice would require the design of facilities to maintain their integrity and function during natural hazard events. Neither do these services attract large numbers of people at any one time or are restricted from leaving the site in the event of a natural hazard emergency such as would be the case for sensitive activities. Clause 1, relating to the sensitivity of the land use or development to the natural hazard, and clause 4, relating to the location, type and design of buildings/structures, are appropriate to ensure the land use and development (including hazardous substance use and storage) can minimise and mitigate natural hazard risks.
311.37	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Oppose	AMEND NH-P6.3.c. as follows: e. Areas for storage and containment of hazardous substances to be designed so that they are not inundated the integrity of the storage method will not be compromised in a 1 in 100-year flood event; ... AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Support intent of the policy particularly clause 3(b). Concern with clause 3(c) as this restriction is not practical or justified. The Council's section 32 report refers to the Northland Regional Policy Statement (NRPS) 7.1.2 which became operative in May 2016. The Resource Legislation Amendment Act 2017 (RLAA 2017) post-dates the operative RPS and removed the explicit function of councils to control hazardous substances, which makes the operative RPS now somewhat outdated. Underground fuel storage tanks are not at risk during a flood event due to compliance with regulations and industry best practice. Underground fuel storage tanks often intercept the water table, and are designed to withstand inundation on a daily basis and are more than capable of maintaining their integrity and function during flood events. In the unlikely event that there is product loss during inundation, it is a discharge matter regulated by the regional council, but is not a natural hazard risk that is to be controlled under the district plan.
311.38	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Oppose	AMEND NH-P7.3. as follows: ... 3. Provision is made, where relevant, for the safe storage and containment of hazardous substances so that they are not inundated the integrity of the storage method will not be compromised in a 1 in 100-year flood event; AND Any consequential or alternative relief required to achieve the same out come.	<ul style="list-style-type: none"> Concern with clause 3 of the policy for the same reasons as noted in relation to Policy NH-P6. (see submission point 311.37)
311.39	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Support	RETAIN NH-R1 as notified. AND	<ul style="list-style-type: none"> Support the rule.

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				Any consequential or alternative relief required to achieve the same outcome.	
311.40	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Support	RETAIN NH-R2 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule.
311.41	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Support	RETAIN NH-R3 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule.
311.42	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Support	RETAIN NH-R5 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule.
311.43	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Support	RETAIN NH-R6 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule
311.44	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Support	RETAIN NH-R7 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule.
311.45	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Support	RETAIN NH-R8 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule.
311.46	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Support	AMEND NH-R11.1 as follows: 1. Activity status: Permitted Where: a. The area of earthworks, <u>in any 12 month period</u> , 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 ; AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule although a minor correction is needed so that the 12 month time period referenced in NH-R11.1.a.ii. also applies to NH-R11.1.a.i.
311.47	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Oppose	AMEND the definition for Significant Hazardous Facility (refer to submission points on definitions). AND AMEND the activity status of Significant Hazardous Facility in the identified natural hazard areas to Discretionary, rather than Non-Complying. OR DELETE NH-R12. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> As noted above NH-P4 and NH-P6 it is unreasonable and unjustified to regulate underground fuel storage tanks within river and coastal hazard areas. For related reasons, the Fuel Companies oppose the definition for Significant Hazardous Facility and its application to underground fuel storage at service stations. This requires the definition for Significant Hazardous Facility to be amended (refer to submission points on definitions), or alternatively, the deletion of NH-R12. Consider a non-complying activity status to be unduly onerous for hazardous facilities in all coastal erosion, coastal flood and river flood hazard areas, noting that this includes those areas at lower risk from the hazard, over a planning horizon of 100 years, and that there will be instances where such facilities may have a functional or operational need for a specific location and/or be able to be designed in a manner that the integrity of the storage method will not be compromised by the natural hazard risk. As such, a discretionary activity status is considered more appropriate.

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311.48	Fuel Companies (BP, Mobil & Z Energy)	Natural Hazards	Oppose	<p>AMEND NH-R13.1 as follows:</p> <p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Minor upgrading of aboveground infrastructure involving relocation;</p> <p>b. Electric vehicle charging stations;</p> <p>c. ...</p> <p>g. Storage facilities, pump stations and distribution structures for liquid fuels and gas;</p> <p>h. ...</p> <p>o. Stormwater management features <u>that are part of a network utility operation</u> including treatment, detention, retention facilities or devices, ponds, wetlands or outfall structures to service a site or multiple sites; and</p> <p>...</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Request that clauses (b), (g) and (o) be deleted or amended from NH-R13 Infrastructure' is a defined term in the PDP, it is confusing for this rule to apply to a different list of activities to those contained in the definition for Infrastructure. Particularly oppose the inclusion of clause (b) electric vehicle charging stations, and (g) storage facilities, pump stations and distribution structures for liquid fuels and gas in the list of infrastructure that would require consent in a flood hazard area. Inclusion of clause (o) is also of concern as stormwater management facilities are only defined as infrastructure where it is part of the drainage system or a network utility operation. Items (b) and (g) are inherently resilient to the effects of flooding and it is considered onerous to require consent for these structures in flood hazard areas. Proprietary stormwater management facilities should also not be restricted by item (o). Clause (g) could be amended by removing reference to 'storage facilities' but it remains unclear how 'distribution structures for liquid fuels and gas' differs from below ground and aboveground pipelines for the conveyance of liquid fuels and gas in clauses (e) and (f).
311.49	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Support	<p>RETAIN EW-O1 as notified.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Support for the objective.
311.50	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Support	<p>RETAIN EW-P1 as notified.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Supports the policy.
311.51	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Support	<p>RETAIN EW-P2 as notified.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Support for the policy.
311.52	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Support	<p>RETAIN Note 3 in the Earthworks chapter as notified.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> The submitter supports excluding the chapter rules from applying to earthworks regulated by certain national environmental standards, including the National Environmental Standards for Contaminated Soil. This will ensure there is no duplication or conflict with the regulations.
311.53	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Amend	<p>RETAIN EW-R1.1 as notified.</p> <p>AND</p> <p>RETAIN EW-R1.2 as notified.</p> <p>AND</p> <p>DELETE clause j. from EW-R1.3.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> The submitter supports points 1 and 2 of the EW.R1. The submitter considers that EW-R1.3.j. is ambiguous as it strays into regional discharge matters, is in potential conflict with the permitted or controlled regulations in the National Environment Standards for Contaminated Soil, and does not relate to matters sought through the earthworks policies. EW-R1.3.j. should be deleted as a matter of restricted discretion, particularly as EW-R1.3.m. provides wide discretion relating to mitigation of any adverse effects.
311.54	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Support	<p>RETAIN EW-R2 as notified.</p> <p>AND</p> <p>Any consequential or alternative relief required to achieve the same outcome.</p>	<ul style="list-style-type: none"> Support the rule.
311.55	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Amend	<p>AMEND EW-S1.2.d. as follows:</p> <p>d. Earthworks for the maintenance of drains <u>and stormwater management systems and devices</u>.</p> <p>AND</p>	<ul style="list-style-type: none"> The submitter supports the maximum earthworks thresholds in the table under EW-S1.1. EW-S1.2.d. applies an exclusion where the earthworks are for the maintenance of drains. This exclusion should be extended to

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				Any consequential or alternative relief required to achieve the same outcome.	the maintenance of stormwater management systems and devices to ensure that stormwater management system remain effective.
311.56	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Support	RETAIN EW-S2 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the standard.
311.57	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Support	RETAIN EW-S3 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none">
311.58	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Support	RETAIN EW-S4 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the standard.
311.59	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Support	RETAIN EW-S5 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the standard.
311.60	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Support	RETAIN EW-S6 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the standard.
311.61	Fuel Companies (BP, Mobil & Z Energy)	Earthworks	Amend	RETAIN EW-S7. AND AMEND EW-S7 as follows: <u>3. Matters over which discretion is restricted:</u> <u>a. Refer to EW-R1.</u> AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> EW-S7 appears to have a minor error by missing reference to the matters over which discretion is restricted. It is presumed that it should refer to the matters of discretion listed under EW-R1 as per the other earthworks standards.
311.62	Fuel Companies (BP, Mobil & Z Energy)	Commercial Zone	Support	RETAIN COMZ-R10 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule.
311.63	Fuel Companies (BP, Mobil & Z Energy)	Commercial Zone	Support	RETAIN COMZ-R13 as notified. AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> Supports the rule.
311.64	Fuel Companies (BP, Mobil & Z Energy)	Estuary Estates (Mangawhai Central)	Oppose	ADD a new rule to the Estuary Estates (Mangawhai Central) Special Purpose Zone as follows: <u>EESpz-RXX Electric vehicle charging stations</u> <u>1. Activity status: Permitted</u> <u>2. Activity status when compliance not achieved: Not Applicable</u> AND Any consequential or alternative relief required to achieve the same outcome.	<ul style="list-style-type: none"> The submitter supports the provision for establishment of electric vehicle charging stations as a Permitted Activity in Commercial Zones to support reductions in carbon emissions. The Estuary Estates (Mangawhai Central) Special Purpose Zone establishes two commercial sub-zones, being the Business Sub-Zone 1 and the Service Sub-Zone 7, but electric vehicle charging stations are not specifically provided for in either of these sub-zones and would potentially require a resource consent (e.g. EESpz-R38 – non-complying activity). The submitter considers that electric vehicle charging stations should be enabled as a permitted activity in these sub-zones, consistent with COMZ-R10.
312.1	G Ross	Planning Maps	Oppose	AMEND the zoning of parts of Oneriri Road, including Takahoa Bay Estate from Rural lifestyle to revert back to the Operative District Plan Rural zone.	<ul style="list-style-type: none"> The area is inconsistent with the Rural lifestyle zone (RLZ) policies. Environmental and ecological risks on Kaipara Harbour and Takahoa Lake from increased density. Inadequate infrastructure in this location.

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					<ul style="list-style-type: none"> Reverse sensitivity and rural incompatibility issues as Takahoa Bay is in a working rural area. There is no evidence of unmet demand for lifestyle blocks at Takahoa Bay. Cultural and archaeological significance of Takahoa Bay for Te Uri o Hau. Rural lifestyle zoning conflicts with the Takahoa Bay covenants which restrict subdivision. Unjustified rates impact of perceived development potential.
313.1	GE Free Northland (in food & environment)	General	Amend	<p>ADD the precautionary and prohibitive Genetic Engineering / Genetically Modified Organisms provisions consistent with the wording contained in the Draft District Plan , Whangarei and Far North Districts, Northland operative Regional Policy Statement, Northland Regional Plan, Auckland Unitary Plan and Northland/ Auckland Inter-Council Working Party on GMOs. The provisions in the Draft District Plan need to be strengthened.</p> <p>AND</p> <p>AMEND the provisions in the Draft District Plan as follows:</p> <p>ADD to GMO-P8 –6. "Annual trial and monitoring report outcomes are provided to the Kaipara District Council."</p> <p>Change the wording in TEMP-R4 to "Conditional and Full Release of GMO" from "Outdoor release of GMO".</p> <p>Recognition that Genetically Modified Organisms (GMOs) include risky and controversial CRISPR / gene edited organisms.</p>	<ul style="list-style-type: none"> Consistent with the wording/ provisions of the KDC draft District Plan and various operative Long Term Council Community Plans (LTCCP's or LTP's) since 2004. Need to give effect to the Northland Regional Policy Statement. Needed to protect Kaipara's biosecurity, farmers/ primary producers, other ratepayers/residents, and the environment from the risks of outdoor GE/GMO experiments, field trials and releases. KDC was a pivotal and inaugural member of the innovative Northland/ Auckland Inter-Council working party on GMO risk evaluation and management options, working collaboratively and in a fiscally responsible manner with Whangarei District Council in 2003 and subsequently (over many years) all the other member councils in the wider region. It is important that KDC note (in the proposed District Plan) that Genetically Modified Organisms (GMOs) include risky and controversial CRISPR / gene edited organisms. Gene edited organisms are GMOs under NZ law and as ruled by the highest Court in the European Union. Genome editing can be imprecise and cause unexpected and unpredictable effects. There has been mounting evidence over the last three years of the imprecision/ unpredictability of the CRISPR technique.
313.2	GE Free Northland (in food & environment)	General	Amend	<p>RETAIN the Overview of genetically modified organisms in the summary document which accompanied the release of the Draft District Plan</p> <p>AND</p> <p>AMEND the summary document which accompanied the release of the Draft District Plan as follows:</p> <p>Genetically Modified Organisms (GMOs) may significantly adversely affect people, our environment, and economy. There is little information or scientific evidence about the effects of GMOs. The effect of GMOs could be significant and irreversible if they are not controlled.</p> <p>AND</p> <p>ADD the following to the Overview of genetically modified organisms in the summary document which accompanied the release of the Draft District Plan:</p> <ul style="list-style-type: none"> KDC also needs to give effect to the precautionary and prohibitive GE/GMO provisions, policies and wording in the Northland "Regional Policy Statement", including GE Policy 6.1.2. The agreed provisions support the implementation of proposed Regional Plan Policy D.1.1 (4), which requires an assessment of adverse effects on tangata whenua or their taonga when outdoor use of GE/GMOs is proposed. The GE/GMO issue is identified in the Northland operative RPS as an Issue of Significance for Northland tangata whenua and a particular issue of concern 	<ul style="list-style-type: none"> GMOs are a key concern for the District.

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				regarding the risks to indigenous biodiversity/ taonga species.	
314.1	J Simpkin	Planning Maps	Support	<p>RETAIN the General residential zone for the property at 242 Waihue Road, Waihue (Lot 1 DP 581015).</p> <p>AND</p> <p>AMEND the zone of the property at 242 Waihue Road (Lot 1 581015) to be entirely General residential zone. Refer to map in the submission which shows that approximately 1.4 hectares is zoned as General rural zone).</p>	<ul style="list-style-type: none"> The Proposed District Plan includes most of the submitter's site as General Residential Zone but there is a small section that is proposed to be zoned 'General Rural'. This would be the only part of the site not zoned 'General Residential'. The zoning should align with the cadastral boundary of the site and this will result in a logical interface between the General Residential and adjacent General Rural zones.
314.2	J Simpkin	Planning Maps	Support	RETAIN the rezoning of additional land in the Dargaville area for urban development.	<ul style="list-style-type: none"> The area is in need of suitable land to build homes and attract more people to Dargaville. The zoning will lower house prices.
315.1	Horizon Surveying & Land Development	General	Oppose	<p>No specific decision requested but submitter notes that while they support the intent of the Proposed District Plan (PDP) to enable development, they cannot support the Plan in its current form. Submitter is concerned that the PDP does not adequately protect landscape values or rural character. Submitter also notes particular disappointment that several elements of the Exposure Draft have not been retained in the PDP, particularly the Rural production zone and the scaling back of the Rural lifestyle zone.</p> <p>AND</p> <p>AMEND the PDP to address key shortcomings, including around subdivision pathways, inconsistencies in zoning logic, inappropriate activity statuses, and provisions that are difficult to interpret to apply. Submitter suggests targeted amendments are needed to ensure the Plan is practical, enabling, and consistent with sound planning practice.</p>	<ul style="list-style-type: none"> While the submitters supports the overall intent of the PDP to enable development, they cannot support the Plan in its current form. as it does not adequately protect Kaipara's landscape values or rural character, and it misses key opportunities to guide growth in a coherent and context-sensitive manner that integrates well with existing residential areas.
315.2	Horizon Surveying & Land Development	General	Amend	ADD zones or precinct overlays to recognise diversity of residential environments within the district from larger urban centres such as Mangawhai and Dargaville to smaller coastal settlements such as Pahi and Whakapirau. For example, add the Medium density residential zone back into the PDP as per the Exposure Draft District Plan to support appropriate intensification in areas such as Mangawhai Village.	<ul style="list-style-type: none"> The application of a single General residential zone across all residential areas fails to reflect the diversity of residential environments within the district and a 'one-size fits all' approach is not appropriate.
315.3	Horizon Surveying & Land Development	General	Amend	ADD a two-tier framework for the rural environment (Rural production and General rural zones), as outlined in the Exposure Draft District Plan.	<ul style="list-style-type: none"> The Operative District Plan has already enabled fragmentation of rural land. Subdivision pathways in the General rural zone (which covers 78% of the District as proposed) risk further undermining productive capacity. Therefore, a two-tier framework will better manage this balance.
315.4	Horizon Surveying & Land Development	General	Amend	<p>RETAIN the Rural lifestyle zone as a transitional tool between rural and residential environments.</p> <p>AND</p> <p>AMEND zoning of several areas particularly around Mangawhai (e.g., Tara Road, Garbolino Road, Devich Road) to the Rural lifestyle zone to reflect their existing development pattern.</p> <p>AND</p> <p>AMEND the zoning of other areas such as the Oneriri and Pahi peninsulas so that they are consolidated under Rural zone to prevent further fragmentation.</p>	<ul style="list-style-type: none"> Rural lifestyle zone as a transitional tool between rural and residential environments is supported but submitter considers several areas have been omitted from the Rural lifestyle zone and others have been inappropriately zoned Rural lifestyle whereas they should be Rural.
315.5	Horizon Surveying & Land Development	Planning Maps	Oppose	Intent to coordinate growth and infrastructure is sound but the mechanism is too rigid and risks unnecessarily constraining development does not allow for responsiveness to landowner readiness, infrastructure staging, or changing demand.	<ul style="list-style-type: none">
315.6	Horizon Surveying & Land Development	Planning Maps	Amend	ADD the Rural lifestyle zone in appropriate locations, particularly in the transitional areas surrounding Mangawhai (e.g., Tara Road, Garbolino Road, Cove Road, King Road, Devich Road, and Comes Road).	<ul style="list-style-type: none"> Several areas around Mangawhai have established rural lifestyle development and are well suited to Rural lifestyle zoning but are currently excluded. These areas are close to services.

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					<ul style="list-style-type: none"> These areas were identified in the exposure draft as appropriate for this zone.
315.7	Horizon Surveying & Land Development	Planning Maps	Amend	AMEND zoning to consolidate the Rural lifestyle zone around town centres including: <ul style="list-style-type: none"> Minor changes around Kaiwaka, Paparoa and Maungatūroto to better reflect the landform and existing roading patterns. Areas such as the Oneriri and Pahi peninsular are not appropriate to be zoned as Rural lifestyle and zoning should be consolidated in this location. 	<ul style="list-style-type: none"> Areas such as Oneriri and Pahi peninsula that are in a coastal environment are not appropriate to be zoned as Rural lifestyle and the zoning should be consolidated in this location.
315.8	Horizon Surveying & Land Development	Planning Maps	Amend	ADD a Rural production zone, consistent with the Exposure Draft District Plan.	<ul style="list-style-type: none"> The use of a single General rural zone does not reflect the diversity of rural land use across the District. The Exposure Draft proposed a Rural production zone which is more appropriate for protecting high-quality soils and productive land. The addition of a Rural production zone will differentiate it from already fragmented rural areas.
315.9	Horizon Surveying & Land Development	Planning Maps	Amend	ADD a Settlement zone for smaller rural-coastal settlements.	<ul style="list-style-type: none"> Settlement zone is necessary to manage the unique character and development needs of smaller rural-coastal communities such as Pahi and Whakapirau. These areas have a distinct character and scale that is not well addressed by the General residential zones.
315.10	Horizon Surveying & Land Development	Planning Maps	Amend	AMEND the zoning along Moir Street to Commercial zone to address the artificial break in the commercial zoning between the existing town centre and other existing commercial activities along Moir Street.	<ul style="list-style-type: none"> Current zoning creates an artificial break in the Commercial zone. The change better reflects existing development, enables appropriate activities, and provides for integrated land use and community wellbeing.
315.11	Horizon Surveying & Land Development	Definitions	Amend	AMEND the list of definitions to remove or consolidate duplicate definitions where appropriate. For example, the terms "Impermeable Surface" and "Impervious surface" appear to overlap and should be consolidated for clarity.	<ul style="list-style-type: none"> Duplicate terms introduces unnecessary complexity and potential confusion.
315.12	Horizon Surveying & Land Development	Definitions	Amend	AMEND the definition of "Boundary Adjustment" to clarify that allotments separated by a road, access lot, railway, stream, or river are considered "adjoining" in line with Section 220(2)(b) of the Resource Management Act.	<ul style="list-style-type: none"> The Proposed District Plan (PDP) does not define the term "adjoining allotments". This creates uncertainty in practice and the PDP should align with the Resource Management Act to improve interpretation and administration.
315.13	Horizon Surveying & Land Development	Definitions	Amend	AMEND the definition of "Earthworks" to exclude excavated foundation holes/footing for supporting new, or relocated buildings or additions to existing buildings.	<ul style="list-style-type: none"> The listed items have previously been considered "earthworks" under the Operative District Plan which created unnecessary technical District Plan infringements.
315.14	Horizon Surveying & Land Development	Definitions	Amend	AMEND the definition of "Home Business", as follows: means a commercial activity that is: a. undertaken or operated by at least one resident of the site; and b. is incidental to the use of the site for a residential activity.	<ul style="list-style-type: none"> It is ambiguous how "incidental" is to be interpreted in practice, which could lead to inconsistent application. It is difficult to determine the scale or intensity of business activity permitted under the definition as proposed.
315.15	Horizon Surveying & Land Development	Definitions	Amend	<ul style="list-style-type: none"> There is unnecessary overlap between the definitions of "Impermeable Surface" and "Impervious Surface". Some of the references used in the definitions are duplicative and/or lack clarity and could be confusing. 	<ul style="list-style-type: none">
315.17	Horizon Surveying & Land Development	Definitions	Amend	AMEND the definition of "Accessway" to include the use of "vehicles".	<ul style="list-style-type: none"> The definition does not provide reference to vehicular use of an accessway but GRZ-S3 specifically refers to 'Vehicle' Accessway.
315.18	Horizon Surveying &	Definitions	Amend	AMEND the definition of "Net site area", as follows:	<ul style="list-style-type: none"> The term 'access' is undefined and could be interpreted inconsistently.

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	Land Development			means the total area of the site, but excludes: <ul style="list-style-type: none"> a. Any part of the site that provides legal access to another site; b. Any part of a rear site that provides legal access to that site; c. Any part of the site used for access to the site; d. Any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. 	
315.19	Horizon Surveying & Land Development	Definitions	Amend	AMEND the definition of "Residential Unit" by rewording it to clarify whether each element in the listed facilities is mandatory. The wording of the definition currently suggests that a residential unit must include all of the listed facilities.	<ul style="list-style-type: none"> The definition needs to be reviewed for clarity and ease of interpretation e.g., facilities" could be open to interpretation.
315.20	Horizon Surveying & Land Development	Definitions	Amend	ADD a definition for terms such as "cooking facility" that is used in the definition of "Residential Unit".	<ul style="list-style-type: none"> Defining terms such as "cooking facility" will avoid ambiguity.
315.21	Horizon Surveying & Land Development	Vision for Kaipara	Amend	<p>AMEND the wording of the SD-VK-O4 as rural lifestyle development should not be used as the only mechanism to distribute the growth of the District.</p> <p>AND</p> <p>AMEND SD-VK-O4, to delete "the distribution of", as follows:</p> <p>Rural lifestyle development is concentrated in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities, loss of highly productive land whilst recognising the need for urban areas to grow.</p>	<ul style="list-style-type: none"> Rural lifestyle development should not be used as the only mechanism to distribute the growth of the District.
315.22	Horizon Surveying & Land Development	Urban Form and Development	Support	RETAIN SD-UFD-O1.	<ul style="list-style-type: none"> No reasons provided.
315.23	Horizon Surveying & Land Development	Urban Form and Development	Support	RETAIN SD-UFD-P1.	<ul style="list-style-type: none"> No reasons provided.
315.24	Horizon Surveying & Land Development	Urban Form and Development	Oppose	DELETE SD-UFD-P7.	<ul style="list-style-type: none"> Mangawhai/Hakaru Managed Growth Area is not supported by the submitter.
315.25	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-O1.	<ul style="list-style-type: none"> No reasons provided.
315.26	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-P1.	<ul style="list-style-type: none"> No reasons provided.
315.27	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-R1.	<ul style="list-style-type: none"> No reasons provided.
315.28	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-S1.	<ul style="list-style-type: none">
315.29	Horizon Surveying & Land Development	Natural Features and Landscapes	Amend	AMEND the name of the Natural Features and Landscapes chapter to "Outstanding Natural Features and Landscapes" so that it is consistent throughout the PDP, and consistent with the 'Standards' heading of the Natural Features and Landscapes chapter.	<ul style="list-style-type: none"> Consistency.
315.30	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-O1.	<ul style="list-style-type: none"> No reasons provided.

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315.31	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-P1 as notified.	<ul style="list-style-type: none"> No reasons provided.
315.32	Horizon Surveying & Land Development	Natural Features and Landscapes	Amend	RETAIN NFL-P4. AND AMEND NFL-P4 to include having regard to lighting restrictions under clause NFL-P4.2.c.iv.	<ul style="list-style-type: none"> No reasons provided.
315.33	Horizon Surveying & Land Development	Natural Features and Landscapes	Amend	RETAIN NFL-P6. AND AMEND NFL-P6.2 to include positive effects on the restoration or enhancement of the Outstanding Natural Feature or Outstanding Natural Landscape which could be achieved through subdivision or development.	<ul style="list-style-type: none"> NFL-P6 doesn't discuss positive effects on the Outstanding Natural Landscapes and Outstanding Natural Features from development in much detail.
315.34	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-R1.	<ul style="list-style-type: none"> No reasons provided.
315.35	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-S1.	<ul style="list-style-type: none"> No reasons provided.
315.36	Horizon Surveying & Land Development	Natural Features and Landscapes	Amend	AMEND NFL-S3 to limit colours and tones to a neutral palette (e.g., browns, greys, deep blues, deep greens). AND AMEND NFL-S3 to include specifications for lighting restrictions such as utilising downlights or light covers.	<ul style="list-style-type: none"> A reflectance value of 30-35% will provide a variety of colour options which are not suitable and could be visually prominent in the landscape. Lighting restrictions could also be included in NFL-S3.
315.37	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-O1.	<ul style="list-style-type: none"> No reasons provided.
315.38	Horizon Surveying & Land Development	Subdivision	Amend	AMEND SUB-O3 to reflect fragmented land typologies.	<ul style="list-style-type: none"> Does not appropriately account for already fragmented land. These sites require a different planning response than large, productive rural blocks.
315.39	Horizon Surveying & Land Development	Subdivision	Amend	AMEND SUB-P1 to incorporate best practice subdivision design principles, including site-responsive layouts, protection of natural features, and integrated infrastructure design.	<ul style="list-style-type: none"> SUB-P1 could better reflect best practice subdivision design. Submitter considers that as proposed, the policy lacks direction on these matters.
315.40	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-P2.	<ul style="list-style-type: none"> No reasons provided.
315.41	Horizon Surveying & Land Development	Subdivision	Amend	AMEND SUB-P7 to include specific provisions for the protection and enhancement of landscapes, ecological features, and rural character. OR ADD a new policy that includes specific provisions for the protection and enhancement of landscapes, ecological features, and rural character.	<ul style="list-style-type: none"> SUB-P7 lacks clear reference to the protection and enhancement of natural features and landscapes, which are essential for maintaining rural character.
315.42	Horizon Surveying & Land Development	Subdivision	Amend	CONSOLIDATE SUB-P11 into the general subdivision policies as they duplicate broader subdivision matters.	<ul style="list-style-type: none"> Consolidating the contents of SUB-P11 into the general subdivision framework will avoid repetition and improve clarity.
315.43	Horizon Surveying & Land Development	Subdivision	Amend	CONSOLIDATE SUB-P13 and consolidate the contents into the general subdivision policies as they duplicate broader subdivision matters.	<ul style="list-style-type: none"> Consolidating the contents of SUB-P13 into the general subdivision framework will avoid repetition and improve clarity.
315.44	Horizon Surveying & Land Development	Subdivision	Amend	AMEND SUB-P11 to revise the references to Mangawhai Design Guidelines. OR ADD an updated version of the Mangawhai Design Guidelines to the Proposed District Plan	<ul style="list-style-type: none"> The Mangawhai Design Guidelines are not included in the Proposed District Plan and are outdated. This creates uncertainty for applicants and decision-makers.

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				so that the reference to the Guidelines in SUB-P11 is correct. OR AMEND SUB-P11 to replace the reference to the Mangawhai Design Guidelines with more specific assessment matters that relate to rural character and amenity within the plan provisions.	
315.45	Horizon Surveying & Land Development	Subdivision	Oppose	DELETE SUB-P12.	<ul style="list-style-type: none"> Submitter opposes the Mangawhai/Hakaru Managed Growth Area.
315.46	Horizon Surveying & Land Development	Subdivision	Amend	ADD assessment criteria to the controlled activity subdivision rules that require evaluation of effects on rural character and amenity.	<ul style="list-style-type: none"> There is a lack of assessment criteria when requiring consideration of the effects of a subdivision on rural character and amenity.
315.47	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-R1.	<ul style="list-style-type: none"> No reasons provided.
315.48	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-R3.	<ul style="list-style-type: none"> No reasons provided.
315.49	Horizon Surveying & Land Development	Subdivision	Amend	AMEND SUB-R4.1.b to limit subdivision to a maximum of two additional lots. AND AMEND SUB-R4 activity status to Restricted Discretionary. AND ADD assessment criteria to SUB-R4 requiring consideration of rural character, amenity values, and the existing development pattern of the surrounding area.	<ul style="list-style-type: none"> Enabling up to five additional allotments as a controlled activity risks promoting ad-hoc and ribbon development. Blanket provision does not adequately consider local context or surrounding development patterns. The rule as drafted may undermine rural character or overburden local infrastructure. More targeted effects-based approach is required.
315.50	Horizon Surveying & Land Development	Subdivision	Amend	AMEND the activity status of SUB-R6 from Controlled to Restricted Discretionary. AND AMEND SUB-R6 by replacing the consent notice mechanism with more robust mechanisms such as legal covenants or protection secured through consent conditions supported by ecological management plans. AND AMEND reference to "all areas" in SUB-R6.1.c and "the land" in SUB-R6.1.h and any other ambiguous terms in SUB-R6 to more specific terms (inferred). AND DELETE the ecological management plan requirements from subdivision application requirements.	<ul style="list-style-type: none"> Activity status is too permissive. Restricted Discretionary activity status will enable better oversight of subdivision proposals. Covenants would provide a more robust protection mechanism. Wording in 1.c and 1.h is too vague and open to interpretation, creating uncertainty in plan implementation. Requiring an ecological management plan as part of the subdivision application is unnecessary and should be addressed as a post-consent condition.
315.51	Horizon Surveying & Land Development	Subdivision	Amend	AMEND the activity status of SUB-R7 from Controlled to Restricted Discretionary. AND AMEND SUB-R7 by replacing the consent notice mechanism with more robust mechanisms such as legal covenants or protection secured through consent conditions supported by ecological management plans. AND AMEND reference to "all areas" in SUB-R7.1.b and "the land" in SUB-R7.1.g and any other ambiguous terms in SUB-R7 to more specific terms (inferred). AND DELETE the ecological management plan requirements from subdivision application requirements.	<ul style="list-style-type: none"> Activity status is too permissive. Restricted Discretionary activity status will enable better oversight of subdivision proposals. Covenants would provide a more robust protection mechanism. Wording in 1.c and 1.g is too vague and open to interpretation, creating uncertainty in plan implementation. Requiring an ecological management plan as part of the subdivision application is unnecessary and should be addressed as a post-consent condition.
315.52	Horizon Surveying &	Subdivision	Amend	AMEND the activity status for subdivision of minor residential units a Discretionary Activity in all zones.	<ul style="list-style-type: none"> Activity status for subdivision of minor residential units in SUB-R9 should be consistent.

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	Land Development				
315.53	Horizon Surveying & Land Development	General Residential Zone	Amend	ADD Medium Density Residential provisions back into the Proposed District Plan.	<ul style="list-style-type: none"> The Proposed District Plan removes the Medium Density Residential zone (MDRZ) provisions that were in the Exposure Draft District Plan. The MDRZ provisions provided for well-designed raised density growth to occur in an appropriate manner within suitable existing residential regions.
315.54	Horizon Surveying & Land Development	Subdivision	Amend	ADD the integrated development provisions as a subdivision pathway into the Proposed District Plan.	<ul style="list-style-type: none"> The integrated development provisions previously provided for well-designed outcomes balancing rural productivity, environmental benefit, and growth.
315.55	Horizon Surveying & Land Development	Subdivision	Amend	ADD transferable subdivision/development rights into the Proposed District Plan, particularly within the Rural lifestyle zone, similar to the Auckland Unitary Plan approach.	<ul style="list-style-type: none"> Transferable Development Rights (TDRs) could enable managed growth while protecting ecological and productive rural land. TDRs offer flexibility and are successfully used in other plans.
315.56	Horizon Surveying & Land Development	Subdivision	Amend	RETAIN SUB-S1. AND AMEND the wording of SUB-S1 to improve clarity and ensure consistent interpretation and application across different site contexts.	<ul style="list-style-type: none"> Generally supportive of provisions but clearer and more precise wording is needed.
315.57	Horizon Surveying & Land Development	Subdivision	Amend	AMEND the building platform size requirement in SUB-S2 from 1,000m ² to 500m ² for General rural zone and Rural lifestyle zone allotments. OR PROVIDE flexibility of building platform in SUB-S2 through a performance standard or geotechnical certification.	<ul style="list-style-type: none"> The requirement for a 1,000m² building platform is excessive.
315.58	Horizon Surveying & Land Development	Subdivision	Amend	AMEND SUB-S6 to remove the requirement to construct vehicle crossings at the time of subdivision and replace with a requirement for legal access only, with physical construction tied to future development or building consent.	<ul style="list-style-type: none"> The requirement to construct a vehicle access at the time of subdivision is impractical.
315.59	Horizon Surveying & Land Development	Subdivision	Amend	DELETE SUB-S8.2 to ensure consistency with Section 230(3) of the Resource Management Act.	<ul style="list-style-type: none"> SUB-S8.2 appears to conflict with the Resource Management Act provisions under Section 230(3) for sites greater than 4 hectares.
315.60	Horizon Surveying & Land Development	Subdivision	Amend	AMEND SUB-S14 to include sufficient landscape assessment criteria to carry out an appropriate assessment of a subdivision proposal.	<ul style="list-style-type: none"> Kaipara has recognised these areas as important to the district and subdivision and development in these areas needs to be carefully considered.
315.61	Horizon Surveying & Land Development	Subdivision	Amend	AMEND SUB-S15 to clarify the legal status and effect of notes, particularly whether they carry any statutory weight. If the notes are for guidance only, ensure that they are clearly labelled as non-statutory and do not influence the interpretation or enforceability of rules.	<ul style="list-style-type: none"> Greater clarity is required regarding the legal status and effect of notes, particularly whether they carry any statutory weight.
315.62	Horizon Surveying & Land Development	Earthworks	Support	RETAIN EW-R1.	<ul style="list-style-type: none"> No reasons provided.
315.63	Horizon Surveying & Land Development	Earthworks	Support	RETAIN EW-S1.	<ul style="list-style-type: none"> No reasons provided.
315.64	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-O1.	<ul style="list-style-type: none"> No reasons provided.
315.65	Horizon Surveying & Land Development	General Residential Zone	Amend	AMEND GRZ-P1 to allow greater flexibility for housing typologies with site-responsive designs. This could include proximity requirements to commercial centres and schools.	<ul style="list-style-type: none"> As there is only one residential zone covering varied environments, further consideration is needed in regard to the appropriateness and location of semi-detached and terraced housing types.

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315.66	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-P2.	<ul style="list-style-type: none"> No reasons provided.
315.67	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-R1.	<ul style="list-style-type: none"> No reasons provided.
315.68	Horizon Surveying & Land Development	General Residential Zone	Amend	AMEND the activity status for GRZ-R3 so that the activity status for no more than two residential units is controlled rather than permitted, allowing Council to assess relevant effects while still supporting residential intensification.	<ul style="list-style-type: none"> This activity would be more appropriately managed as a controlled activity to ensure site-specific effects are assessed.
315.69	Horizon Surveying & Land Development	General Residential Zone	Amend	AMEND the wording of GRZ-R4 to ensure the rule is easily understood and applied, including clearer wording around the standards and conditions for compliance.	<ul style="list-style-type: none"> Aspects of the provision require clearer drafting to improve useability and interpretation.
315.70	Horizon Surveying & Land Development	General Residential Zone	Amend	AMEND GRZ-R5 to explicitly include new relocated dwellings as a permitted activity, and not just relocation of existing dwellings.	<ul style="list-style-type: none"> GRZ-R5 should be amended to explicitly include new relocated dwellings, not just existing ones.
315.71	Horizon Surveying & Land Development	General Residential Zone	Amend	DELETE the numeric visitor limit from GRZ-R9 (note referencing error in the submission) and manage effects through performance standards.	<ul style="list-style-type: none"> The cap on visitor number is prescriptive and could be managed by the size of the building or floor spaces used for visitor accommodation.
315.72	Horizon Surveying & Land Development	General Residential Zone	Amend	RETAIN GRZ-R12 AND ADD urban design criteria (e.g., e.g., façade treatment, landscaping, streetscape integration) and/or locational qualifiers (e.g., proximity to centres, schools, or transport nodes) to GRZ-R12.	<ul style="list-style-type: none"> Additional design and locational guidance would ensure better urban outcomes.
315.73	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-S1.	<ul style="list-style-type: none"> No reasons provided.
315.74	Horizon Surveying & Land Development	General Residential Zone	Amend	AMEND GRZ-S3.1.a.iv to delete the 6 m accessway width requirement.	<ul style="list-style-type: none"> The restriction limiting this provision to accessways less than 6m wide is unnecessary and should be removed.
315.75	Horizon Surveying & Land Development	General Residential Zone	Amend	AMEND GRZ-S4.2.c., as follows: c. Boundary fences less <u>no greater</u> than 1.8m high; or...	<ul style="list-style-type: none"> Change for consistency with GRZ-S2.
315.76	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-O1.	<ul style="list-style-type: none"> No reasons provided.
315.77	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-P1.	<ul style="list-style-type: none"> No reasons provided.
315.78	Horizon Surveying & Land Development	General Rural Zone	Amend	AMEND GRUZ-P4 to include the requirement to avoid, remedy, or mitigate adverse effects of subdivision and development on the rural character and amenity values, including the avoidance or mitigation of ribbon development.	<ul style="list-style-type: none"> GRUZ-P4 should include the requirement to avoid, remedy, or mitigate adverse effects of subdivision and development on the rural character and amenity values, including the avoidance or mitigation of ribbon development.
315.79	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-R1.	<ul style="list-style-type: none"> No reasons provided.
315.80	Horizon Surveying & Land Development	General Rural Zone	Amend	AMEND GRUZ-R3 by rewording it to improve clarity and useability.	<ul style="list-style-type: none"> Submitter considers the wording is unnecessarily complex and may hinder interpretation or compliance.
315.81	Horizon Surveying & Land Development	General Rural Zone	Amend	DELETE the numeric visitor limit from GRUZ-R6 and manage effects through performance standards (e.g., by size of building or floor spaces used for visitor accommodation).	<ul style="list-style-type: none"> The prescriptive cap on visitor numbers is opposed.

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315.82	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-S2.	<ul style="list-style-type: none"> No reasons provided.
315.83	Horizon Surveying & Land Development	General Rural Zone	Amend	AMEND GRUZ-S1 to reduce the maximum height to 8m as a permitted activity (inferred).	<ul style="list-style-type: none"> Further height restrictions should be in place to maintain rural character and visual amenity values.
315.84	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-O1.	<ul style="list-style-type: none"> No reasons provided.
315.85	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-P1.	<ul style="list-style-type: none"> No reasons provided.
315.86	Horizon Surveying & Land Development	Rural Lifestyle Zone	Amend	AMEND RLZ-P3 to allow for appropriate rural industry and commercial activities.	<ul style="list-style-type: none"> Given the inherently rural nature of some of the locations identified as Rural lifestyle zone, rural activities are both existing and appropriate in the Rural lifestyle zone.
315.87	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R1.	<ul style="list-style-type: none"> No reasons provided.
315.88	Horizon Surveying & Land Development	Rural Lifestyle Zone	Amend	AMEND RLZ-R2 to make allowance for multiple residential units per site if the density provisions are being met.	<ul style="list-style-type: none"> The restriction of one residential unit per site does not take into consideration the larger sites within the Rural Lifestyle zone.
315.89	Horizon Surveying & Land Development	Rural Lifestyle Zone	Amend	DELETE the numeric visitor limit from RLZ-R6.	<ul style="list-style-type: none"> The visitor numbers are already controlled by building standards.
315.90	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-S3.	<ul style="list-style-type: none"> No reasons provided.
315.91	Horizon Surveying & Land Development	Rural Lifestyle Zone	Amend	AMEND RLZ-S1 to reduce the maximum height from 10m to 8m as a permitted activity.	<ul style="list-style-type: none"> Further height restrictions should be imposed to maintain rural character and visual amenity values.
315.92	Horizon Surveying & Land Development	Rural Lifestyle Zone	Amend	AMEND setback requirement in RLZ-S2 from 10m from all boundaries to 3m from rear and side yards.	<ul style="list-style-type: none"> The 10m setback requirement of 10m to all boundaries is inconsistent with the Operative and Proposed District Plan rural zone requirements.
315.93	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-O1.	<ul style="list-style-type: none"> No reasons provided.
315.94	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-P1.	<ul style="list-style-type: none"> No reasons provided.
315.95	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S1.	<ul style="list-style-type: none"> No reasons provided.
315.96	Horizon Surveying & Land Development	Urban Form and Development	Support	RETAIN SD-UFD-O2.	<ul style="list-style-type: none"> No reasons provided.
315.97	Horizon Surveying & Land Development	Urban Form and Development	Support	RETAIN SD-UFD-O3.	<ul style="list-style-type: none"> No reasons provided.
315.98	Horizon Surveying & Land Development	Urban Form and Development	Support	RETAIN SD-UFD-O4.	<ul style="list-style-type: none"> No reasons provided.

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315.99	Horizon Surveying & Land Development	Urban Form and Development	Support	RETAIN SD-UFD-O5.	<ul style="list-style-type: none"> No reasons provided.
315.100	Horizon Surveying & Land Development	Urban Form and Development	Support	RETAIN SD-UFD-P2.	<ul style="list-style-type: none"> No reasons provided.
315.101	Horizon Surveying & Land Development	Urban Form and Development	Support	RETAIN SD-UFD-P3.	<ul style="list-style-type: none"> No reasons provided.
315.102	Horizon Surveying & Land Development	Urban Form and Development	Support	RETAIN SD-UFD-P4.	<ul style="list-style-type: none"> No reasons provided.
315.103	Horizon Surveying & Land Development	Urban Form and Development	Support	RETAIN SD-UFD-P5.	<ul style="list-style-type: none"> No reasons provided.
315.104	Horizon Surveying & Land Development	Urban Form and Development	Support	RETAIN SD-UFD-P6.	<ul style="list-style-type: none"> No reasons provided.
315.105	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-P2.	<ul style="list-style-type: none"> No reasons provided.
315.106	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-P3.	<ul style="list-style-type: none"> No reasons provided.
315.107	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-P4.	<ul style="list-style-type: none"> No reasons provided.
315.108	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-P5.	<ul style="list-style-type: none"> No reasons provided.
315.109	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-R2.	<ul style="list-style-type: none"> No reasons provided.
315.110	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-R3.	<ul style="list-style-type: none"> No reasons provided.
315.111	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-R4.	<ul style="list-style-type: none"> No reasons provided.
315.112	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-S2.	<ul style="list-style-type: none">
315.113	Horizon Surveying & Land Development	Natural Character	Support	RETAIN NATC-S3.	<ul style="list-style-type: none">
315.114	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-O2.	<ul style="list-style-type: none"> No reasons provided.
315.115	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-P2 as notified.	<ul style="list-style-type: none"> No reasons provided.

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315.116	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-P3 as notified.	<ul style="list-style-type: none"> No reasons provided.
315.117	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-P5 as notified.	<ul style="list-style-type: none"> No reasons provided.
315.118	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-R2.	<ul style="list-style-type: none"> No reasons provided.
315.119	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-R3.	<ul style="list-style-type: none"> No reasons provided.
315.120	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-R4.	<ul style="list-style-type: none"> No reasons provided.
315.121	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-R5.	<ul style="list-style-type: none"> No reasons provided.
315.122	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-R6.	<ul style="list-style-type: none"> No reasons provided.
315.123	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-R7.	<ul style="list-style-type: none"> No reasons provided.
315.124	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-R8.	<ul style="list-style-type: none"> No reasons provided.
315.125	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-S2.	<ul style="list-style-type: none"> No reasons provided.
315.126	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-S4.	<ul style="list-style-type: none"> No reasons provided.
315.127	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-S5.	<ul style="list-style-type: none"> No reasons provided.
315.128	Horizon Surveying & Land Development	Natural Features and Landscapes	Support	RETAIN NFL-S6.	<ul style="list-style-type: none"> No reasons provided.
315.129	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-O2.	<ul style="list-style-type: none"> No reasons provided.
315.130	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-O4.	<ul style="list-style-type: none"> No reasons provided.
315.131	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-O5.	<ul style="list-style-type: none"> No reasons provided.
315.132	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-P4.	<ul style="list-style-type: none"> No reasons provided.

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315.133	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-P4.	<ul style="list-style-type: none"> No reasons provided.
315.134	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-P5.	<ul style="list-style-type: none"> No reasons provided.
315.135	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-P6.	<ul style="list-style-type: none"> No reasons provided.
315.136	Horizon Surveying & Land Development	Subdivision	Support	RETAIN SUB-P8.	<ul style="list-style-type: none"> No reasons provided.
315.137	Horizon Surveying & Land Development	Subdivision	Amend	RETAIN SUB-S3. AND AMEND the wording of SUB-S3 to improve clarity and ensure consistent interpretation and application across different site contexts.	<ul style="list-style-type: none"> Generally supportive of provisions but clearer and more precise wording is needed.
315.138	Horizon Surveying & Land Development	Subdivision	Amend	RETAIN SUB-S4. AND AMEND the wording of SUB-S4 to improve clarity and ensure consistent interpretation and application across different site contexts.	<ul style="list-style-type: none"> Generally supportive of provisions but clearer and more precise wording is needed.
315.139	Horizon Surveying & Land Development	Subdivision	Amend	RETAIN SUB-S5. AND AMEND the wording of SUB-S5 to improve clarity and ensure consistent interpretation and application across different site contexts.	<ul style="list-style-type: none"> Generally supportive of provisions but clearer and more precise wording is needed.
315.140	Horizon Surveying & Land Development	Earthworks	Support	RETAIN EW-R2.	<ul style="list-style-type: none"> No reasons provided.
315.141	Horizon Surveying & Land Development	Earthworks	Support	RETAIN EW-R3.	<ul style="list-style-type: none"> No reasons provided.
315.142	Horizon Surveying & Land Development	Earthworks	Support	RETAIN EW-R4.	<ul style="list-style-type: none"> No reasons provided.
315.143	Horizon Surveying & Land Development	Earthworks	Support	RETAIN EW-S2.	<ul style="list-style-type: none"> No reasons provided.
315.144	Horizon Surveying & Land Development	Earthworks	Support	RETAIN EW-S3.	<ul style="list-style-type: none"> No reasons provided.
315.145	Horizon Surveying & Land Development	Earthworks	Support	RETAIN EW-S4.	<ul style="list-style-type: none"> No reasons provided.
315.146	Horizon Surveying & Land Development	Earthworks	Support	RETAIN EW-S5.	<ul style="list-style-type: none"> No reasons provided.
315.147	Horizon Surveying & Land Development	Earthworks	Support	RETAIN EW-S6.	<ul style="list-style-type: none"> No reasons provided.
315.148	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-O2.	<ul style="list-style-type: none"> No reasons provided.

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315.149	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-O3.	<ul style="list-style-type: none"> No reasons provided.
315.150	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-O4.	<ul style="list-style-type: none"> No reasons provided.
315.151	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-O5.	<ul style="list-style-type: none"> No reasons provided.
315.152	Horizon Surveying & Land Development	General Residential Zone		RETAIN GRZ-P3.	<ul style="list-style-type: none"> No reasons provided.
315.153	Horizon Surveying & Land Development	General Residential Zone		RETAIN GRZ-P4.	<ul style="list-style-type: none"> No reasons provided.
315.154	Horizon Surveying & Land Development	General Residential Zone		RETAIN GRZ-P5.	<ul style="list-style-type: none"> No reasons provided.
315.155	Horizon Surveying & Land Development	General Residential Zone		RETAIN GRZ-P6.	<ul style="list-style-type: none"> No reasons provided.
315.156	Horizon Surveying & Land Development	General Residential Zone		RETAIN GRZ-P7.	<ul style="list-style-type: none"> No reasons provided.
315.157	Horizon Surveying & Land Development	General Residential Zone		RETAIN GRZ-P8.	<ul style="list-style-type: none"> No reasons provided.
315.158	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-R2.	<ul style="list-style-type: none"> No reasons provided.
315.159	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-R7.	<ul style="list-style-type: none"> No reasons provided.
315.160	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-R8.	<ul style="list-style-type: none"> No reasons provided.
315.161	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-R9.	<ul style="list-style-type: none"> No reasons provided.
315.162	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-R10.	<ul style="list-style-type: none"> No reasons provided.
315.163	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-R11.	<ul style="list-style-type: none"> No reasons provided.
315.164	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-S2.	<ul style="list-style-type: none"> No reasons provided.
315.165	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-S5.	<ul style="list-style-type: none"> No reasons provided.

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315.166	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-S6.	<ul style="list-style-type: none"> No reasons provided.
315.167	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-S7.	<ul style="list-style-type: none"> No reasons provided.
315.168	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-S8.	<ul style="list-style-type: none"> No reasons provided.
315.169	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-S9.	<ul style="list-style-type: none"> No reasons provided.
315.170	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-S10.	<ul style="list-style-type: none"> No reasons provided.
315.171	Horizon Surveying & Land Development	General Residential Zone	Support	RETAIN GRZ-S11.	<ul style="list-style-type: none"> No reasons provided.
315.172	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-O2.	<ul style="list-style-type: none"> No reasons provided.
315.173	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-O3.	<ul style="list-style-type: none"> No reasons provided.
315.174	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-O4.	<ul style="list-style-type: none"> No reasons provided.
315.175	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-P2.	<ul style="list-style-type: none"> No reasons provided.
315.176	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-P3.	<ul style="list-style-type: none"> No reasons provided.
315.177	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-P5.	<ul style="list-style-type: none"> No reasons provided.
315.178	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-P6.	<ul style="list-style-type: none"> No reasons provided.
315.179	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-R2.	<ul style="list-style-type: none"> No reasons provided.
315.180	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-R4.	<ul style="list-style-type: none"> No reasons provided.
315.181	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-R5.	<ul style="list-style-type: none"> No reasons provided.
315.182	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-R7.	<ul style="list-style-type: none"> No reasons provided.

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315.183	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-R8.	<ul style="list-style-type: none"> No reasons provided.
315.184	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-R9.	<ul style="list-style-type: none"> No reasons provided.
315.185	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-R10.	<ul style="list-style-type: none"> No reasons provided.
315.186	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-S3.	<ul style="list-style-type: none"> No reasons provided.
315.187	Horizon Surveying & Land Development	General Rural Zone	Support	RETAIN GRUZ-S4.	<ul style="list-style-type: none"> No reasons provided.
315.188	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-O2.	<ul style="list-style-type: none"> No reasons provided.
315.189	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-O3.	<ul style="list-style-type: none"> No reasons provided.
315.190	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-P2.	<ul style="list-style-type: none"> No reasons provided.
315.191	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-P4.	<ul style="list-style-type: none"> No reasons provided.
315.192	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R3.	<ul style="list-style-type: none"> No reasons provided.
315.193	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R4.	<ul style="list-style-type: none"> No reasons provided.
315.194	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R5.	<ul style="list-style-type: none"> No reasons provided.
315.195	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R7.	<ul style="list-style-type: none"> No reasons provided.
315.196	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R8.	<ul style="list-style-type: none"> No reasons provided.
315.197	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R9.	<ul style="list-style-type: none"> No reasons provided.
315.198	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R10.	<ul style="list-style-type: none"> No reasons provided.
315.199	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R11.	<ul style="list-style-type: none"> No reasons provided.

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315.200	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R12.	<ul style="list-style-type: none"> No reasons provided.
315.201	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R13.	<ul style="list-style-type: none"> No reasons provided.
315.202	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R14.	<ul style="list-style-type: none"> No reasons provided.
315.203	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R15.	<ul style="list-style-type: none"> No reasons provided.
315.204	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R16.	<ul style="list-style-type: none"> No reasons provided.
315.205	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R17.	<ul style="list-style-type: none"> No reasons provided.
315.206	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R18.	<ul style="list-style-type: none"> No reasons provided.
315.207	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-R19.	<ul style="list-style-type: none"> No reasons provided.
315.208	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-S4.	<ul style="list-style-type: none"> No reasons provided.
315.209	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-S5.	<ul style="list-style-type: none"> No reasons provided.
315.210	Horizon Surveying & Land Development	Rural Lifestyle Zone	Support	RETAIN RLZ-S6.	<ul style="list-style-type: none"> No reasons provided.
315.211	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-O2.	<ul style="list-style-type: none"> No reasons provided.
315.212	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-O3.	<ul style="list-style-type: none"> No reasons provided.
315.213	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-P2.	<ul style="list-style-type: none"> No reasons provided.
315.214	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-P3.	<ul style="list-style-type: none"> No reasons provided.
315.215	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-P4.	<ul style="list-style-type: none"> No reasons provided.
315.216	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S2.	<ul style="list-style-type: none"> No reasons provided.

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315.217	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S3.	<ul style="list-style-type: none"> No reasons provided.
315.218	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S4.	<ul style="list-style-type: none"> No reasons provided.
315.219	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S5.	<ul style="list-style-type: none"> No reasons provided.
315.220	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S6.	<ul style="list-style-type: none"> No reasons provided.
315.221	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S7.	<ul style="list-style-type: none"> No reasons provided.
315.222	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S8.	<ul style="list-style-type: none"> No reasons provided.
315.223	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S9.	<ul style="list-style-type: none"> No reasons provided.
315.224	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S10.	<ul style="list-style-type: none"> No reasons provided.
315.225	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S11.	<ul style="list-style-type: none"> No reasons provided.
315.226	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S12.	<ul style="list-style-type: none"> No reasons provided.
315.227	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S13.	<ul style="list-style-type: none"> No reasons provided.
315.228	Horizon Surveying & Land Development	Commercial Zone	Support	RETAIN COMZ-S14.	<ul style="list-style-type: none"> No reasons provided.
316.1	J Henchman	Natural Features and Landscapes	Oppose	<p>DELETE NFL-R2.5 in particular the exemptions for a particular property.</p> <p>AND</p> <p>Any consequential amendments.</p>	<ul style="list-style-type: none"> Subdivision in an Outstanding Natural Landscape should conform to the same rules as every other property. The purpose of Outstanding Natural Landscape is that it is protected. Clause 5 sets a precedent that other properties may follow.
317.1	J Richards	General	Amend	<p>RETAIN the Proposed District Plan (inferred). Submitter raises various concerns that the Proposed District Plan does not go far enough.</p> <p>AND</p> <p>PROVIDE the following (refer to map in Appendix of submission):</p> <ol style="list-style-type: none"> Plan to close vehicular access to Awakino Point North Road. Plan a Roundabout at the junction of State Highway 14 and Awakino Point East Road prior to the new development commencing. Plan to regularly maintain the rivers in Dargaville to prevent flooding. Provide a 	<ul style="list-style-type: none"> Refer to submission for detailed reasoning.

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				<p>maintenance schedule for the waterways as part of the District Plan.</p> <p>4. Plan to create stop banks alongside the rivers bounding this new development.</p> <p>5. Plan for new roads and cycle and pedestrian ways in this new proposed Manufacturing, Commercial, and incorporated Residential development that are urban and meet the speed limitations of urban roads.</p> <p>6. Plan to abandon the idea of raised building platforms the Manufacturing, Commercial, and incorporated Residential development as unworkable.</p> <p>7. Plan for more local jobs in manufacturing, warehousing, and other commercial development for local residents and new arrivals.</p> <p>8. Plan for a new State Highway as a direct connection from Dargaville to the redone SH 1.</p> <p>9. Plan for a new bridge to be constructed from Hoanga Road to Awakino Point East Road to enable clients of the new businesses to have easy access from and to the newly extended and sealed airport.</p> <p>10. Plan for upgraded roading access to the proposed oil fields off the coast North of Dargaville.</p> <p>11. Plan to negotiate with central Government to have Kaipara District Council as the paramount legal entity for Kaipara District with jurisdiction over the NZTA and NRC when it comes to works being done in the KDC District.</p> <p>12. Plan to negotiate with Central Government concerning constructing a direct highway between SH 1 and Dargaville incorporating Maungatūroto.</p> <p>13. Plan to integrate the building department with the Planning Department.</p>	
317.2	J Richards	Planning Maps	Amend	<p>AMEND the Proposed District Plan to provide for greater expansion of manufacturing, commercial, and incorporated residential development. In particular, submitter requests that more land be opened up for commercial development in Dargaville utilising the land from the Race Course parcel and including all of the land between Awakino East Road and Awakino Point North Road and confining new industrial and commercial development to this area.</p>	<ul style="list-style-type: none"> More land needs to be rezoned to accommodate growth The area proposed for rezoning by the submitter would link to the proposed Race Course development and be an integrated parcel, providing land for residential development. Council needs to provide for employment and housing to meet this growth.
318.1	Hannah Simpkin	Planning Maps	Support	<p>RETAIN the General residential zone for the property at 242 Waihue Road, Waihue (Lot 1 DP 581015).</p> <p>AND</p> <p>AMEND the zone of the property at 242 Waihue Road (Lot 1 581015) to be entirely General residential zone. Refer to map in the submission which shows that approximately 1.4 hectares is zoned as General rural zone).</p>	<ul style="list-style-type: none"> The Proposed District Plan includes most of the submitter's site as General Residential Zone but there is a small section that is proposed to be zoned 'General Rural'. This would be the only part of the site not zoned 'General Residential'. The zoning should align with the cadastral boundary of the site and this will result in a logical interface between the General Residential and adjacent General Rural zones.
318.2	Hannah Simpkin	Planning Maps	Support	<p>RETAIN the rezoning of additional land for the Dargaville area for urban development.</p>	<ul style="list-style-type: none"> The area is in need of suitable land to build homes and attract more people to Dargaville. The zoning will lower house prices.
319.1	J Warden	General	Oppose	<p>DELETE the Proposed District Plan and replace it to be more in line with the Spatial Plan and Exposure Draft Plan.</p>	<ul style="list-style-type: none"> The Proposed District Plan has lost direction and failed to engage with and/or incorporate the professional advice of local experts and the wider community. Submitter considers the Plan fails to meet statutory requirements under Part 2 of the Resource Management Act. Submitter is particularly concerned about the absence of spatial planning to recognise ecological and landscape scale features that are in direct conflict with areas proposed to provide for growth.

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319.2	J Warden	Planning Maps	Oppose	<p>DELETE the Mangawhai/Hakaru Managed Growth Area overlay.</p> <p>AND</p> <p>DELETE the policy framework associated with the Mangawhai/Hakaru Managed Growth Area overlay.</p> <p>AND</p> <p>ADD zoning that is more appropriate than the General rural zone in the Mangawhai/Hakaru Managed Growth Area overlay such as Rural lifestyle zone.</p> <p>AND</p> <p>PROVIDE more consideration in the Proposed District Plan for the Mangawhai Spatial Plan.</p>	<ul style="list-style-type: none"> The amount of growth provided in this area through both day-to-day consent applications and Councils acceptance of more than 3 plan changes between 2024-2025 within this area indicates that growth has been promoted. This complete u turn should not exclude well planned proposals. References the hearing decision on 16 August 2018 Clemway Holdings Limited (RM170170) (2306 Cove Road, Mangawhai, Lot 3 DP 502765.
319.5	J Warden	Subdivision	Oppose	<p>DELETE SUB-R4</p> <p>AND</p> <p>ADD the provisions from the Operative District Plan such as the Integrated Development Rule back into the Proposed District Plan.</p>	<ul style="list-style-type: none"> Providing for this type of subdivision as a controlled activity will provide for linear development and urban sprawl with no real requirements to address the effects on the environment. It seems at complete odds to restrict growth for example in the Mangawhai/Hakaru Managed Growth area yet provide for growth in 5 lot increments as a Controlled Activity within the surrounding General rural zone. It is nonsensical to have an incentivised provision such as SUB-R6 and SUB-R7 Environmental benefit subdivision which provides for a similar yield but requires much more consideration and cost to provide the same lot yield outcomes.
319.6	J Warden	Subdivision	Amend	<p>AMEND the activity status of SUB-R6 from Controlled to Restricted Discretionary with associated matters of discretion.</p> <p>AND</p> <p>AMEND SUB-R6.1.b, as follows:</p> <p>The significant <u>indigenous vegetation</u> or habitat, natural <u>wetland</u> or duneland to be protected must not be subject to a conservation covenant pursuant to the Reserves Act 1977; or the Queen Elizabeth II National Trust Act 1977; or consent notices;</p> <p>AND</p> <p>ADD the Operative District Plan provisions which provide for Environmental Benefits such as the Integrated Development Rule back into the Proposed District Plan.</p> <p>AND</p> <p>RETAIN requirement in SUB-R6 to be assessed be a suitably qualified and experienced ecologist.</p> <p>AND</p> <p>RETAIN inclusion of an assessment of Appendix 5 of the Northland Regional Policy Statement in SUB-R6.</p>	<ul style="list-style-type: none"> No subdivision in the rural zone should be a controlled activity. Good environmental outcomes can and have been achieved through the inclusion of consent notice areas where the proposed consent notice is incorporated into a conservation covenant and subject to more stringent consent conditions and management.
319.7	J Warden	Subdivision	Oppose	<p>PROVIDE technical evidence on how the Environmental Benefit lot entitlement thresholds in SUB-S16 were created.</p> <p>AND</p> <p>AMEND the threshold for restoration or enhancement planting from 0.5 ha to at least 2 ha for the first lot in SUB-S16.</p>	<ul style="list-style-type: none"> The intent is questioned for SUB-S16. The submitter would have to rely on the background technical ecological input (if any was provided) in relation to SUB-S16 Environmental benefit subdivision lot entitlements. The size threshold for SUB-R7 of 0.5ha is rather low especially when there is the opportunity to create 4 additional lots from as little as 2ha of planting which from an ecological and landscape scale is very minimalistic.
319.8	J Warden	Subdivision	Amend	<p>AMEND SUB-R7.1.d.iii, as follows:</p> <p>d. iii. A planting plan showing any enhancement or edge planting required within the covenanted area(s), and evidence that the planting plan has been implemented for a minimum period of 12 months for the feature being restored or enhanced prior to a <u>s224c application</u></p>	<ul style="list-style-type: none"> Submitter considers the wording is confusing and poorly conveyed.

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				subdivision under this rule being made to Council.	
319.9	J Warden	Subdivision	Oppose	AMEND SUB-S1 by increasing the minimum net size area for the General rural zone.	<ul style="list-style-type: none"> 12ha will allow continued fragmentation of the rural landscape.
319.10	J Warden	SCHED2 – Notable Trees	Amend	AMEND the Schedule of Notable Trees so that it is actively updated and amended.	<ul style="list-style-type: none"> Current SCHED2 - Notable Trees is weak. With more areas becoming urban there will be a need to maintain and integrate trees into the landscape.
319.11	J Warden	Ecosystems and Indigenous Biodiversity	Amend	AMEND the permitted activity standards in the Ecosystems and Indigenous Biodiversity chapter to reflect the zones so that they are less permissible and confusing.	<ul style="list-style-type: none"> Permitted activity standards are too permissible and confusing.
319.12	J Warden	Natural Character	Amend	AMEND the Natural Character rules so that they are more in line with Regional and National Standards. Submitter considers the current wording creates an illusion of permissive activities that would otherwise not comply with Regional rules and National Standards. The submission references NATC-R3 and NATC-R4.	<ul style="list-style-type: none"> Many of the proposed rules appear to be more permissive than the Regional Council and National standard rules (e.g., NATC-R3 and NATC-R4).
320.1	J Wearmouth	Planning Maps	Support	RETAIN Light industrial zoning of the property at 334 State Highway 12, Maungatūroto.	<ul style="list-style-type: none"> There is insufficient zoned land to attract new businesses to set up in the District. The significant increase in residential zoning especially in Maungatūroto, will also need a big increase in light industrial zoning to realise a significant increase in the town's population. Kaipara district is ideally located and suitable to take advantage of a population moving north from Auckland with improved roading, infrastructure and potentially development of a major container port facility at Marsden Point. To exploit this opportunity, we will definitely need more industrial land and businesses provide jobs and so attract people.
320.2	J Wearmouth	Planning Maps	Amend	AMEND zoning of 423 SH12 Brynderwyn-Maungatūroto (LOT 1 DP 135860 BLK IX WAIPU SD LOT 1 DP 35315 PT LOTS 14 15 16A DP 3184 ALLOT 206 PT ALLOTS 196-197 WAIRAU PSH PT LOT 15 DP 11672) from General rural zone to Light industrial zone. Refer to map in submission.	<ul style="list-style-type: none"> District will need an increase in Light Industrial zoning to realise a significant increase in the Maungatūroto's population. Kaipara district is ideally located to take advantage of population moving north of Auckland. More industrial zoned land will be needed to attract businesses to provide the jobs that attract people. This property is ideally located and will be very close to the proposed future State Highway 12 and State Highway 1 interchange.
321.1	K Paler & M Paler-Jansen	Planning Maps	Amend	<p>AMEND the zoning of operational farms within the Mangawhai/Hakaru Managed Growth Area to General rural zone.</p> <p>AND</p> <p>AMEND the zoning of sites that have historically been subdivided and no longer form operational farms within the Mangawhai/Hakaru Managed Growth Area to Rural lifestyle zone.</p>	<ul style="list-style-type: none"> Rezoning will enable three defined areas (Urban, Rural lifestyle, and General rural) in the Mangawhai- Hakaru Managed Growth Area with specific requirements to be available in the growth area. This will also meet the requirements of SD-VK-O4 and enable SD-VK-O7. The General rural zone in the Mangawhai/Hakaru Managed Growth Area does not reflect the current character of large parts of this area which have been developed over some years to comprise rural lifestyle sections. Retaining the General rural zoning for these areas is not logical nor consistent with the character of these areas as they are not productive land.
321.2	K Paler & M Paler-Jansen	Subdivision	Amend	AMEND SUB-P12 to recognise the different infrastructure requirements of Urban and General/Rural lifestyle subdivisions.	<ul style="list-style-type: none"> In the General rural and Rural lifestyle zones infrastructure constraints do not exist and they are provided on-site by property owners.
321.3	K Paler & M Paler-Jansen	Subdivision	Amend	<p>AMEND SUB-R4 to specifically exclude properties in areas within the Mangawhai/Hakaru Managed Growth Area that are already subdivided so that subdivision can match the existing development of those areas.</p> <p>AND</p>	<ul style="list-style-type: none"> Enabling subdivision in these areas will have minimal effects on physical infrastructure. Large parts of the Mangawhai/Hakaru Managed Growth Area consist of existing rural lifestyle properties. In these areas, the rule totally proscribes the subdivision of

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				AMEND SUB-R4 to enable subdivision within the Mangawhai/Hakaru Managed Growth Area by enabling properties with existing rural lifestyle developments to comply with the subdivision requirements of the Rural lifestyle zone provisions (inferred).	properties in a manner that matches the existing development of these areas.
322.1	Kāinga Ora - Homes and Communities	Urban Form and Development	Support	RETAIN SD-UFD-O1 as notified. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter supports this objective as notified.
322.2	Kāinga Ora - Homes and Communities	Urban Form and Development	Support	RETAIN SD-UFD-O3 as notified. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter supports this objective as notified.
322.3	Kāinga Ora - Homes and Communities	Urban Form and Development	Amend	AMEND SD-UFD-O4 as follows: Urban development incorporates <u>a good level of design quality</u> high-quality urban design that contributes positively to the local context, amenity and anticipated outcomes for the zone. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter supports SD-UFD-O4 in part but requests it is amended as the requirement to achieve "high-quality urban design" is aspirational and could be interpreted as an unachievable standard, therefore imposing additional costs on landowners and developers. Such additional costs will only reduce housing affordability. The changes sought are consistent with the General residential zone objective GRZ-O5.
322.4	Kāinga Ora - Homes and Communities	Urban Form and Development	Support	RETAIN SD-UFD-O4 as notified. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter supports this objective as notified.
322.5	Kāinga Ora - Homes and Communities	Urban Form and Development	Support	RETAIN SD-UFD-P1 as notified. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter supports this policy as notified.
322.6	Kāinga Ora - Homes and Communities	Urban Form and Development	Amend	AMEND SD-UFD-P2 as follows: Urban character and amenity values are managed through <u>a good level of design quality</u> high-quality urban design , recognising that amenity values and characteristics change over time. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter supports SD-UFD-P2 in part but requests it is amended as the requirement to achieve "high-quality urban design" is aspirational and could be interpreted as an unachievable standard, therefore imposing additional costs on landowners and developers. Such additional costs will only reduce housing affordability. The changes sought will be consistent with the General residential zone objective GRZ-O5.
322.7	Kāinga Ora - Homes and Communities	Urban Form and Development	Support	RETAIN SD-UFD-P3 as notified. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter supports this policy as notified.
322.8	Kāinga Ora - Homes and Communities	Financial Contributions	Oppose	DELETE FC-P2 in its entirety. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter opposes FC-P2 and requests it is deleted. The requirement for financial contributions for infrastructure / services when Council collect development contributions for these activities is 'double dipping'.
322.9	Kāinga Ora - Homes and Communities	Financial Contributions	Support	RETAIN FC-P4 as notified. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter supports this policy as notified.
322.10	Kāinga Ora - Homes and Communities	Financial Contributions	Oppose	DELETE FC-S6 in its entirety. AND Any further, alternative or consequential relief as necessary to fully achieve the relief sought.	<ul style="list-style-type: none"> The submitter questions the requirement for financial contribution for installing or upgrading network utilities (including wastewater supply, stormwater disposal and water supply) when Council collect development contributions for these activities. This 'double dipping' is opposed.
322.11	Kāinga Ora - Homes and Communities	Transport	Amend	AMEND TRAN-S1.1. as follows and retain the remainder of the standard including matters of discretion:	<ul style="list-style-type: none"> The submitter considers the proposed traffic generation threshold for the General residential zone is too low. As notified, this standard would essentially require consent for four or more

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				<p>1. The total traffic generated from each site must not exceed with the following limits (excluding traffic generated by single dwellings, temporary military activities and construction traffic):</p> <p>a. 60 daily one way movements for <u>General residential zone</u>, General rural zone and Māori purpose zone;</p> <p>b. 20 daily one way movements for:</p> <p>i. General residential zone;</p> <p>ii. Rural lifestyle zone;</p> <p>c. 200 daily one way movements for:</p> <p>i. Commercial zone;</p> <p>ii. Light industrial zone; and</p> <p>iii. Heavy industrial zone.</p> <p>OR</p> <p>AMEND TRAN-S1.4. as follows, to reflect the level/degree of information required to accompany a resource consent application:</p> <p>4. Matters over which discretion is restricted:</p> <p><u>a. For non-compliance of Rule 1(b):</u></p> <ul style="list-style-type: none">Where there is a small degree of non-compliance (21 – 60 movements) - measures required to remedy or mitigate those adverse effects adjacent to the site.Where there is a larger degree of non-compliance (60+) - potential adverse effects on public realm, movement networks, safety and security, and/or on the transport network and any measures required to avoid, remedy or mitigate those adverse effects adjacent to the site. <p><u>For non-compliance of Rule 1(a) and 1(c)</u></p> <p>b. The trip characteristics associated with the proposed activity;</p> <p>c. The design of features intended to ensure safety for all users of the access site, and/or intersecting roads including but not limited to vehicle occupants, vehicle riders and pedestrians;</p> <p>d. Transport network safety and efficiency, particularly at peak traffic times (of both the activity and road network);</p> <p>e. Mitigation to address adverse effects, such as:</p> <p>i. Travel/trip planning and timing;</p> <p>ii. Providing alternatives to private vehicle trips;</p> <p>iii. Staging of the development activity or subdivision; and</p> <p>iv. Contributing to improvements to the road network, where appropriate; and</p> <p>f. The effect of traffic on the amenity and character of the surrounding area.</p> <p>AND</p> <p>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</p>	<p>dwellings. Such restrictions place additional costs and burdens on an applicant obtain consent and provide a traffic assessment.</p> <ul style="list-style-type: none">Moreover, the submitter seeks clarification of what "excluding traffic generated by single dwellings" mean. Is it that all dwellings of detached typology would be excluded from the traffic generation calculation or just if the site has one single dwelling?										
322.12	Kāinga Ora - Homes and Communities	Transport	Amend	<table><tr><td colspan="2">AMEND TRAN-Table 1 as follows:</td></tr><tr><td colspan="2">TRAN Table 1 - Traffic Intensity Factor:</td></tr><tr><td>Land Use Activity</td><td><u>Car Parking Space Required</u> <u>Daily One-Way Movement</u></td></tr><tr><td colspan="2">AND</td></tr><tr><td colspan="2">Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</td></tr></table>	AMEND TRAN-Table 1 as follows:		TRAN Table 1 - Traffic Intensity Factor:		Land Use Activity	<u>Car Parking Space Required</u> <u>Daily One-Way Movement</u>	AND		Any further, alternative or consequential relief as necessary to fully achieve the relief sought.		<ul style="list-style-type: none">The submitter notes the incorrect table heading has been proposed and requests this is amended for clarity.
AMEND TRAN-Table 1 as follows:															
TRAN Table 1 - Traffic Intensity Factor:															
Land Use Activity	<u>Car Parking Space Required</u> <u>Daily One-Way Movement</u>														
AND															
Any further, alternative or consequential relief as necessary to fully achieve the relief sought.															
322.13	Kāinga Ora - Homes and Communities	Transport	Amend	<table><tr><td colspan="2">AMEND TRAN-Table 2 as follows:</td></tr><tr><td colspan="2">TRAN-Table 2 – Car parking spaces required:</td></tr><tr><td>Land Use Activity</td><td>Car Parking Spaces Required</td></tr></table>	AMEND TRAN-Table 2 as follows:		TRAN-Table 2 – Car parking spaces required:		Land Use Activity	Car Parking Spaces Required	<ul style="list-style-type: none">The submitter opposes TRAN-Table 2 in part and requests that the required car parking spaces are reduced from two to one. This relief is sought to enable efficient use of land and allow landowners to choose to propose more				
AMEND TRAN-Table 2 as follows:															
TRAN-Table 2 – Car parking spaces required:															
Land Use Activity	Car Parking Spaces Required														

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				<div>Residential:</div> <div>Residential Units 21 per unit</div> <div>AND</div> <div>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</div>	<div>parking spaces if required, without making it mandatory.</div> <div>• One car parking space is still required owing to the lack of public transport options within Kaipara.</div>
322.14	Kāinga Ora - Homes and Communities	Natural Hazards	Oppose	<div>DELETE Natural Hazard Flood Overlay(s) from the Planning Maps.</div> <div>AND</div> <div>ADD natural hazard flooding information as a non-statutory GIS map.</div> <div>AND</div> <div>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</div>	<div>• The submitter requests that Flood Overlay(s) are removed from the PDP Planning Maps to sit as a non-statutory layer. Due to the dynamic and changing nature of the data, locating it outside of the District Plan will allow for the information to be updated, thus reducing additional cost and uncertainty for landowners and developers.</div>
322.15	Kāinga Ora - Homes and Communities	Definitions	Amend	<div>ADD a definition for "Adaptive Planning Approach" as referenced in NH-P5.</div> <div>AND</div> <div>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</div>	<div>• The submitter requests that a definition be created to understand what an "adaptive planning approach" entails.</div>
322.16	Kāinga Ora - Homes and Communities	Subdivision	Amend	<div>AMEND SUB-S1 as follows:</div> <div>General residential zone</div> <div>5. Allotments must have a minimum net site area of:</div> <div>a. 6400m², or</div> <div>b. 4300m² if reticulated water supply and wastewater services are available outside of Mangawhai.</div> <div>6. Except that no minimum net site area requirement applies to any allotment created around an existing or proposed residential unit that forms part of a multi-unit development for which resource consent has been granted (excluding minor residential units).</div> <div>[...]</div> <div>10. Activity status when compliance not achieved: <u>Restricted</u> Discretionary</div> <div>AND</div> <div>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</div>	<div>• The submitter opposes SUB-S1 in part and requests that the minimum vacant allotment size reflects the General Residential Zone relief sought. Moreover, the submitter does not consider no minimum net site area should apply to any allotment created around an existing or proposed residential unit, forming part of a consented multi-unit development (excluding minor residential units).</div> <div>• Non-compliance with the Standard should be a Restricted Discretionary Activity.</div>
322.17	Kāinga Ora - Homes and Communities	Earthworks	Amend	<div>AMEND EW-S1 to remove the volume threshold as follows:</div> <div>General Residential Zone, Commercial Zone, Natural Open Space Zone</div> <div>Volume = 200m³</div> <div>Area = 2,500m²</div> <div>AND</div> <div>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</div>	<div>• The submitter opposes EW-S1 in part and considers the earthworks volume (200m³) is too low. Especially when compared to permitted earthworks area amount of 2,500m². It is submitted that earthworks at the area scale proposed can be managed through appropriate standards including those regarding sediment and erosion control. As such, the submitter requests the volume threshold is removed.</div>
322.18	Kāinga Ora - Homes and Communities	Noise	Amend	<div>AMEND the State Highway or Rail Corridor Noise Control Boundary on the Planning Maps so only those parts of the State Highway with a posted speed limit of 70km/hr or above are affected by NOISE-R13.</div> <div>AND</div> <div>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</div>	<div>• The submitter requests that NOISE-R13 is amended to only apply to those areas of State Highway with posted speed limits of 70km/hr or above.</div> <div>• Noise levels along lower speed sections of State Highway 12 are not likely to cause adverse effects that warrant the mitigation required by NOISE-R13.</div>
322.19	Kāinga Ora - Homes and Communities	General Residential Zone	Support	<div>RETAIN GRZ-O4 as notified.</div> <div>AND</div> <div>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</div>	<div>• The submitter supports this objective as notified.</div>
322.20	Kāinga Ora - Homes and Communities	General Residential Zone	Support	<div>RETAIN GRZ-P1 as notified.</div> <div>AND</div> <div>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</div>	<div>• The submission supports this objective as notified.</div>

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322.21	Kāinga Ora - Homes and Communities	General Residential Zone	Amend	<p>AMEND GRZ-P2 as follows:</p> <p>Ensure that <u>a good level of design quality regarding</u> high-quality urban neighbourhood character and amenity is achieved by managing the design, bulk and scale of new buildings through:</p> <p>[...]</p> <p>AND</p> <p>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</p>	<ul style="list-style-type: none">The submitter generally supports GRZ-P2 but, as notified, it does not align with GRZ-O5 which refers to "a good level of design". Therefore, amendment is sought to achieve consistency of design quality across General residential zone objectives and policies.						
322.22	Kāinga Ora - Homes and Communities	General Residential Zone	Amend	<p>AMEND GRZ-R3 as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than two residential units occupy the site;</p> <p>b. Residential units not connected to a reticulated wastewater system shall not exceed one per 2,000m² of net site area;</p> <p>c. Outside Dargaville, residential units connected to a reticulated wastewater system shall not exceed one residential unit per <u>400m² 600m²</u> of net site area; and</p> <p>d. In Dargaville, residential units connected to a reticulated wastewater system <u>are not subject to a minimum net site area, shall not exceed one residential unit per 400m² of net site area.</u></p> <p>AND</p> <p>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</p>	<ul style="list-style-type: none">GRZ-R3 is generally supported. In particular, where a maximum of two residential units are permitted to occupy a site. However, amendments are requested to ensure the Rule supports GRZ Objectives and Policies related to providing sufficient housing supply in Kaipara.The submitter requests that there is no density limit for sites within Dargaville, and an increase in density for allotments outside Dargaville and connected to a reticulated wastewater system.						
322.23	Kāinga Ora - Homes and Communities	General Residential Zone	Amend	<p>AMEND GRZ-R7 as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Residential accommodation and ancillary support services are provided for people who do not form a single household; and</p> <p>b. No more than <u>ten</u> six visitors per night are accommodated per site.</p> <p>AND</p> <p>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</p>	<ul style="list-style-type: none">The submitter supports GRZ-R7 in part and seeks an amendment to increase the number of permitted visitors per night. This will provide flexibility for more than one family unit to be housed at a given time.						
322.24	Kāinga Ora - Homes and Communities	General Residential Zone	Amend	<p>AMEND GRZ-S4 as follows:</p> <p>1. Buildings, accessory buildings, and structures shall be setback a minimum of <u>1m 1.5m</u> from any side <u>boundary and 1.50m from any</u> or rear boundary.</p> <p>AND</p> <p>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</p>	<ul style="list-style-type: none">GRZ-S4 is generally supported by the submitter. However, a reduction in setback from side boundaries is sought to provide for design flexibility while still ensuring buildings are sufficiently set back to maintain residential amenity on adjacent sites.						
322.25	Kāinga Ora - Homes and Communities	General Residential Zone	Amend	<p>AMEND GRZ-S7.4. as follows:</p> <p>4. The outdoor living space shall have the minimum area and dimension in this table:</p> <table><tr><th>Residential unit type</th><th>Minimum area</th><th>Minim</th></tr><tr><td>All residential units except specified below</td><td><u>50m² 20m²</u></td><td>4m</td></tr></table> <p>AND</p> <p>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</p>	Residential unit type	Minimum area	Minim	All residential units except specified below	<u>50m² 20m²</u>	4m	<ul style="list-style-type: none">The submitter requests the minimum area is reduced to 20m² to recognise the requirement for a range of housing types and to enable redevelopment.
Residential unit type	Minimum area	Minim									
All residential units except specified below	<u>50m² 20m²</u>	4m									
322.26	Kāinga Ora - Homes and Communities	General Residential Zone	Oppose	<p>DELETE GRZ-S10.</p> <p>AND</p> <p>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</p>	<ul style="list-style-type: none">Building setback from rail corridors should be managed by designations initiated by the relevant requiring authority and not as a district plan standard.						
322.27	Kāinga Ora - Homes and Communities	General Residential Zone	Amend	<p>AMEND GRZ-MAT1 as follows:</p> <p>1. <u>Planned R</u>residential character and amenity;</p>	<ul style="list-style-type: none">Amendment to the wording of GRZ-MAT1 to recognise the anticipated outcome. The submitter also considers it more appropriate to assess buildings and outdoor living courts						

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				<p>2. Design, scale, and layout of buildings and outdoor living courts <u>in relation to the adjoining properties and the street neighbourhood character</u>;</p> <p>[...]</p> <p>AND</p> <p>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</p>	<p>in relation to immediate surrounds (i.e. adjoining sites and street, as opposed to the wider neighbourhood character).</p>
322.28	Kāinga Ora - Homes and Communities	General Residential Zone	Amend	<p>AMEND GRZ-MAT2 as follows:</p> <p>1. <u>Planned Residential</u> character and amenity.</p> <p>[...]</p> <p>AND</p> <p>Any further, alternative or consequential relief as necessary to fully achieve the relief sought.</p>	<ul style="list-style-type: none"> Amendment to the wording of GRZ-MAT2(1) is requested in order to recognise the anticipated outcome.
323.1	KiwiRail Holdings Limited	Definitions	Amend	<p>AMEND the definition for 'Regionally Significant Infrastructure' by adding the following:</p> <p>...</p> <p><u>j) Railway lines and associated railway facilities.</u></p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> This definition should include railway lines and associated infrastructure. The submitter requests that the definition is amended to clearly reference the rail network and associated facilities within the definition for Regionally Significant Infrastructure. Safe and efficient movement of freight and passengers between regions via the rail network is a critical part of the national transportation network and supply chain. It is expected that freight volumes in Northland will increase to some 23 million tonnes by 2042 and rail is required to develop an efficient, integrated transport system throughout Northland. It is noted that each tonne of freight carried by rail has 70% less emissions than if it were transported by road. Freight by rail also reduces truck journeys which assists in reducing road congestion and maintenance. KiwiRail has plans for a connection to Marsden Point and other upgrades to the railway between Kauri and Otiria. Operation and maintenance of the North Auckland Line (NAL) across the Kaipara District is necessary in order to improve connectivity throughout NZ.
323.2	KiwiRail Holdings Limited	Definitions	Support	<p>RETAIN the definition for 'Infrastructure' as proposed.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The Resource Management Act definition referred to is supported by the submitter. It is noted that this definition includes rail in clause (g).
323.3	KiwiRail Holdings Limited	Definitions	Amend	<p>ADD a definition for 'Rail Corridor Noise Control Boundary' as follows:</p> <p><u>Rail Corridor Noise Control Boundary</u></p> <p><u>Means an overlay designed to reduce the impacts of noise coming from the state highway or railway. As shown on the Planning Maps, it is defined as any point within 100 meters from the legal boundary of the KiwiRail Rail designation.</u></p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> A definition is sought to accompany the proposed Rail Corridor Noise Control Boundary Overlay. The definition requested briefly explains the overlay and expressly states the 100m distance from the rail designation legal boundary.
323.4	KiwiRail Holdings Limited	Definitions	Amend	<p>ADD a definition for 'Rail Vibration Alert Overlay' as follows:</p> <p><u>Rail Vibration Alert Overlay</u></p> <p><u>Means an overlay designed to alert property owners that the area may be subject to vibration effects from rail activities. No planning controls are associated with this overlay. As shown on the Planning Maps, it is defined as any point within 60 meters from the legal boundary of the KiwiRail Rail designation.</u></p> <p>AND</p>	<ul style="list-style-type: none"> A definition is sought to accompany the proposed Rail Vibration Alert Overlay. The definition requested briefly explains the overlay and expressly states the 60m distance from the rail designation legal boundary.

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				any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	
323.5	KiwiRail Holdings Limited	Definitions	Amend	<p>AMEND the definition for 'Transport Network' as follows:</p> <p>means roads, cycleways, footpaths, state highways and <u>the rail corridor</u>.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The definition for 'Transport Network' is generally supported, contingent on the requested amendment to clarify the entire railway corridor is included.
323.6	KiwiRail Holdings Limited	Definitions	Support	<p>RETAIN the definition for 'Minor Upgrading' as proposed.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The inclusion of a definition which recognises that the minor upgrading of infrastructure includes increasing capacity, efficiency or security of existing infrastructure is supported.
323.7	KiwiRail Holdings Limited	Definitions	Support	<p>RETAIN the definition for 'Network Utility Operator' as proposed.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The Resource Management Act definition, and its inclusion of a person who constructs and operates or proposes to construct and operate a railway line, is supported. The integration of railway activities in this definition supports an integrated management approach and provision for key infrastructure.
323.8	KiwiRail Holdings Limited	Definitions	Amend	<p>AMEND the definition for 'Noise Sensitive Activities' as follows:</p> <p>includes residential use, <u>health care facilities (including hospitals)</u>, homes for the aged, places of assembly for cultural, entertainment, recreation, or leisure, <u>places of worship, marae</u>, education facilities, conference centres, public halls, childcare facility, theatres, motels, hotels, cinemas, display galleries and museums, and other similar uses and activities.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The definition for 'Noise Sensitive Activities' is generally supported, contingent on an amendment to clarify the inclusion of specific commonly recognised noise-sensitive activities.
323.9	KiwiRail Holdings Limited	Definitions	Amend	<p>ADD the following definition for 'Reverse Sensitivity':</p> <p><u>Reverse sensitivity</u></p> <p><u>means the potential for the development, upgrading, operation and maintenance 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 environmental effects generated by an existing activity.</u></p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> 'Reverse Sensitivity' is used throughout the PDP, including within the Transport, Infrastructure, Noise and Subdivision chapters, but not defined. The submitter has proposed a definition to ensure that development, upgrading, operation and maintenance of approved or permitted activities are included. The ongoing safe and efficient operation of the rail network is recognised by the submitter as being more than just the railway operation. Notably, rail activities include the development, upgrading, operation and ongoing maintenance of the rail network, including rail yards.
323.10	KiwiRail Holdings Limited	Definitions	Amend	<p>ADD a definition for 'Regionally Significant Transport Infrastructure' as follows:</p> <p><u>Regionally significant transport infrastructure includes:</u></p> <p><u>(a) State Highways;</u></p> <p><u>(b) Roads as well as walking and cycling facilities that are of strategic significance as identified in the Regional Land Transport Strategy;</u></p> <p><u>(c) Whangārei, Kaitiāia and Bay of Islands airports;</u></p> <p><u>(d) Installations and equipment for air navigation;</u></p> <p><u>(e) Northport, including the adjoining land used for the movement and storage of cargo;</u></p> <p><u>(f) Railway lines and associated railway facilities.</u></p> <p>AND</p>	<ul style="list-style-type: none"> This term is used in Transport Policy TRAN-P3 but not defined within the PDP. The submitter assumes this reference is to 'Regionally significant infrastructure' as defined in Appendix 3 of the Northland RPS (2016). Specifically, the definition under Section 3 'Transport'. To ensure clarity, the submitter requests that the RPS definition, including the railway network and facilities, is added to the PDP.

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				any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	
323.11	KiwiRail Holdings Limited	Vision for Kaipara	Amend	AMEND SD-VK-O6 as follows: Reverse sensitivity effects between incompatible activities, and zones and the transport network are avoided where practicable, or otherwise mitigated. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports this strategic direction, but requests amendments to broaden the scope of O6 and to include the transport network.
323.12	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-O1 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The objective to provide effective, resilient, efficient and safe infrastructure is supported.
323.13	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-O3 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The protection of infrastructure from incompatible land use, subdivision and/or development is supported.
323.14	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-P1 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> INF-P1 is supported as the provision recognises: The benefits of infrastructure, including rail infrastructure Providing for and protecting infrastructure The co-ordination of future land use and infrastructure for integration, efficiency and alignment; and The benefits of new technologies.
323.15	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-P2 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> INF-P2 is supported as the provision recognises: The benefits of infrastructure, including rail infrastructure Providing for and protecting infrastructure The co-ordination of future land use and infrastructure for integration, efficiency and alignment; and The benefits of new technologies.
323.16	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-P4 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> INF-P4 is supported as the provision recognises: The benefits of infrastructure, including rail infrastructure Providing for and protecting infrastructure The co-ordination of future land use and infrastructure for integration, efficiency and alignment; and The benefits of new technologies.
323.17	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-P3 as proposed. AND AMEND the definition of 'Regionally Significant Infrastructure' to include rail infrastructure.	<ul style="list-style-type: none"> INF-P3 is supported as it recognises the benefits to be gained from developing and using regionally significant infrastructure, as well as the effectiveness and efficiency if existing or planned infrastructure. As this provision refers to regionally significant infrastructure, the submitter reiterates its request for the definition to be amended to include rail infrastructure.
323.18	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-P6 as proposed.	<ul style="list-style-type: none"> Supports Policies INF-P6 and P7 to minimise adverse effects on the environment while having regard to operational and/or functional requirements of infrastructure needing to be located in certain places.
323.19	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-P7 as proposed.	<ul style="list-style-type: none"> Supports Policies INF-P6 and P7 to minimise adverse effects on the environment while having regard to operational and/or

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					functional requirements of infrastructure needing to be located in certain places.
323.20	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-P11 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports sensitive activities being appropriately located and designed so as to minimise reverse sensitivity effects on infrastructure.
323.21	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-P12 as proposed (note referencing error in submission). AND AMEND the definition of 'Regionally Significant Infrastructure' to include rail infrastructure. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports Policy INF-P12 and the protection of regionally significant infrastructure from the effects of subdivision, land use or development. As this provision refers to regionally significant infrastructure, the submitter reiterates its request for the definition to be amended to include rail infrastructure.
323.22	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-R1 as proposed.	<ul style="list-style-type: none"> Supports the operation, maintenance, repair and removal of existing infrastructure (and ancillary vehicle access tracks) being provided for as a permitted activity subject to standards within the PDP.
323.23	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-R2 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> Supports new underground infrastructure being provided for as a permitted activity (subject to standards).
323.24	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-R3 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> Supports new infrastructure in existing buildings being provided for as a permitted activity (subject to standards).
323.25	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-R4 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> Supports minor upgrading of aboveground infrastructure being provided for as a permitted activity (subject to standards).
323.26	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-R5 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports there being provisions for temporary infrastructure, temporary electricity generation and self-contained power units as permitted activities (subject to standards, including a maximum 12-month duration). The submitter also supports the restricted discretionary status for where compliance is not achieved.
323.27	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-R7 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> Supports infrastructure located within existing bridges/structures across waterways being provided for as a permitted activity (subject to conditions).
323.28	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-R9 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> Supports any infrastructure not specifically provided for being provided for as a permitted activity (subject to conditions).
323.29	KiwiRail Holdings Limited	Infrastructure	Support	RETAIN INF-R47 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> Supports buildings and structures within the National Grid Yard undertaken by a network utility operator as a permitted activity.
323.30	KiwiRail Holdings Limited	Infrastructure	Amend	AMEND INF-R49.1.b.i. as follows: i. Earthworks undertaken for cultivation or, repair or sealing of a road, pedestrian accessways, walkways, cycleways,	<ul style="list-style-type: none"> The submitter requests Rule INF-49 is amended to ensure earthworks, vertical holes or land disturbance within the National Grid Yard provides a similar permitted activity status for rail repair and maintenance as it does for roads.

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				driveways or farm tracks; <u>or repair or maintenance of the rail corridor</u> ; and AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	
323.31	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-O1 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> TRAN-O1 is supported by the submitter as is a well-connected, integrated and accessible transport network.
323.32	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-O2 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> A safe, efficient and effective transport network for goods and people to move within is supported by the submitter.
323.33	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-O3 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports TRAN-O3 and ensuring activities that generate traffic do not adversely affect transport network safety or efficiency.
323.34	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-O4 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports TRAN-O4 and a transport network uncompromised by incompatible activities with potential to result in reverse sensitivity effects or conflict.
323.35	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-O5 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports TRAN-O5 and the intent for the adverse effects of transport network construction, maintenance and development to be avoided, remedied or mitigated.
323.36	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-P1 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> TRAN-P1 and provision for the construction, maintenance, upgrading and operation of an efficient, effective, integrated, safe, resilient, accessible and sustainable transport network is supported.
323.37	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-P2 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports TRAN-P2 and the design of road corridors, carriageways and intersections in accordance with relevant guidelines. Specific considerations include: Provisions to maximise safety and accessibility, including facilities and connections outside of the road corridor for pedestrians and cyclists. Provision for other infrastructure. Discouraging installation of at grade roads at pedestrian rail level crossings Controlling the location of buildings and visual obstructions within the sightline area of any rail level crossings. Where required, design railway crossings in accordance with rail operator requirements; and Protection and promotion of regional rail network development for transporting freight.
323.38	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-P3 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports TRAN-P3 as it recognises the benefits of regionally significant infrastructure and the need to protect infrastructure and its effective and efficient operation.
323.39	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-P5 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports TRAN-P5 for the following reasons: The Policy ensures that the transport network is located and designed to avoid, remedy or mitigate adverse effects

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					<ul style="list-style-type: none"> It recognises the positive benefits of enabling transport networks, managing location and design; and Ensures design and location of the transport network is appropriate to meet needs of existing and planned development.
323.40	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-P8 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports TRAN-P8 which requires that additions and upgrades to the transport network meet design standards to maintain safety and efficiency.
323.41	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-P11 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports TRAN-P11 as it seeks to avoid, remedy or mitigate the effects of subdivision, land use and development capable of compromising the safety and efficiency (including maintenance, upgrading, development and operation) of the transport network.
323.42	KiwiRail Holdings Limited	Transport	Amend	AMEND TRAN-P12 as follows: Manage Avoid, remedy or mitigate activities that occur on or in close proximity to the transport network to ensure an efficient and safe network. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter generally supports TRAN-P12 but suggests amendments to the policy wording to enhance its ability to address reverse sensitivity effects.
323.43	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-R1 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter generally supports TRAN-R1 and permitting the operation, maintenance, repair or upgrading of the rail network (subject to engineering standards).
323.44	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-R3 as proposed. AND Any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports land use and development being permitted under TRAN-R3 subject to TRAN-S8 standards for railway level crossing sightlines and vehicle access setbacks. Provisions that retain visibility of trains at level crossings are supported as the submitter seeks to reduce risk at all rail level crossings and notes it does not typically support new at-grade level crossings.
323.45	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-R4 as proposed.	<ul style="list-style-type: none"> The submitter supports vehicle access being permitted subject to standard TRAN-S8.
323.46	KiwiRail Holdings Limited	Transport	Support	RETAIN TRAN-R6 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports TRAN-R6 which requires buildings and structures to be set back by a minimum of 5m from the railway designation boundary. It is considered that this Rule ensures the rail network's safe and efficient operation (as outlined in Attachment B to the submission).
323.47	KiwiRail Holdings Limited	Transport	Amend	RETAIN TRAN-S8 and associated TRAN-Figure-1 and TRAN-Figure-2. AND AMEND TRAN-S8 as follows: 4. Matters over which discretion is restricted: a. The potential for adverse effects on the safety and efficiency of the rail transport network resulting from the nature, use, location and design of the vehicle access point., <u>buildings, structures, planting or other visual obstructions.</u> <u>b. The outcome of consultation with KiwiRail.</u> AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter generally supports TRAN-S8, including the associated Figures 1 and 2. The submitter supports provisions that retain visibility of trains at level crossings for the safety of all road users. The TRAN-S8 Note stating any new vehicle crossing that intersects with the rail corridor will require KiwiRail approval is also supported. The submitter ultimately seeks to reduce risk at level crossings and does not typically support new at-grade crossings. To achieve this, amendments are sought to the matters of discretion to ensure that the consideration of adverse effects is not limited to vehicle access points and that consultation should occur. The amendments proposed compliment the matters of discretion in TRAN-R6 as the rail operator is best placed to advise on potential adverse effects on the safety and efficiency of the rail network.
323.48	KiwiRail Holdings Limited	Notable Trees	Amend	AMEND TREE-P2 as follows:	<ul style="list-style-type: none"> The submitter generally supports TREE-P2 but requests an amendment to include the

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				<p>Manage activities within the root protection zone of the notable tree to:</p> <ol style="list-style-type: none"> 1. Ensure the continuing health, structural integrity and amenity value of the tree; 2. Ensure the safety of people and property; and 3. Enable <u>safe and efficient use</u>, maintenance or <u>operation</u> of existing infrastructure. <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<p>use and operation of existing infrastructure in alignment with TREE-P3.</p>
323.49	KiwiRail Holdings Limited	Notable Trees	Support	<p>RETAIN TREE-P3 as proposed.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter supports TREE-P3 as notified as it enables maintenance and pruning of a notable tree for the safe and efficient use, maintenance or operation of infrastructure.
323.50	KiwiRail Holdings Limited	Notable Trees	Support	<p>RETAIN TREE-P4 as proposed.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> Supports TREE-P4 as notified.
323.51	KiwiRail Holdings Limited	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-P3 as proposed.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter supports ECO-P3 and requests it is retained as notified.
323.52	KiwiRail Holdings Limited	Ecosystems and Indigenous Biodiversity	Support	<p>RETAIN ECO-R1 as notified.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter supports ECO-R1 and requests it is retained as notified.
323.53	KiwiRail Holdings Limited	Natural Character	Amend	<p>RETAIN NATC-P5 as proposed.</p> <p>AND</p> <p>AMEND the definition for 'Regionally Significant Infrastructure' to include rail infrastructure as requested.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter supports NATC-P5 having regard to the operational and/or functional need of any regionally significant infrastructure to be in a specific location when assessing the effects of any resource consent application for subdivision, land use and development on natural character.
323.54	KiwiRail Holdings Limited	Natural Character	Amend	<p>AMEND NATC-R3.1.b. as follows:</p> <p>b. The earthworks is for the maintenance of lawfully established roads, <u>railways</u>, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter requests that 'railways' is added to NATC-R3.1.b. so that earthworks for the maintenance of rail in wetlands, lakes or river margins are treated the same as roads, owing to the operational requirements are similar.
323.55	KiwiRail Holdings Limited	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, <u>railways</u>, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter requests that 'railways' is added to NATC-R4.1.b. so that indigenous vegetation clearance for the maintenance of rail in wetlands, lakes or river margins are treated the same as roads, owing to the operational requirements are similar.
323.56	KiwiRail Holdings Limited	Natural Features and Landscapes	Support	<p>RETAIN NFL-P2 as proposed.</p> <p>AND</p>	<ul style="list-style-type: none"> The submitter supports NFL-P2 and requests it is retained as notified.

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				any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	
323.57	KiwiRail Holdings Limited	Natural Features and Landscapes	Amend	RETAIN NFL-P5 as proposed. AND AMEND the definition of 'Regionally Significant Infrastructure' to include rail infrastructure as requested. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports NFL-P5 but requests that the definition for Regionally Significant Infrastructure is amended to include rail infrastructure.
323.58	KiwiRail Holdings Limited	Natural Features and Landscapes	Support	RETAIN NFL-R1 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports NFL-R1 and requests it is retained as notified.
323.59	KiwiRail Holdings Limited	Natural Features and Landscapes	Amend	RETAIN NFL-R2 as proposed. AND AMEND the definition of 'Regionally Significant Infrastructure' to include rail infrastructure as requested. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> Supports NFL-R2 but, as regionally significant infrastructure is referred to in this provision, the submitter refers to its request for the definition of Regionally Significant Infrastructure to be amended to include rail infrastructure.
323.60	KiwiRail Holdings Limited	Natural Features and Landscapes	Amend	RETAIN NFL-R3 as proposed. AND AMEND the definition of 'Regionally Significant Infrastructure' to include rail infrastructure as requested. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> Supports NFL-R3 but, as regionally significant infrastructure is referred to in this provision, the submitter refers to its request for the definition of Regionally Significant Infrastructure to be amended to include rail infrastructure.
323.61	KiwiRail Holdings Limited	Natural Features and Landscapes	Amend	AMEND NFL-R4.1.b. as follows: b. The earthworks is for the maintenance of lawfully established roads, <u>railways</u> , fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks. AND AMEND the definition of 'Regionally Significant Infrastructure' to include rail infrastructure as requested. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter seeks that earthworks for rail maintenance within Outstanding Natural Landscapes and Outstanding Natural Features outside of the Coastal Environment are treated the same as earthworks for roads, as operational requirements are similar. The discretionary activity status for earthworks within an Outstanding Natural Landscape/Outstanding Natural Feature and the Coastal Environment is accepted. As regionally significant infrastructure is referred to in this provision, the submitter refers again to its request for the definition to be amended to include rail infrastructure.
323.62	KiwiRail Holdings Limited	Natural Features and Landscapes	Support	RETAIN NFL-R5 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports NFL-R5 and requests it is retained as notified.
323.63	KiwiRail Holdings Limited	Earthworks	Support	RETAIN EW-O1 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports EW-O1 and requests it is retained as notified.
323.64	KiwiRail Holdings Limited	Earthworks	Support	RETAIN EW-P1 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports EW-P1 and requests it is retained as notified.

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323.65	KiwiRail Holdings Limited	Earthworks	Support	RETAIN EW-P2 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports EW-P2 and requests it is retained as notified.
323.66	KiwiRail Holdings Limited	Earthworks	Support	RETAIN EW-P5 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports EW-P5 and requests it is retained as notified.
323.67	KiwiRail Holdings Limited	Earthworks	Support	RETAIN EW-S3 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports EW-S3 and requests it is retained as notified.
323.72	KiwiRail Holdings Limited	Noise	Support	RETAIN NOISE-O2 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports NFL-O2 and requests it is retained as notified activities capable of generating higher noise levels (i.e., the railway network) need to be protected from reverse sensitivity effects.
323.73	KiwiRail Holdings Limited	Noise	Support	RETAIN NOISE-P2 as proposed. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The submitter supports NOISE-P2 and requests it is retained. The rail network operates 24/7, and train frequency, size and weight can change without community consultation. As such, rail noise can impact on a building's internal amenity and appropriate mitigation to protect the health and wellbeing of those who live and work within proximity to a railway is required to avoid undue restrictions on the network.
323.74	KiwiRail Holdings Limited	Planning Maps	Amend	AMEND the planning maps to include the Rail Vibration Alert Overlay as referenced in the NOISE Overview. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> The Noise chapter Overview references a Rail Vibration Alert Overlay having been mapped, to alert property owners of potential vibration effects; however, the submitter cannot find this Overlay on the planning maps. The inclusion of this Overlay is appreciated but needs to be included within GIS mapping showing a 60m area on either side of the rail corridor boundary. The Section 32 report supports this Overlay being included.
323.75	KiwiRail Holdings Limited	Noise	Amend	AMEND NOISE-R11.1.b. as follows: b. Noise from trains <u>and rail crossing bells</u> , excluding noise from testing (when stationary), maintenance, loading or unloading of trains, or trains on private sidings. AND any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.	<ul style="list-style-type: none"> Generally supports this rule to protect noise from state highways, roads and railways but requests amendment to include rail crossing bells, as a common railway network safety feature.
323.76	KiwiRail Holdings Limited	Noise	Amend	AMEND NOISE-R13.2.a.ii. as follows: Noise sensitive activities in proximity to from State Highways and Rail Corridor (new buildings) . 2. Where: ... ii. Is located so the nearest exterior façade of that part of the building is at least 25m 50m from the formed carriageway of the State Highway and 25m 50m from the formed railway track designation boundary of the KiwiRail rail corridor, and there is a solid building, fence, wall or landform that blocks the line of sight from windows and doors to: ... AND AMEND NOISE-R13.4. as follows: 4. Matters over which discretion is restricted: a. Adverse effects on health and amenity of people indoors within the Noise Control	<ul style="list-style-type: none"> The submitter supports PDP provisions seeking to protect the effective functioning of rail operations and the health and wellbeing of nearby residents. Such protections include the State Highway or Rail Corridor Noise Control Boundary. The latter is shown as an Overlay on the PDP Planning Maps. This Overlay, along with its provisions, is generally supported but a 25m distance is not sufficient to manage effects. The submitter requests this is increased to 100m and is seeking further amendments to clarify the purpose of NOISE-R13. NOISE-R13 seeks to control noise sensitive activities near state highways and rail corridors, rather than noise from the sources. The submitter believes that 'new buildings' should be removed from the Rule as it already includes 'additions' and 'changes in use'. Further amendments sought include increasing the compliance pathway to within 50m of the rail designation boundary as opposed to 25m of the track (as supported by technical evidence provided in Attachment A of the submission).

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				<p><u>Boundary-overlay; due to the non-compliance with the performance standard.</u></p> <p>b. Alternative options for building design or location that would achieve compliance with the standards in NOISE-S15 Table 1;</p> <p>c. Adverse effects on the continuing operation, <u>maintenance and upgrade</u> of the State Highway network, or railway corridor as a result of non-compliance with the standards;</p> <p>d. Any natural or built features of the site or surrounding area that will mitigate noise effects; and</p> <p>e. The outcome of any consultation undertaken with NZTA or KiwiRail.</p> <p>...</p> <p>AND</p> <p>AMEND the State Highway or Rail Corridor Noise Control Boundary overlay on the Planning Maps to a 100-metre distance buffer from the legal boundary of the KiwiRail Rail designation.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<p>The submitter notes that the formed track location can be moved within the rail corridor and seeks to ensure nearby sensitive land uses are designed appropriately to protect and maintain internal amenity.</p> <ul style="list-style-type: none"> The restricted discretionary status where compliance cannot be achieved is supported. Moreover, the requirement for applicants to notify KiwiRail of any consent application is also supported. The submitter requests amendment and removal of the following NOISE-R13 matters of discretion: <ul style="list-style-type: none"> a minor amendment to 4(a) to improve clarity. removal of 4(b) owing to it being unclear, as compliance with NOISE-S15 results in a permitted activity status. amendment to 4(c) to account for future transport corridors and associated maintenance, as well as existing operations. removal of 4(d) owing to it being unclear, as these considerations are already accounted for within Noise standards.
323.77	KiwiRail Holdings Limited	Noise	Support	<p>RETAIN NOISE-S15 as proposed.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter supports NOISE-S15 and requests it is retained as notified.
323.78	KiwiRail Holdings Limited	Temporary Activities	Support	<p>RETAIN TEMP-O1 as proposed.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter supports TEMP-O1 and requests it is retained as notified.
323.79	KiwiRail Holdings Limited	Temporary Activities	Support	<p>RETAIN TEMP-P1 as proposed.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter supports TEMP-P1 and requests it is retained as notified.
323.80	KiwiRail Holdings Limited	Temporary Activities	Support	<p>RETAIN TEMP-O2 as proposed.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter supports TEMP-O2 and requests it is retained as notified.
323.81	KiwiRail Holdings Limited	Temporary Activities	Support	<p>RETAIN TEMP-P2 as proposed.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The submitter supports TEMP-P2 and requests it is retained as notified.
323.82	KiwiRail Holdings Limited	Planning Maps	Amend	<p>AMEND all Planning Maps containing KRH-1 and KRH-2 to ensure the Designation extent is accurate via a clause 16 amendment.</p> <p>See maps attached to the submission for further details. Not all adjoining landowners names and addresses have been provided in the submission.</p> <p>The proposed changes affect land owned by the following entities:</p> <ul style="list-style-type: none"> Land Information New Zealand (LINZ) New Zealand Transport Agency (NZTA) <p>The proposed changes to designations also potentially affect a number of adjacent properties. The address and ownership of all adjacent properties, as identified in the submission, are set out below:</p> <ul style="list-style-type: none"> 38 Ross Road, Topuni (Sheryl Madge Pacey). 	<ul style="list-style-type: none"> The submitter submitted a clause 4(1) notice for the rollover of KiwiRail designations, including corrections, and a GIS file to Council in October 2020. The submitter acknowledges that the file contained proposed modifications that were not in alignment with Council's underlying shapefiles and LINZ parcels. Corrections this clause 4(1) notice sought to make included: <ul style="list-style-type: none"> the amendment of cartographical errors in District Plan maps to clearly show lawfully constructed and operational areas of the railway network; and updating the requiring authority name to KiwiRail Holdings Limited. The submitter has reviewed the proposed Planning Maps and now seek to amend inconsistencies between the KRH1 and KRH-2

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				<ul style="list-style-type: none"> 38 Ross Road, Topuni (Bruce Edward and Karen Rose Woolley) State Highway 1 (Puriri Downs Limited) 477 Bickerstaffe Road (Frank Brindle) Bickerstaffe Station Road (Garnerdale Farm Limited) 243 Bickerstaffe Road (Mill Hill Farm Limited) 1046 State Highway 12 (Brian Thomas) 1050 State Highway 12 Maungatūroto (PT ALLOTS E62 W62 63 WAIRAU PSH BLK XII WAIPU SD) (Janette Ann Allen, Stuart Charles Broughton, Arthur Frederick Byles, Suzanne Joan Cooper, Lisa Gaye Crooke, Sheryl Dianne Dare, Robert Hillier Green, Grant Louis Hobson, Ethan John Lucas, Sheena Jane O'Sullivan, Gerrin Von and Sonyia Marie Taiaroa, Brian William Thomas, Lynda Dawn Von-lyn) 1171 State Highway 12 (Graeme Runciman) 1311 State Highway (Good Farms Dairy Limited) 8 Huarau Station Road (Mathlyalagan Murugesu) 504 Wairere Road (Owen Clements) 683 Paparoa Station Road (Pippa Lekkner and Nigel Shanks) 504 Wairere Road (Ryan Clements) 504 Wairere Road (Youth with a Mission Northland) 504B Wairere Road (Sarah and Zeon Ladyman) Wairere Road (Michael Poyner) 435 Wairere Road (Shaun Rauner) 504 Wairere Road (Owen Clements) 337 Wairere Road (Sgd Group Limited) 32 a Swamp Road (Gunson McLean Trustee Service Limited and Bryan Stuart McLaren) Swamp Road (Cg Trustee 2008 Limited, Michael James and Nicola Jane Peele) 34 Central Road (Brigitte and Steven Cottam) Swamp Road (Vision North Limited) Arcadia Road (Grahm Victor Wardell and Angelika Young-Stuarnig) 2192 Papamoa-Oakleigh Road (Keith and Tarita Smith) 412 Central Road (Christine Mary and Daniel McInnes) 412 Central Road (Stephen Michael Sudbury) 1984 Papamoa- Oakleigh Road (Taipuha Farms Ltd) 282 Taipuha Station Road (Macbeth Enterprises Limited) Mason Road (John and Marleanne Hamilton) Omana Road (Maclean Trustee 2021 Limited) 1225 Omana Road (Mdub Dairies Limited) 1345 Girls High School Road (Craig Gunson and Bryan Robinson) Omana Road (Anthony and Neil Harry Gordon) 	<p>Designation boundaries and landholding boundaries under schedule 1, clause 16 of the Resource Management Act (clause 16 amendment). Schedules A and B to the submission document detail where there are planning map errors involving Designations KRH-1 and KRH-2, and how each is to be amended.</p> <ul style="list-style-type: none"> As these clause 16 amendments would not be notified (i.e., occurring post-PDP notification), they are justified for the following reasons: Case law establishes the test for whether an amendment to a proposed plan is only of "minor effect" depends on if the amendment affects (prejudicially or beneficially) the rights of any member of the public, or if it is "merely neutral". Clause 16 is not meant to avoid the right to public participation, and the Courts have established it would not be suitable if such information having been included in the notified proposed plan would have drawn a submission. If the effect of any amendment to a proposed plan is neutral, Council may undertake this amendment in accordance with Clause 16. The submitter has assessed all proposed changes (as detailed in Schedules A and B of the submission) and considers each consists of changes to KiwiRail Designation alignment over the rail corridor resulting from technological improvements, and amendments to fix minor gaps in the mapped Designation on KiwiRail-owned land so KRH-1 and KRH-2 alignment accurately reflects assets within the rail corridor. The amendments to Designations KRH-1 and KRH-2 are considered to have neutral effects on the rights of any member of the public and, as such, the submitter requests these changes are accepted by Council as a minor change (i.e., Clause 16 amendment).

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				<ul style="list-style-type: none"> Omana Road (Totara Forestry Services Limited) 1680 and 1729 Omana Road, Alecia Dudson and Ian Johnston) Omana Road LOTS 4 5 DP 430858 LOT 59 PT LOTS 13-16 DP 8528 (Omana Forests Limited) Omana Road (Hammonds Trustees Limited) Omana Road (Mdbgst Limited) Paradise Road (Shayne Dempster) 410 Paradise Road (Christopher and Diane McKay) 4974 State Highway 14 (Tracy Brommer and John Duder) Ounuwhao Road (David Wilson) 5014 State Highway 14 (Frederick / Heiwari, William Burkhardt, Bevlyn Munro, Rachael Te Toko) 5148 State Highway 14 (Bruce and Diane Shepherd) 10 Te Wharau Road (Darryl and Helene Johnstone) 23 Edward Street, Dargaville (Northern Wairoa Pistol Club Incorporated) <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	
323.83	KiwiRail Holdings Limited	KRH – Kiwi Rail Holdings Limited	Amend	<p>RETAIN KH-1 and KH-2 designation details as provided in the Designations chapter.</p> <p>AND</p> <p>AMEND KH-1 and KH-2 in the Planning Maps to address anomalies in the landholding layer versus the designation layer.</p> <p>AND</p> <p>any consequential changes to link and/or accommodate the requested change in the stated, or alternate location.</p>	<ul style="list-style-type: none"> The designations are supported; however, amendments are sought (see specific submission points per amendment) to ensure landholding layers match designation layers. I.e., to ensure no land not owned by KiwiRail is shown as designated and vice versa.
324.1	M Baker	Planning Maps	Oppose	<p>No specific decision sought; however the submission considers that the General residential zone of the properties at 3243, 3245 and 3247 Paparoa Oakleigh Road is incorrect.</p>	<ul style="list-style-type: none"> Both properties have been subject to commercial zoning since 1980. The submitters consider that the notified zoning of the abovementioned sites will adversely affect residents, businesses and organisations and stop them from functioning effectively by failing to: <ul style="list-style-type: none"> Not drain council resources; Enable ratepayers to afford rates; and Avoid an increase in crime, social issues and health. It is requested that this incorrect zoning is rectified.
324.2	M Baker	Planning Maps	Oppose	<p>No specific decision sought; however, the submission considers that the Rural lifestyle zone of the St Marks Anglican Church and Cemetery, Hook Rd, Paparoa is incorrect.</p>	<ul style="list-style-type: none"> The submitters consider that the notified zoning will adversely affect the church and stop them from functioning effectively by failing to: <ul style="list-style-type: none"> Not drain council resources; Enable ratepayers to afford rates; and Avoid an increase in crime, social issues and health. It is requested that this incorrect zoning is rectified.
324.3	M Baker	Planning Maps	Oppose	<p>No specific decision sought; however, the submission considers that the General residential zone of the Paparoa Community Church, Hook Rd, Paparoa is incorrect.</p>	<ul style="list-style-type: none"> The submitters consider that the notified zoning of the site will adversely affect the organisations and stop them from functioning effectively by failing to: <ul style="list-style-type: none"> Not drain council resources;

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					<ul style="list-style-type: none"> • Enable ratepayers to afford rates; and • Avoid an increase in crime, social issues and health. • It is requested that this incorrect zoning is rectified.
324.4	M Baker	Planning Maps	Oppose	No specific decision sought; however, the submission considers that the General residential zone of the Brethren Church, Paparoa Valley Road, Paparoa is incorrect.	<ul style="list-style-type: none"> • The submitters consider that the notified zoning of the site will adversely affect the organisation and stop them from functioning effectively by failing to: • Not drain council resources; • Enable ratepayers to afford rates; and • Avoid an increase in crime, social issues and health. • It is requested that this incorrect zoning is rectified.
324.5	M Baker	Planning Maps	Oppose	No specific decision sought; however, the submission considers that the General residential zone of the Paparoa School, Franklin Road, Paparoa is incorrect.	<ul style="list-style-type: none"> • The submitters consider that the notified zoning of the site will adversely affect the school and stop them from functioning effectively by failing to: • Not drain council resources • Enable ratepayers to afford rates; and • Avoid an increase in crime, social issues and health. • It is requested that this incorrect zoning is rectified.
324.6	M Baker	Planning Maps	Oppose	No specific decision sought; however, the submission considers that the General residential zone of the pub (currently under renovation) Paparoa Valley Road, Paparoa is incorrect.	<ul style="list-style-type: none"> • The submitters consider that the notified zoning of the site will adversely affect the business and stop them from functioning effectively by failing to: • Not drain council resources • Enable ratepayers to afford rates; and • Avoid an increase in crime, social issues and health. • It is requested that this incorrect zoning is rectified.
324.7	M Baker	Planning Maps	Oppose	No specific decision sought; however, the submission considers that the Rural lifestyle zone of Hubands Contracting, 2088 Paparoa Valley Road, Paparoa is incorrect.	<ul style="list-style-type: none"> • The submitters consider that the notified zoning of the site will adversely affect the business and stop them from functioning effectively by failing to: • Not drain council resources • Enable ratepayers to afford rates; and • Avoid an increase in crime, social issues and health. • It is requested that this incorrect zoning is rectified.
324.8	M Baker	Planning Maps	Oppose	No specific decision sought; however, the submission considers that the zoning of all of Depot Road, Paparoa is incorrect. This includes the Fire Station, Depot Trust Storage, an engineering workshop, and possible more light industrial sites but excludes a couple of residential properties.	<ul style="list-style-type: none"> • The submitters consider that the notified zoning of the abovementioned sites will adversely affect residents, businesses and organisations and stop them from functioning effectively by failing to: • Not drain council resources. • Enable ratepayers to afford rates; and • Avoid an increase in crime, social issues and health. • It is requested that this incorrect zoning is rectified.
324.9	M Baker	Planning Maps	Oppose	No specific decision sought; however, the submission considers that the Sport and recreation zone of the Pahi Campground is incorrect.	<ul style="list-style-type: none"> • The submitters consider that the notified zoning of the site will adversely affect the business and organisations and stop them from functioning effectively by failing to: • Not drain council resources • Enable ratepayers to afford rates; and • Avoid an increase in crime, social issues and health.

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					<ul style="list-style-type: none"> It is requested that this incorrect zoning is rectified.
324.10	M Baker	Planning Maps	Oppose	No specific decision sought; however, the submission considers that the General residential zone of the Pahi Store is incorrect.	<ul style="list-style-type: none"> The submitters consider that the notified zoning of the abovementioned sites will adversely affect residents, businesses and organisations and stop them from functioning effectively by failing to: Not drain council resources. Enable ratepayers to afford rates; and Avoid an increase in crime, social issues and health. It is requested that this incorrect zoning is rectified.
324.11	M Baker	Planning Maps	Oppose	No specific decision sought; however, the submission considers that the General residential zone of St Albans Anglican Church, Whakapirau is incorrect.	<ul style="list-style-type: none"> The submitters consider that the notified zoning of the site will adversely affect the organisation and stop them from functioning effectively by failing to: Not drain council resources. Enable ratepayers to afford rates; and Avoid an increase in crime, social issues and health. It is requested that this incorrect zoning is rectified.
324.12	M Baker	Planning Maps	Oppose	No specific decision sought; however, the submission considers that the zoning of a number of properties in and around Paparoa is incorrect.	<ul style="list-style-type: none"> The submitters consider that the notified zoning of the abovementioned sites will adversely affect residents, businesses and organisations and stop them from functioning effectively by failing to: Not drain council resources. Enable ratepayers to afford rates; and Avoid an increase in crime, social issues and health. It is requested that this incorrect zoning is rectified.
325.1	M Wearmouth	Planning Maps	Support	RETAIN the Residential zoning of 61 Whaka Street, Maungatūroto.	<ul style="list-style-type: none"> The submitter has always lived in Maungatūroto and notes that there was insufficient residential and commercial zoned land available for the area to grow. A lack of commercial zoning around Kaiwaka has resulted in businesses leaving the district. The proposed zoning is supported, and it is requested that all rezoning is carried out to prevent services and people leaving rural towns.
325.2	M Wearmouth	Planning Maps	Amend	AMEND the zoning of the site at 2130 State Highway 1, Kaiwaka from General rural zone to Commercial zone.	<ul style="list-style-type: none"> The submitter has always lived in Maungatūroto and notes that there was insufficient residential and commercial zoned land available for the area to grow. A lack of commercial zoning around Kaiwaka has resulted in businesses leaving the district. The proposed zoning is supported, and it is requested that all rezoning is carried out to prevent services and people leaving rural towns.
325.3	M Wearmouth	Planning Maps	Support	RETAIN the rezoning in the Proposed District Plan.	<ul style="list-style-type: none"> The submitter has always lived in Maungatūroto and notes that there was insufficient residential and commercial zoned land available for the area to grow. A lack of commercial zoning around Kaiwaka has resulted in businesses leaving the district. The proposed zoning is supported, and it is requested that all rezoning is carried out to prevent services and people leaving rural towns.
326.1	Mercury NZ Limited	Renewable Electricity Generation	Support	RETAIN REG-O1. OR AMEND to reflect changes to the National Policy Statement for Renewable Electricity Generation (gazetted replacement).	<ul style="list-style-type: none"> The submitter generally supports REG-O1 and considers it to be consistent with the National Policy Statement for Renewable Electricity Generation. However, Government's recent consultation on National Policy Statement for Renewable Electricity Generation amendments has resulted in more directive provisions being

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					<p>proposed to support NZ's climate change and electrification goals.</p> <ul style="list-style-type: none"> As such, alternative relief is sought to provide scope for amendments to Renewable Electricity Generation objectives to reflect terminology and future National Policy Statement for Renewable Electricity Generation changes.
326.2	Mercury NZ Limited	Renewable Electricity Generation	Support	<p>RETAIN REG-O2. OR AMEND to reflect changes to the National Policy Statement for Renewable Electricity Generation (gazetted replacement).</p>	<ul style="list-style-type: none"> The submitter generally supports REG-O2 and considers it to be consistent with the National Policy Statement for Renewable Electricity Generation. However, Government's recent consultation on National Policy Statement for Renewable Electricity Generation amendments has resulted in more directive provisions being proposed to support New Zealand's climate change and electrification goals. As such, alternative relief is sought to provide scope for amendments to Renewable Electricity Generation objectives to reflect terminology and future National Policy Statement for Renewable Electricity Generation changes.
326.3	Mercury NZ Limited	Renewable Electricity Generation	Support	<p>RETAIN REG-O3. OR AMEND to reflect changes to the National Policy Statement for Renewable Electricity Generation (gazetted replacement).</p>	<ul style="list-style-type: none"> The submitter generally supports REG-O3 and considers it to be consistent with the National Policy Statement for Renewable Electricity Generation. However, Government's recent consultation on National Policy Statement for Renewable Electricity Generation amendments has resulted in more directive provisions being proposed to support New Zealand's climate change and electrification goals. As such, alternative relief is sought to provide scope for amendments to Renewable Electricity Generation objectives to reflect terminology and future National Policy Statement for Renewable Electricity Generation changes.
326.4	Mercury NZ Limited	Renewable Electricity Generation	Support	<p>RETAIN REG-O4. OR AMEND to reflect changes to the National Policy Statement for Renewable Electricity Generation (gazetted replacement).</p>	<ul style="list-style-type: none"> The submitter generally supports REG-O4 and considers it to be consistent with the National Policy Statement for Renewable Electricity Generation. However, Government's recent consultation on National Policy Statement for Renewable Electricity Generation amendments has resulted in more directive provisions being proposed to support New Zealand's climate change and electrification goals. As such, alternative relief is sought to provide scope for amendments to Renewable Electricity Generation objectives to reflect terminology and future National Policy Statement for Renewable Electricity Generation changes.
326.5	Mercury NZ Limited	Renewable Electricity Generation	Support	<p>RETAIN REG-P1. OR AMEND to reflect changes to the National Policy Statement for Renewable Electricity Generation (gazetted replacement).</p>	<ul style="list-style-type: none"> The submitter generally supports REG-P1 and considers it to be consistent with the National Policy Statement for Renewable Electricity Generation. However, Government's recent consultation on National Policy Statement for Renewable Electricity Generation amendments has resulted in more directive provisions being proposed to support New Zealand's climate change and electrification goals. As such, alternative relief is sought to provide scope for amendments to Renewable Electricity Generation objectives to reflect terminology and future National Policy Statement for Renewable Electricity Generation changes.
326.6	Mercury NZ Limited	Renewable Electricity Generation	Amend	<p>AMEND REG-P2 as follows: Enable the effective development, operation, maintenance and upgrade of renewable electricity generation activities. Provide for the effective and efficient development, operation, maintenance, and upgrading and repowering of renewable electricity generation activities at a range of</p>	<ul style="list-style-type: none"> The submitter supports REG-P2 in part but requests amendments to strengthen the provision by specifically referencing and prioritising access to solar and wind energy resources. Adding reference to 'repowering' supports the addition of a repowering rule, as sought by the submitter (refer other submissions).

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				scales, from <u>and prioritising access to</u> solar and wind energy resources.	<ul style="list-style-type: none"> It is noted that the Kaipara District has areas with high wind speeds - refer to the map attached to the submission as Appendix 1.
326.7	Mercury NZ Limited	Renewable Electricity Generation	Amend	AMEND REG-P3 as follows: Recognise and provide for the operational need or functional need of renewable electricity generation activities to be in particular environments, including: <ol style="list-style-type: none"> To be where the wind and solar energy resource is located and <u>to maximise solar gain</u>; To be in close proximity to transmission and distribution networks or its end use; and To have sufficient land to support all <u>ancillary</u> renewable electricity generation activities. 	<ul style="list-style-type: none"> REG-P3 is supported in part. The terms functional need and operational need are defined in the National Planning Standards and the addition of these definitions within the PDP is supported along with this policy. Two amendments are sought to improve clarity.
326.8	Mercury NZ Limited	Renewable Electricity Generation	Amend	AMEND REG-P4.2.b. as follows: b. Screening and setbacks <u>Separation from</u> sensitive activities; OR AMEND to reflect changes to the National Policy Statement for Renewable Electricity Generation (gazetted replacement).	<ul style="list-style-type: none"> The submitter supports REG-P4 in part as it recognises that Renewable Electricity Generation delivers nationally significant benefits on all scales, and that priority should be given to national benefit over adverse local effects. Offsetting or compensation should not be required to demonstrate net gain or no net loss but should minimise net residual effect to a reasonable achievable extent while still meeting functional and operational need. It is noted that, with recent consultation on the National Policy Statement for Renewable Electricity Generation amendments, directive provisions have been proposed to aid in NZ's climate change and electrification goals. Alternative relief is therefore sought to provide scope for provisions to be amended to reflect terminology and changes to the National Policy Statement for Renewable Electricity Generation in future.
326.9	Mercury NZ Limited	Renewable Electricity Generation	Amend	AMEND REG-P6 as follows: Enabling large scale renewable electricity generation activities. When considering proposed large scale renewable electricity generation activities, have particular regard to the national and regional significance of renewable electricity generation activities that connect to the National Grid or local distribution network. Recognise and provide for the national significance and benefits of renewable electricity generation activities.	<ul style="list-style-type: none"> The submitter supports REG-P6 in part but considers that all renewable electricity generation, regardless of scale, contribute to achieving National Policy Statement for Renewable Electricity Generation objectives.
326.10	Mercury NZ Limited	Renewable Electricity Generation	Support	RETAIN REG-P7 as notified.	<ul style="list-style-type: none"> The submitter supports REG-P7 and sees innovation and technological advancement as being critical to New Zealand meeting climate change and decarbonisation goals.
326.11	Mercury NZ Limited	Renewable Electricity Generation	Amend	AMEND REG-P8 as follows: Repowering of existing wind and solar generation activities Recognise the benefits of enabling the repowering of existing wind and solar generation activities, including: <ol style="list-style-type: none"> Efficient use of existing infrastructure; and Potential for delivering increased renewable electricity generation output within an existing renewable electricity generation site. 	<ul style="list-style-type: none"> Repowering provides opportunities to increase generation output and extend the renewable electricity generation asset's operational life. In the context of repowering, the submitter notes that the renewable electricity generation activity would form part of the existing environment, particularly the landscape, and communities would be familiar with operations. As such, amendments are sought to clarify REG-P8 by removing reference to the site and placing emphasis on the delivery of increased generation.
326.12	Mercury NZ Limited	Renewable Electricity Generation	Support	RETAIN REG-P9 as notified.	<ul style="list-style-type: none"> Sensitive activities moving to areas where renewable electricity generation activities exist has the potential to constrain operations, therefore resulting in a loss of output and operational flexibility. The submitter believes that maintaining renewable electricity generation output on all scales key to achieving objectives, including REG-O1 and REG-O2.
326.13	Mercury NZ Limited	Renewable Electricity Generation	Amend	AMEND REG-P10 as follows: Investigation of new renewable electricity generation sites and <u>resources</u>	<ul style="list-style-type: none"> Supports REG-P10 in part but requests amendments to make the policy more concise so it is directive and consistent with REG-O2.

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				Enable activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation (i.e. wind monitoring masts), recognising both the need for flexibility and the temporary nature of any adverse effects of these activities.	
326.14	Mercury NZ Limited	Renewable Electricity Generation	Amend	<p>AMEND REG-R1 as follows:</p> <p>Temporary wind anemometer (Wind monitoring mast(s))</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The height of the anemometer <u>mast structure</u> does not exceed:</p> <p>i. 80m 100m in the General rural or zone; or</p> <p>ii. 20m in the Light industrial zone, Heavy industrial zone, Māori purpose zone.</p> <p>b. No more than A maximum of three anemometer wind masts are installed within a site;</p> <p>c. The anemometer wind mast is removed and site is remediated within 5 years of its installation; and</p> <p>d. The anemometer wind mast is setback at least a distance equal to the height of the anemometer mast structure from the boundary or of any other site in different ownership.</p> <p>2. Activity status when compliance not achieved: Restricted Discretionary <u>Controlled</u> activity</p> <p>3. Matters over which discretion is restricted of control:</p> <p>a. Adverse effects resulting from the Location, design, height and scale number of the mast(s);</p> <p>b. The siting, colour and number of structure(s);</p> <p>c. Duration of the investigation activity and the plans for its removal and remediation;</p> <p>d. Operational need or functional need to be in the location;</p> <p>e. Visual and landscape effects; and</p> <p>f. Any proposed measures to mitigate adverse effects.</p>	<ul style="list-style-type: none"> The submitter notes that wind monitoring masts are typically installed during the site investigation phase of wind farm development and anemometers are attached to mast structures and used to measure wind speeds. In light of this, REG-R1 would benefit from amending terminology used. The submission outlines that, in rural environments, wind monitoring mast(s) are typically: Up to 100m in height Placed close to future wind turbine locations so that data collected accurately represents wind conditions within a development site. Sited in locations free of obstacles that could affect wind flow. Sited to avoid extreme high or low points. Slim structures that blend in with rural landscapes. 80m height for rural zones is unduly restrictive and enabling up to 100m with simplified matters of control is considered to be more consistent with enabling investigation policies.
326.15	Mercury NZ Limited	Renewable Electricity Generation	Support	RETAIN REG-R2 as notified.	<ul style="list-style-type: none"> Supports the permitted activity status for maintaining existing assets as existing assets play an important role in securing and maintaining renewable electricity generation.
326.16	Mercury NZ Limited	Renewable Electricity Generation	Amend	<p>AMEND REG-R8 as follows:</p> <p>Large scale Renewable energy generation activities</p> <p>1. Activity status: <u>Restricted</u> Discretionary</p> <p>Where:</p> <p>a. Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise for any proposal involving wind generation.</p> <p>2. Activity status when compliance not achieved: <u>Discretionary Non-Complying</u></p> <p><u>Matters of discretion</u></p> <p>Request specific matters of discretion for solar, wind and other renewable electricity generation.</p>	<ul style="list-style-type: none"> Increasing renewable electricity generation has nationally significant benefits attributable to renewable electricity generation at any scale. The submitter requests the activity status is amended to restricted discretionary with specific matters of discretion tailored to solar, wind and other renewable electricity generation. This is to reflect more enabling policy direction. The adverse effects associated with renewable electricity generation are generally understood and there are effective mitigation measures available to manage such effects. The submitter notes that, for wind, it considers a discretionary status would be more appropriate where compliance with NZS 6808:2010 Acoustics - Wind farm noise is not achieved.
326.17	Mercury NZ Limited	Renewable Electricity Generation	Amend	<p>RETAIN the Permitted activity status for REG-R9.</p> <p>AND</p> <p>AMEND REG-R9 to split the rule into two parts, comprising:</p> <p>a. Upgrading or repowering existing renewable electricity generation activities.</p> <p>b. <u>Repowering - wind and solar.</u></p> <p>AND</p>	<ul style="list-style-type: none"> Upgrading in relation to existing renewable electricity generation assets means increasing their capacity, resilience, efficiency, security, reliability, flexibility, longevity or safety. Repowering is specific to solar and wind renewable electricity generation assets and may be whole or partial replacement or upgrading to maintain or increase generation output and extend the operational life of the asset.

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				<p>DELETE REG-R9.1.a. and b.</p> <p>OR</p> <p>AMEND the parameters in REG-R9 to enable A. upgrading and B. repowering</p> <p>AND</p> <p>AMEND REG-R9 so that wind farms that do not comply with NZS 6808:2010 Acoustics - Wind farm noise, retain restricted discretionary activity status but amend matters over which discretion is restricted to be specific to noise effects and mitigation.</p> <p>AND</p> <p>AMEND REG-R9 so that non-compliance with all other parameters (other than wind farms that do not comply with NZS 6808:2010 Acoustics - Wind farm noise) is a controlled activity with appropriate matters of control.</p> <p>OR</p> <p>ADD a renewable electricity generation overlay on the planning maps with a corresponding activity status for upgrading and repowering.</p>	<ul style="list-style-type: none"> The proposed parameters are arbitrary and inconsistent with the enabling objectives and policies.
326.18	Mercury NZ Limited	Renewable Electricity Generation	Amend	AMEND REG-R10 to include reference to controlled activities as a consequence of the requested changes to REG-R1 (as outlined in another submission point).	<ul style="list-style-type: none"> Consequence of changes requested to REG-R1.
326.19	Mercury NZ Limited	Definitions	Amend	<p>AMEND the definition for "Community Scale Renewable Electricity Generation Activities" as follows:</p> <p>means renewable electricity generation supplying electricity to a local community has the same meaning as the National Policy Statement for Renewable Electricity generation 2011 or gazetted replacement.</p>	<ul style="list-style-type: none"> The submitter requests that the National Policy Statement for Renewable Electricity Generation is adopted to provide clarity between renewable electricity generation activities and small community-scale distributed electricity generation. The National Policy Statement for Renewable Electricity Generation definition is as follows: <i>means renewable electricity generation for the purpose of using electricity on a particular site, or supplying an immediate community, or connecting into the distribution network.</i>
326.20	Mercury NZ Limited	Definitions	Support	RETAIN the definition for 'Functional Need' as notified.	<ul style="list-style-type: none"> The submitter supports the definition as it is consistent with the National Planning Standards.
326.21	Mercury NZ Limited	Definitions	Amend	<p>AMEND the definition for "Large-scale Renewable Electricity Generation Activities" as follows:</p> <p>LARGE-SCALE Renewable Electricity Generation Activities</p> <p>Means renewable electricity generation activities with greater generation output than community scale renewable electricity generation activities has the same meaning as the National Policy Statement for Renewable Electricity generation 2011 or gazetted replacement.</p>	<ul style="list-style-type: none"> The submitter requests that the National Planning Standards definition is relied upon. It is suggested that a separate provision could be made for small and community-scale renewable electricity generation within the rule framework.
326.22	Mercury NZ Limited	Definitions	Support	RETAIN the definition for "Operational Need" as notified.	<ul style="list-style-type: none"> The submitter supports the definition of "Operational Need" being consistent with the National Planning Standards.
326.23	Mercury NZ Limited	Definitions	Support	<p>RETAIN the definition for "Renewable Electricity Generation Activities".</p> <p>OR</p> <p>REPLACE the definition of "Renewable Electricity Generation Activities" with the following:</p> <p>has the same meaning as the National Policy Statement for Renewable Electricity Generation 2011 or gazetted replacement.</p>	<ul style="list-style-type: none"> The Government's proposal will likely revise terminology, for example, including reference to 'investigation', 'ancillary activities' and 'storage' (i.e., batteries). Though alternative relief is sought, cross-referencing to the National Policy Statement for Renewable Electricity Generation, the submitter's preference is for the definition text itself to be included within the PDP.
326.24	Mercury NZ Limited	Definitions	Amend	<p>AMEND the definition for "Repowering Existing Wind and Solar Electricity Generation Activities" as follows:</p> <p>REPOWERING EXISTING WIND AND SOLAR ELECTRICITY GENERATION ACTIVITIES</p> <p>means replacing more than 50% of the structures at an existing renewable generation facility in relation to existing renewable electricity</p>	<ul style="list-style-type: none"> The submitter considers reference to 50% is arbitrary and does not support this. If a replacement threshold is considered necessary, it should be in a rule and not the definition. The submitter requests that the definition be amended to relate to the policy purpose of provisions, being to increase generation or extend the operational life of renewable electricity generation assets. The

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				<p><u>generation assets generating electricity from wind or solar, the whole or partial replacement to increase generation output and/or extend the operational life of the renewable electricity generation assets.</u></p> <p>OR</p> <p>REPLACE the definition for "Repowering Existing Wind and Solar Electricity Generation Activities" with:</p> <p><u>has the same meaning as the National Policy Statement for Renewable Electricity generation 2011 or gazetted replacement.</u></p>	<p>alternative relief cross-references the National Policy Statement for Renewable Electricity Generation definition; the preference is for the definition text itself to be adopted into the PDP.</p>
327.1	N Voot	General	Amend	<p>ADD precautionary and prohibitive Genetic Engineering / Genetically Modified Organism provisions consistent with the wording provided in the September 2022 Exposure Draft District Plan, the findings of the Northland and Auckland Inter-Council Working Party on GMOs and Northland Regional Policy Statement direction.</p>	<ul style="list-style-type: none"> The Proposed District Plan should include precautionary and prohibitive GE/GMO provisions. Such provisions should be in alignment with operative plans for Auckland and other districts within the Northland region and reinstating the wording contained in the Draft Plan would achieve this. The submitter considers that Kaipara District Council should fulfil its obligations as a formative member of the Northland/ Auckland Inter Council Working Party (ICWP) on GMO Risk Evaluation & Management Options irrespective of controversial potential legislative changes. This is necessary for biosecurity and to protect the environment, economy, farmers and primary producers, food sovereignty, and to ensure Kaipara residents are able to consume GMO-free food. Kaipara District Council should act in accordance with case law, the findings of the ICWP, and wishes of ratepayers and residents who do not want experiments, field trials or releases in Kaipara. Council should not rely solely on national regulation. Rather, it should put local protections in place including requiring bonds and putting in place strict liability for polluters to be held accountable if any adverse effects are to stem from EPA approved GE/GMO experiments or field trials. The submitter expresses particular concern regarding outdoor GE/GMOs and how contamination has no boundaries and can be spread through pollen, seeds, wind, soils and water, machinery, animals and insects, and weather events. Farmers and landowners assets should be protected. Moreover, the precautionary and prohibitive policies of Tai Tokerau Iwi should be respected and supported by Council. In summary, the submitter considers that the Proposed District Plan should reference and control GE/GMOs to achieve consistency with adjoining district plans, case law, the Northland RPS and concerns of tangata whenua.
328.1	N Evans	Natural Features and Landscapes	Oppose	<p>DELETE NFL-R2(5) and the restricted discretionary activity status pathway it provides.</p>	<ul style="list-style-type: none"> Opposes the restricted discretionary activity status as it only applies to 13 sites as per RM090103 (relating to Lot 2 DP 316176). The submitter questions why provision has been made for a single site to be exempt from general ONL rules and considers that any form of subdivision within an ONL should be subject to the same rules to protect the natural landscape.
329.1	N Puharich	Earthworks	Amend	<p>AMEND EW-R1 to require the following:</p> <ul style="list-style-type: none"> Consideration of hydrological changes caused by earthworks; <p>Excavation and fill plan (or similar) which includes existing land contours and covers the matters of discretion.</p>	<ul style="list-style-type: none"> The submitter expresses concern regarding PDP Earthworks provisions and how they may lead to sediment and stormwater management issues during and after the completion of works. This concern stems from personal experience with her parent's property and adjacent developments in Dargaville. Key requirements and considerations should include: More detail should be required from applicants. The matters of discretion are okay; however, the PDP does not have a requirement to provide anything similar to an Excavation and Fill Management Plan for earthworks in excess of

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					<p>permitted thresholds. The PDP should require a plan like this.</p> <ul style="list-style-type: none"> Assessment of any potential change to the hydrological performance of land. Monitoring depth, height and volume of earthworks. Consideration of existing land contours. Advice from a qualified stormwater engineer, rather than generalist engineers. The submitter notes that Council have acknowledged improvements are required. In July 2023, the CEO wrote to the submitter stating changes could be made. For example, consents for earthworks in excess of 500m³ would be subject to stricter requirements via conditions, and KDC would review CMPs to ensure the site and surrounding environment is appropriate considered. Correspondence from Council noted that construction sites would have drainage installed over winter. However, it is not clear to the submitter where the PDP addresses these points and, as such, there is low confidence improvements will occur given Council's high staff turnover.
329.2	N Puharich	Earthworks	Support	RETAIN EW-S2 in terms of cut height and fill depth.	<ul style="list-style-type: none"> Supports EW-S2 regarding cut height and fill depth on the basis that the other amendments requested are implemented. Without requiring monitoring of cut and fill, Council will not know whether the standard is adhered to.
329.3	N Puharich	Earthworks	Amend	<p>RETAIN the intent of EW-S3.</p> <p>AND</p> <p>AMEND EW-S3 to require a 3m setback from the boundary of a site under separate ownership.</p> <p>AND</p> <p>DELETE the exemption for the formation of at least secondary approved driveways and crossings from EW-S3.</p>	<ul style="list-style-type: none"> Opposes EW-S3 in part. The submitter supports there being a setback from the boundary of a separately owned site but considers 1.5m to be too narrow, and requests the setback distance is increased to 3m. Moreover, the submitter disagrees with the exemption provided for approved driveways or crossings where no neighbour consultation is required. Especially if a secondary driveway is proposed where an adequate driveway exists. The submitter uses a situation her parents were in as an example where neighbours placed fill against the boundary without prior consultation, and Council could not do anything about this owing to the absence of monitoring conditions.
329.4	N Puharich	Earthworks		<p>PROVIDE clarity that monitoring for earthworks will include the monitoring of depth, height and volume.</p> <p>AND</p> <p>PROVIDE a qualified stormwater engineer at Kaipara District Council.</p>	<ul style="list-style-type: none"> There should be a standard monitoring condition around earthworks - to cover depth, height and volume at least. The KDC claims to employ qualified stormwater engineers when needed for peer reviews etc. These people are engineers, they are not specialist stormwater engineers. They therefore do not provide the advice needed to ensure that stormwater is properly managed for any significant earthworks. While this is not strictly speaking a matter for the Plan, this lack of specialist advice costs ratepayers.
330.1	New Zealand Transport Agency	Definitions	Support	RETAIN the definition of "Infrastructure" as notified.	<ul style="list-style-type: none"> The definition is supported.
330.2	New Zealand Transport Agency	Definitions	Support	<p>AMEND the definition of "Noise sensitive activities" as follows:</p> <p>...includes ... places of assembly for cultural, entertainment, recreation, or leisure, <u>places of worship, marae</u>, education facilities...</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> Definition as notified is generally supported, however 'places of worship' and 'marae' should be included within the definition, as both land use activities exhibit many of the same characteristics as the other 'noise sensitive activities' included.
330.3	New Zealand Transport Agency	Definitions	Support	<p>RETAIN the definition of "Regionally significant infrastructure".</p> <p>AND</p>	<ul style="list-style-type: none"> Definition is supported as notified in general, although this definition has a confusing relationship with a separate phrase 'regionally significant transport infrastructure' which is not a defined term. NZTA considers that the State

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				<p>ADD to the definition of "Regionally significant infrastructure" the following:</p> <p>Regionally Significant Infrastructure - means:</p> <p>a.</p> <p><u>i. the State Highway network</u></p> <p>...</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<p>Highway network should be included in the definition of 'regionally significant infrastructure', or as alternative relief be included within a definition for the phrase 'regionally significant transport infrastructure'.</p> <ul style="list-style-type: none">
330.4	New Zealand Transport Agency	Definitions	Oppose	<p>ADD a new definition that includes the following wording:</p> <p><u>Regionally significant transport infrastructure – means</u></p> <p>...</p> <p><u>X. the State Highway network</u></p> <p>...</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> As with the above submission point, the phrase 'regionally significant transport infrastructure' is used consistently in the Proposed District Plan yet is not a defined phrase and has not clear meaning. As an alternative relief to the above submission point is a new definition that includes the State Highway network.
330.5	New Zealand Transport Agency	Definitions	Support	RETAIN the definition of "Road" as notified.	<ul style="list-style-type: none"> Definition is supported.
330.6	New Zealand Transport Agency	Definitions	Support	RETAIN the definition of "Sign" as notified.	<ul style="list-style-type: none"> The definition is supported.
330.7	New Zealand Transport Agency	Definitions	Oppose	<p>ADD a new definition for "State Highway or Rail Corridor Noise Control Boundary" that includes the following wording:</p> <p><u>means the corridor of land displayed as such on the Planning Maps.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The phrase 'State Highway or Rail Corridor Noise Control Boundary' is used throughout the Proposed District Plan including in the context of rule provisions and is a mapped notation within the Planning Maps. The phrase has no definition however and should do.
330.8	New Zealand Transport Agency	Definitions	Support	RETAIN the definition of "Transport network" as notified.	<ul style="list-style-type: none"> The definition is supported.
330.9	New Zealand Transport Agency	Vision for Kaipara	Support	<p>RETAIN SD-VK-O2.</p> <p>AND</p> <p>AMEND SD-VK-O2 as follows:</p> <p>The guiding principles to support development include:</p> <ol style="list-style-type: none"> 1. Facilitate growth by being flexible, accommodating and proactive when dealing with growth and business opportunities; 2. Be innovative and bold; and <u>X. Consider the impacts on infrastructure networks; and</u> 3. Focus on relationships ... <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> While objective SD-VK-O2 is enabling of development it fails to recognise that enabling development in locations that compromise infrastructure (such as the State Highway network), or that might be in hazard-prone locations, represents inappropriate development that should be discouraged. Especially given that the Proposed District Plan 'live zones' a substantial oversupply of land, well beyond what is required to meet projected demand in the district. Whilst recognising that this objective should be read in conjunction with the other Strategic Direction objectives, an amendment is sought to better recognise these matters.
330.10	New Zealand Transport Agency	Vision for Kaipara	Support	<p>RETAIN SD-VK-O4.</p> <p>AND</p> <p>AMEND SD-VK-O4 as follows:</p> <p>Rural lifestyle development <u>occurs</u> is concentrated in appropriate locations <u>to help distribute</u> contribute to the distribution of population growth <u>across</u> in the District, <u>while protecting without compromising</u> primary production, <u>or loss of preserving</u> highly productive land, <u>and maintaining infrastructure efficiency</u>, whilst recognising the need for urban <u>expansion</u> areas to grow.</p> <p>AND</p>	<ul style="list-style-type: none"> Supported in part, as whilst it directs that rural lifestyle development must be concentrated into identified localities, the rationale for this included within the objective wording should also include impacts on infrastructure such as the State Highway network.

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				Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	
330.11	New Zealand Transport Agency	Vision for Kaipara	Support	RETAIN SD-VK-O6 as notified.	<ul style="list-style-type: none"> Objective SD-VK-O6 is supported given the importance of the avoidance of reverse sensitivity effects. The object provides a key part of the framework for provisions that follow to implement this.
330.12	New Zealand Transport Agency	Vision for Kaipara	Support	RETAIN SD-VK-O8 as notified.	<ul style="list-style-type: none"> Objective SD-VK-O8 is strongly supported as the integration of infrastructure and development is a critical issue that must be addressed.
330.13	New Zealand Transport Agency	Urban Form and Development	Support	RETAIN SD-UFD-O1 as notified.	<ul style="list-style-type: none"> Objective is supported as it emphasises the critical matter of the extent of residential, commercial, and industrial development being to meet current and predicted future demand. This is of importance to infrastructure providers who are seeking to manage and invest in their networks, as it requires a level of predictability as to where development is enabled to do this effectively.
330.14	New Zealand Transport Agency	Urban Form and Development	Support	RETAIN SD-UFD-O3 as notified.	<ul style="list-style-type: none"> Objective is supported given the focus on ensuring sufficient infrastructure capacity exists to support the development of the land. Decision making must take into consideration the impact of infrastructure networks, including the State Highway network through the district.
330.15	New Zealand Transport Agency	Urban Form and Development	Support	RETAIN SD-UFD-O5 as notified.	<ul style="list-style-type: none"> Objective is supported as it emphasises the importance of promoting consolidation of urban form and the integration of growth, with effective and efficient 'development capacity', being a phrase that includes the provision of adequate development infrastructure to support the development of the land.
330.16	New Zealand Transport Agency	Urban Form and Development	Support	RETAIN SD-UFD-P1. AND AMEND SD-UFD-P1 as follows: Provide Ensure sufficient residential and business land development capacity is provided within or near adjacent to existing urban areas, <u>ensuring infrastructure networks can effectively support the planned growth.</u> AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> Supports in part the wording of this policy. An amendment is sought to also require consideration of the adequacy of infrastructure networks to accommodate such development, and to ensure that overly sufficient capacity is not provided. This is particularly in the context of the substantial oversupply of 'live' zoned land well beyond the projected demand in the district.
330.17	New Zealand Transport Agency	Infrastructure	Support	RETAIN the Overview of the Infrastructure chapter as notified.	<ul style="list-style-type: none"> Overview is supported insofar as the defined term "Infrastructure" includes g. 'structures for transport on land...'. Whilst NZTA has existing designations in place, the provisions on the infrastructure topic are of key importance to NZTA as the operator of the State Highway network.
330.18	New Zealand Transport Agency	Infrastructure	Support	RETAIN INF-O2 as notified.	<ul style="list-style-type: none"> Support the objective as it sets out important matters about the functional and operational need of infrastructure, and the positive effects of infrastructure.
330.19	New Zealand Transport Agency	Infrastructure	Support	RETAIN INF-O3 as notified.	<ul style="list-style-type: none"> Support the objective as it provides for the operation, maintenance, repair and upgrading of infrastructure.
330.20	New Zealand Transport Agency	Infrastructure	Support	RETAIN INF-P1 as notified.	<ul style="list-style-type: none"> Supports the policy as it allows the development, operation, maintenance and upgrading of infrastructure.
330.21	New Zealand Transport Agency	Infrastructure	Support	RETAIN INF-P2. AND AMEND INF-P2 as follows: Co-ordinate infrastructure planning and delivery with land use, subdivision, development and urban growth, <u>whilst avoiding an oversupply of</u>	<ul style="list-style-type: none"> The policy is supported in part, insofar as the intent is supported, but it fails to recognise the substantial over-supply of housing and business land to meet projected demand in the district (as articulated within the Section 32 Report 'Strategic Direction' and the accompanying Formative Limited Report. An

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				land zoned for such purposes, so that Kaipara's future land use and infrastructure is integrated, efficient and aligned. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	amendment is sought to the policy to avoid an oversupply of zoned land being available for land use, subdivision, development and urban growth.
330.22	New Zealand Transport Agency	Infrastructure	Support	RETAIN INF-P6 as notified.	<ul style="list-style-type: none"> Support the policy insofar as it emphasises the importance of the functional and operational need, and the necessity of infrastructure.
330.23	New Zealand Transport Agency	Infrastructure	Support	RETAIN INF-P11 as notified.	<ul style="list-style-type: none"> Policy is supported given the importance of minimising reverse sensitivity effects on infrastructure, and appropriately locating new sensitive activities.
330.24	New Zealand Transport Agency	Transport	Support	RETAIN the Overview of the Transport chapter. AND ADD the following text to the Overview of the Transport chapter: ... <u>The State Highway network and rail corridors are regionally significant transport corridors within the district. The Planning Maps display the 'State Highway or Rail Corridor Noise Control Boundary' overlay, being a buffer from the corridors to manage development</u> <u>and particularly noise sensitive activities, and potential reverse sensitivity issues.</u> AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> Supports the overview statement, particularly regarding the wording "encourages safe, efficient and cost-effective transport corridors and infrastructure to support the efficient movement of people, goods and services. The Plan promotes active modes of transport, and access to public transport and public transport facilities should these exist in the future." An amendment is sought to introduce the concept of the 'State Highway or Rail Corridor Noise Control Boundary', as this is significant in the Proposed District Plan's approach to transport matters.
330.25	New Zealand Transport Agency	Transport		RETAIN TRAN-O1 as notified.	<ul style="list-style-type: none"> Support the objective as it emphasises the significance of the benefits of a well-connected, integrated and accessible transport system within the district. This includes the State Highway network of State Highways 1, 12 and 14 within the district and the critical role they perform in moving goods and people.
330.26	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-O2 as notified.	<ul style="list-style-type: none"> Objective is supported as it recognises the importance of a safe, efficient and effective transport network.
330.27	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-O3 as notified.	<ul style="list-style-type: none"> Objective is supported as it recognises the critical need to avoid adverse effects on the safety and efficiency of the transport network, including State Highways, from land use activities that generate traffic in locations or volumes that have potential to adversely affect the transport network.
330.28	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-O4 as notified.	<ul style="list-style-type: none"> Objective is supported as it articulates a critical issue, being that the transport network, including State Highways, can be compromised by incompatible activities that can generate reverse sensitivity effects and conflict with the operation of the transport network.
330.29	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-O5 as notified.	<ul style="list-style-type: none"> Objective is supported as it establishes that the construction, maintenance and development of the transport network will generate some adverse effects, and that these are to be generally avoided, remedied or mitigated.
330.30	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-P1 as notified.	<ul style="list-style-type: none"> Policy is supported as it recognises the importance of a safe, efficient, integrated, resilient, effective, accessible and sustainable transport network, and it recognises that construction, maintenance and upgrading are all integral to achieving this outcome.
330.31	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-P2 as notified.	<ul style="list-style-type: none"> Policy is supported as it recognises the importance during the design of transport

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					corridors, carriageways and intersections that should be undertaken in relation to the function of the transport corridor, and in accordance with the twelve matters listed in the policy.
330.32	New Zealand Transport Agency	Transport	Support	AMEND TRAN-P3.1. as follows: 1. Have particular regard to the benefits that can be gained from the development and use of regionally significant transport infrastructure, <u>including State Highways</u> AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> It is noted that there is no definition for the phrase 'regionally significant transport infrastructure'. Whilst this presumably includes the State Highway network, in the absence of a definition this is not clear. The related definition is 'regionally significant infrastructure' which does not include any reference to land transport, although the definition of 'infrastructure' does. Separate relief is sought on this matter above, but otherwise an amendment is sought to enhance clarity.
330.33	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-P4 as notified.	<ul style="list-style-type: none"> Policy is supported as managing additions and upgrades to the road transport network is important, and the eight matters listed are appropriate.
330.34	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-P5 as notified.	<ul style="list-style-type: none"> Policy is supported
330.35	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-P6 as notified.	<ul style="list-style-type: none"> Policy is supported as the location and design of the transport network is a critical matter of importance. The key aspects are that avoiding, remedying or mitigating adverse effects will be through location and design aspects; positive benefits of enabling the transport network; and that the design and location of the transport network must be aligned with current and planned development.
330.36	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-P7 as notified.	<ul style="list-style-type: none"> Policy is supported as recognition of a road transport network hierarchy is important, as is protection of the function of roads from the adverse effects of subdivision, use and development which can be compromised with land use change alongside or connected with the transport network.
330.37	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-P8 as notified.	<ul style="list-style-type: none"> Policy is supported as additions and upgrades to the transport network need to meet relevant design standards to retain safety and efficiency of the transport network.
330.38	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-P9 as notified.	<ul style="list-style-type: none"> Policy is supported as providing for the safe and efficient movement of vehicles on site, onto, and along the road transport network is important to maintaining an efficient, safe and effective land transport network.
330.39	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-P10 as notified.	<ul style="list-style-type: none"> Policy is supported as where on site parking is provided, that ensuring the location and design of the parking areas is important.
330.40	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-P11 as notified.	<ul style="list-style-type: none"> Policy is supported as subdivision, use and development can compromise road function; and avoiding, remedying or mitigating the effects of that as otherwise would compromise the safety and efficiency of the transport network.
330.41	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-P12 as notified.	<ul style="list-style-type: none"> Policy is supported as it provides the policy framework for the 'State Highway or Rail Corridor Noise Control Boundary' overlay shown on the Planning Maps.
330.42	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-R1 as notified.	<ul style="list-style-type: none"> Rule is supported particularly TRAN-R1.1.d. which explicitly sets out that written approval from NZTA is needed where works are to be undertaken within the State Highway network, as this aligns with the legal process required under the Government Roadway Powers Act 1989.
330.43	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-R2. AND	<ul style="list-style-type: none"> Amend to 1. c. i. to use the phrase 'state highway' rather than the more ambiguous

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				AMEND TRAN-R2 as follows: ... c. The transport infrastructure is not: i. A National route <u>State Highway</u> ; or ii. Regional arterial road; or iii. Rail line. AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	phrase 'a national route'. Otherwise the rule is supported as notified.
330.44	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-R3 as notified.	<ul style="list-style-type: none"> Rule is supported as it provides needed clarity that compliance with standards is required for works to be a Permitted activity.
330.45	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-R4 as notified.	<ul style="list-style-type: none"> Rule is supported and in particular TRAN-R4.1.e. regarding new crossings on to State Highways, and the advisory note drawing attention to the need for NZTA approval for new access points on to the State Highway network. Approval from NZTA pursuant to the Government Roadway Powers Act 1989 will be required for any new or upgraded access, or change in use/increase in intensity of use of an existing access, onto Limited Access Roads (being State Highways 1, 12 and 14 in the context of the Kaipara District).
330.46	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-R5 as notified.	<ul style="list-style-type: none"> Rule is supported as NZTA supports district plan rules providing for electric vehicle charging infrastructure as a Permitted activity.
330.47	New Zealand Transport Agency	Transport	Support	AMEND TRAN-S1.4.d. as follows: TRAN-S1 Traffic generation 4. Matters over which discretion is restricted: ... d. Mitigation to address adverse effects, such as: i. <u>Recommendations and proposed mitigation measures of an Integrated Transport Assessment (and any further information provided through the consent process)</u> ii. Travel/trip planning and timing; iii. Providing alternatives to private vehicle trips; iv. Staging of the development activity or subdivision; and v. Contributing to improvements to the road network, where appropriate; and e. ... AND Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	<ul style="list-style-type: none"> Supports the TRAN-S1 Traffic generation standard and the associated TRAN-Table 1 activity-based trip generation calculation. An important element missing is the mechanism of preparing Integrated Transport Assessments as part of progressing a land use development where this standard is not complied with, as part of a restricted discretionary resource consent application. An amendment to the matter of discretion is proposed to ensure that recommendations and proposed mitigation measures from an Integrated Transport Assessment are implemented.
330.48	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-S2 as notified.	<ul style="list-style-type: none"> Supports the standard as being suitable.
330.49	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-S3 as notified.	<ul style="list-style-type: none"> Standard is supported as being suitable.
330.50	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-S4 as notified.	<ul style="list-style-type: none"> Standard is supported as being suitable.
330.51	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-S5 as notified.	<ul style="list-style-type: none"> Standard is supported as being suitable.
330.52	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-S6 as notified.	<ul style="list-style-type: none"> Standard is supported as being suitable.
330.53	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-S7 as notified.	<ul style="list-style-type: none"> Standard is supported as being suitable.
330.54	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-S8 as notified.	<ul style="list-style-type: none"> Standard is supported as being suitable.

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330.55	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-Table 2 as notified.	<ul style="list-style-type: none"> Table 2 is supported as being suitable.
330.56	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-Table 3 as notified.	<ul style="list-style-type: none"> TRAN Table 3 is supported as being suitable.
330.57	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-Table 4 as notified.	<ul style="list-style-type: none"> TRAN-Table 4 is supported as being suitable.
330.58	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-Table 5 as notified.	<ul style="list-style-type: none"> TRAN-Table 5 is supported as being suitable.
330.59	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-Figures 1 as notified.	<ul style="list-style-type: none"> TRAN-Figure 1 is supported as being suitable.
330.60	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-Figure 2 as notified.	<ul style="list-style-type: none"> The figure is suitable.
330.61	New Zealand Transport Agency	Transport	Support	RETAIN TRAN-Table 1 as notified.	<ul style="list-style-type: none"> TRAN-S1 is supported as being a suitable activity-based trip generation calculation.
330.62	New Zealand Transport Agency	Natural Hazards	Support	RETAIN the Overview of the Natural Hazards chapter as notified.	<ul style="list-style-type: none"> Overview is supported particularly the references to infrastructure and the importance of not locating growth in high-risk hazard areas unless it is required to be located there. Of particular interest to NZTA is that growth areas should not be located where increasing traffic volumes will occur on parts of the State Highway network that is itself in locations vulnerable to natural hazards. The focus on river flooding, coastal hazards, land instability, climate change and managing hazard risk are supported as key hazards impacting the district.
330.63	New Zealand Transport Agency	Natural Hazards	Support	RETAIN NH-O1 as notified.	<ul style="list-style-type: none"> Objective is supported, particularly the inclusion of infrastructure, and the important references to climate change and resilience.
330.64	New Zealand Transport Agency	Natural Hazards	Support	RETAIN NH-O2 as notified.	<ul style="list-style-type: none"> Objective is supported, particularly the focus on the importance of locating infrastructure to be resilient to natural hazards.
330.65	New Zealand Transport Agency	Natural Hazards	Support	RETAIN NH-O3 as notified.	<ul style="list-style-type: none"> Objective is supported.
330.66	New Zealand Transport Agency	Natural Hazards	Support	RETAIN NH-P3 as notified.	<ul style="list-style-type: none"> Policy is supported as avoidance of sensitive activities located in identified hazard areas is important.
330.67	New Zealand Transport Agency	Natural Hazards	Support	RETAIN NH-P6 as notified.	<ul style="list-style-type: none"> Policy is supported as it places emphasis on avoiding or mitigating the risks of flood hazards. This is important as the presence of subdivision, land use and development in hazard prone locations also necessitates infrastructure being extended in such locations.
330.68	New Zealand Transport Agency	Natural Hazards	Support	RETAIN NH-P10 as notified.	<ul style="list-style-type: none"> Policy is supported, particularly the acknowledgement that new infrastructure should not be located in hazard-prone locations except where there is a functional need or operational need to do so, reflective of good practice.
330.69	New Zealand Transport Agency	Natural Hazards	Support	RETAIN NH-R13 as notified.	<ul style="list-style-type: none"> Rule is supported insofar as it generally manages infrastructure where located within identified natural hazard areas, but with no statutory effect on the State Highway network (as they are located within designated corridors where maintenance and upgrading works can be undertaken where in accordance with the purpose of the designation.
330.70	New Zealand Transport Agency	Subdivision	Support	RETAIN the Overview of the Subdivision chapter as notified.	<ul style="list-style-type: none"> Overview is supported, particularly the references to the objectives and policies in the Infrastructure and Transport chapters.
330.71	New Zealand Transport Agency	Subdivision	Support	RETAIN SUB-O1 as notified.	<ul style="list-style-type: none"> Objective is supported as it emphasises efficient use of land and that outcomes need to be consistent with the outcomes for the zone.

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330.72	New Zealand Transport Agency	Subdivision	Support	<p>RETAIN SUB-O2.</p> <p>AND</p> <p>AMEND SUB-O2 as follows:</p> <p>Subdivision in urban zones:</p> <ol style="list-style-type: none"> 1. Responds sympathetically to the context and characteristics of the site; 2. Creates allotments that can accommodate anticipated land use activities; 3. Consolidates urban development; <u>X. For large subdivisions utilises structure planning to achieve land use and infrastructure integration and coordinated delivery;</u> 4. Promotes the health, safety and wellbeing of communities; ... <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> • Objective is supported particularly point 3 to 'consolidate urban development' within urban zones. • Supports urban development and subdivision occurring within locations identified for growth, and in particular where those growth areas have progressed through a structure plan, master plan or similar process. • These processes achieve integration between land use and infrastructure (particularly State Highways), to coordinate timing and form of infrastructure upgrades, and to achieve good urban design outcomes. • The extent of General Residential Zone areas proposed are currently well in excess of projected demand over the ten year 'life' of the district plan and will not promote consolidated urban development. • The use of structure planning will provide a means to achieve the coordinated delivery of infrastructure and integration between land use and infrastructure.
330.73	New Zealand Transport Agency	Subdivision	Support	<p>RETAIN SUB-O4.</p> <p>AND</p> <p>AMEND SUB-O4 as follows:</p> <p>Subdivision is integrated with infrastructure services in an efficient, effective and coordinated manner <u>through use of structure planning to achieve land use and infrastructure integration.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> • Objective is supported. • Formulation of a structure plan, master plan or similar process provides a means to achieve integration between land use and infrastructure (particularly State Highways). • Enables coordination of timing and the form of infrastructure upgrades, and to achieve good urban design outcomes. • Particularly important given the context of the substantial over-supply of 'live' zoned General Residential Zone land proposed.
330.74	New Zealand Transport Agency	Subdivision	Support	RETAIN SUB-P1 as notified.	<ul style="list-style-type: none"> • Policy is supported, particularly points 4 and 5 regarding provision for efficient multi-modal transport connections in urban areas, and the efficient use of infrastructure.
330.75	New Zealand Transport Agency	Subdivision	Support	RETAIN SUB-P2 as notified.	<ul style="list-style-type: none"> • Policy is supported as it emphasises the importance of integration and co-ordination of infrastructure and subdivision, and the efficient development and integration of infrastructure including with staging as needed.
330.76	New Zealand Transport Agency	Subdivision	Support	<p>AMEND SUB-R3.3. as follows:</p> <p>3. Control is reserved over the following matters:</p> <p>a. to h. ...</p> <p><u>i. Recommendations and proposed mitigation measures of an Integrated Transport Assessment and any further information provided through the consent process.</u></p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> • Rule is supported, particularly as it applies to the General rural zone for creation of new allotments (to avoid ad hoc rural subdivision in locations where demand on the State Highway occurs without any coordination) and the elevation to discretionary activity status if non-compliance. • Missing is the mechanism of preparing Integrated Transport Assessments as part of progressing a subdivision application pursuant to this rule. • An additional matter of control is proposed to provide for recommendations and proposed mitigation measures from an Integrated Transport Assessment to be implemented.
330.83	New Zealand Transport Agency	Noise	Support	RETAIN the Overview of the Noise chapter as notified.	<ul style="list-style-type: none"> • Overview is supported, particularly the importance of the concept of the 'State Highway and Rail Corridor Noise Control Boundary' and associated overlay shown on the Planning Maps, and that within these overlays that 'new and altered buildings' for 'noise sensitive activities' have to comply with standards.
330.84	New Zealand Transport Agency	Noise	Support	RETAIN NOISE-O1 as notified.	<ul style="list-style-type: none"> • Objective is supported as managing noise to manage impacts on amenity values and the health, safety and wellbeing of people and communities is important. Particularly for the submitter in its statutory role administering the State Highway network, this is an important issue.

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330.85	New Zealand Transport Agency	Noise	Support	RETAIN NOISE-O2 as notified.	<ul style="list-style-type: none"> Objective is strongly supported as it explicitly recognises the importance of existing and authorised activities and providing protection from reverse sensitivity effects.
330.86	New Zealand Transport Agency	Noise	Support	RETAIN NOISE-P1 as notified.	<ul style="list-style-type: none"> Policy is supported as it recognises that activities that generate noise (such as State Highways) need to be enabled, in a manner that is consistent with the purpose of the zone and in a manner that is compatible with the anticipated amenity and function of the receiving zone.
330.87	New Zealand Transport Agency	Noise	Support	RETAIN NOISE-P2 as notified.	<ul style="list-style-type: none"> Policy is supported given the importance of managing the compatibility of land uses and potential conflict. The policy explicitly states that restricting noise sensitive activities where high noise levels are anticipated; and requiring the acoustic treatment of buildings containing a noise sensitive activity in high noise locations.
330.88	New Zealand Transport Agency	Noise	Support	RETAIN NOISE-P4 as notified.	<ul style="list-style-type: none"> Policy is supported as it addresses management of noise effects at source, the internalisation of noise effects within boundaries, the consideration of available measures to avoid or mitigate noise effects, the adoption of the best practicable option to minimise unreasonable noise effects, and the practicability of reducing or mitigating noise emissions.
330.89	New Zealand Transport Agency	Noise	Support	RETAIN -NOISE-R11 as notified.	<ul style="list-style-type: none"> The Permitted activity status for vehicle noise from individual vehicles travelling on a State Highway or public road is supported.
330.90	New Zealand Transport Agency	Noise	Support	RETAIN NOISE-R12 as notified.	<ul style="list-style-type: none"> The rule is broadly supported as provided for community activities and reasonably expected levels of noise generation.
330.91	New Zealand Transport Agency	Noise	Support	<p>AMEND NOISE-R13.</p> <p>AND</p> <p>AMEND NOISE-R13 as follows:</p> <p>NOISE-R13 - Noise <u>sensitive activities in proximity to</u> from State Highways and Rail Corridor (new buildings)</p> <p>...</p> <p>2. a. ii. is located so the nearest exterior façade of that part of the building is at least 25m<u>50m</u> from the formed carriageway of the State Highway and 25m<u>50m</u> from the formed railway track, and there is a solid building, fence, wall or landform that blocks the line of sight from windows and doors to...</p> <p>...</p> <p>4. Matters over which discretion is restricted:</p> <p>a. Adverse effects on health and amenity of people indoors due to the non-compliance with the performance standard within the Noise Control Boundary overlay;</p> <p>b. Alternative options for building design or location that would achieve compliance with the standards in NOISE-S15 Table 1;</p> <p>c. Adverse effects on the continuing operation of the State Highway network, or railway corridor as a result of non-compliance with the standards;</p> <p>d. Any natural or built features of the site or surrounding area that will mitigate noise effects; and</p> <p>e. The outcome of any consultation undertaken with NZTA or KiwiRail.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> Supports the rule in part with several amendments sought to enhance the efficiency and effectiveness: The rule heading is misleading and requires amendment to focus on 'noise sensitive activities' near State Highway and rail corridors, and also erroneously focuses on 'new' buildings which is not the focus of the rule as it also includes 'additions' and 'changes in use'. Clause 2.a.ii. of the rule has wrongly adapted a standard provision proposed by NZTA nationally and that has been generally accepted as the appropriate distance threshold for this compliance pathway, being a 50 metre distance and not 25 metres. The 50 metre distance for this compliance pathway is also the distance supported by the technical evidence available, see Attachment A. (refer to submission for attachment) The statutory impact of clause 2.a. is constructed around the 'or' statements to provide several means of achieving compliance, being either the building being outside the distance threshold, or a report from a suitably qualified practitioner demonstrating compliance with standards is achieved. Clauses 2.b., 2.c. and 3. of the rule are supported without amendment. In respect of the matters of discretion, in 4.a., a minor amendment is sought to enhance clarity. 4.b is irrelevant as if compliance with the standard is achieved then there is no resource consent. 4.d is not relevant and should be deleted as these factors have already been accounted for within the performance standard, so in effect this is simply 're-litigating' the health based criteria relied on for formulating the standard.
330.92	New Zealand Transport Agency	Noise	Support	RETAIN NOISE-S15 including the four tables therein as notified.	<ul style="list-style-type: none"> Standard is supported.

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330.93	New Zealand Transport Agency	Noise	Support	RETAIN NOISE-MAT1 as notified.	<ul style="list-style-type: none"> Matters of discretion are supported.
330.94	New Zealand Transport Agency	Noise	Support	RETAIN NOISE-MAT2 as notified.	<ul style="list-style-type: none"> Matters of discretion is supported.
330.95	New Zealand Transport Agency	Noise	Support	RETAIN NOISE-MAT3 as notified.	<ul style="list-style-type: none"> Matters of discretion is supported.
330.96	New Zealand Transport Agency	Signs	Support	RETAIN the Overview of the Signs chapter as notified.	<ul style="list-style-type: none"> Overview is supported, particularly the paragraph referencing signage and the State Highway network, and that any sign directed at or visible from a State Highway with a 70km/h or faster speed zone may require affected party approval from NZTA.
330.97	New Zealand Transport Agency	Signs	Support	RETAIN SIGN-O1 as notified.	<ul style="list-style-type: none"> Supports the objective wording, particularly the reference to supporting public safety.
330.98	New Zealand Transport Agency	Signs	Support	RETAIN SIGN-P1 as notified.	<ul style="list-style-type: none"> Policy is supported, especially the explicit reference to 'official signs' throughout the District.
330.99	New Zealand Transport Agency	Signs	Support	RETAIN SIGN-P4 as notified.	<ul style="list-style-type: none"> Policy is supported as it enables signage but where designed and located so they do not compromise the safe use of any road by road users.
330.100	New Zealand Transport Agency	Signs	Support	RETAIN the Notes in the Signs chapter as notified.	<ul style="list-style-type: none"> Notes for signs are supported as it clearly states that signage within the State Highway corridors may require a separate approval process with NZTA.
330.101	New Zealand Transport Agency	Signs	Support	RETAIN SIGN-R1 as notified.	<ul style="list-style-type: none"> Rule is supported as it provides clarity for plan users and makes the necessary link to the relevant standard SIGN-S1.
330.102	New Zealand Transport Agency	Signs	Support	RETAIN SIGN-R3 as notified.	<ul style="list-style-type: none"> Rules is supported as 'information signs' should be provided for.
330.103	New Zealand Transport Agency	Signs	Support	RETAIN SIGN-R7 as notified.	<ul style="list-style-type: none"> Supports the discretionary activity status for 'billboards', 'digital signs' and 'any signs not otherwise listed in this table' as it enables consideration of effects, including signage and digital signage with displays visible from a State Highway. Digital signage and billboards directed towards roads are, in their nature, designed to capture vehicle occupant attention and may distract drivers causing negative safety effects.
330.104	New Zealand Transport Agency	Signs	Support	RETAIN SIGN-R8 as notified.	<ul style="list-style-type: none"> Supports the discretionary activity status for 'billboards', 'digital signs' and 'any signs not otherwise listed in this table' as it enables consideration of effects, including signage and digital signage with displays visible from a State Highway. Digital signage and billboards directed towards roads are, in their nature, designed to capture vehicle occupant attention and may distract drivers causing negative safety effects.
330.105	New Zealand Transport Agency	Signs	Support	RETAIN SIGN-R9 as notified.	<ul style="list-style-type: none"> Supports the discretionary activity status for 'billboards', 'digital signs' and 'any signs not otherwise listed in this table' as it enables consideration of effects, including signage and digital signage with displays visible from a State Highway. Digital signage and billboards directed towards roads are, in their nature, designed to capture vehicle occupant attention and may distract drivers causing negative safety effects.
330.106	New Zealand Transport Agency	Signs	Support	RETAIN SIGN-S1. AND ADD an advisory note to SIGN-S1 as follows: <u>Advisory Note: NZTA shall be notified of all signage directed at State Highway traffic to enable NZTA to apply relevant State Highway signage standards.</u> AND	<ul style="list-style-type: none"> Supports the standard, as it includes signage 'located along, within or that can be seen from a State Highway' and requires compliance with NZTA sign regulations outside of the Proposed District Plan. NZTA supports the matters of discretion 3 a., b. and c. as the focus on traffic safety, driver distraction, and potential effects on vehicle manoeuvring and access. An advice note is sought such that NZTA are involved in resource consenting processes for signage covered by this standard, as this

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				Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.	enables NZTA to apply relevant State Highway signage standards.
330.107	New Zealand Transport Agency	General Residential Zone	Support	<p>RETAIN GRZ-O2.</p> <p>AND</p> <p>AMEND GRZ-O2 as follows:</p> <p>GRZ-O2 - Ensuring housing supply</p> <p>The supply of housing is sufficient to adequately meet the needs of the community and to enable efficient <u>are managed to maintain the efficiency and effectiveness of existing and proposed infrastructure servicing</u>, through both intensification within existing settlements and in identified zoned greenfield locations adjacent to the existing towns of Dargaville, Maungatūroto, <u>Paparoa</u>, Kaiwaka and Mangawhai.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought by the submission.</p>	<ul style="list-style-type: none"> While the intent and wording of this objective is generally supported, there is a substantial over-supply of land zoned as General Residential Zone that was previously rural zoned in the Operative District Plan. This is opposed under other submissions 'Planning Maps', but relief is sought here to recognise that providing an over-supply of 'live' zoned land that is not required to meet demand (as quantified within the Formative Limited Report attached to the Section 32 Report 'Strategic Direction') presents significant challenges to maintaining safe, efficient and effective State Highway corridors. This is primarily, but not solely, likely to impact State Highway 12 given the substantial areas of 'live' zoned land identified at Maungatūroto, Paparoa and Kaiwaka. 'Infrastructure servicing' is not enabled in the sense expressed within the proposed provision, but rather existing infrastructure networks, including the State Highway network, are managed to maintain efficiency and effectiveness. NZTA would also be concerned if additional greenfield areas were developed outside of the proposed oversupply zoned areas.
330.108	New Zealand Transport Agency	General Residential Zone	Support	RETAIN GRZ-S5 as notified.	<ul style="list-style-type: none"> Standard is supported, in particular Matter of Discretion 5.b. as 'land transport network' includes State Highways in the definition.
330.109	New Zealand Transport Agency	General	Oppose	<p>ADD a new Future urban zone, complete with overview, objectives, policies, rules standards and matters of discretion:</p> <p>AND</p> <p>ADD the Future urban zone to suitable locations on the planning maps, in replacement of General residential zone locations in collaboration with NZTA.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> NZTA seeks the insertion of a new Future urban zone to provide an additional mechanism to manage the transition of rural zoned land (from the Operative District Plan) to 'live' zoned General residential zone land in the Proposed District Plan. This is in the context of the substantial over-supply of land zoned as General residential zone. This is presented as alternative relief, with the primary relief being the removal from the Planning Maps of substantial 'new' General Residential Zone land proposed, particularly at Kaiwaka, Paparoa and Maungatūroto given these are the locations identified where substantial new 'live' zoning is proposed. The extent of 'live' zoned land is well in excess of projected housing demand as quantified within the Formative Limited Report. The proposed extent of this zoned land appears to be 'live' zoning of the entirety of growth projected demand until 2054. This is well in excess of what is required to meet the ten year 'life' of the Proposed District Plan, is excessive, and will have a significant impact on infrastructure, including the State Highway network within the district. The insertion of the Future urban zone is an alternative remedy to reducing the extent of 'live' zoned land sought elsewhere in this submission.
330.110	New Zealand Transport Agency	NZTA – New Zealand Transport Agency	Support	RETAIN the designation NZTA D-1 State Highway 1 as notified.	<ul style="list-style-type: none"> Designation is supported, and the submitter confirms it is accurate.
330.111	New Zealand Transport Agency	NZTA – New Zealand Transport Agency	Support	RETAIN Designation NZTA D-2 State Highway 12 as notified.	<ul style="list-style-type: none"> Designation is supported, and the submitter confirms it is accurate.
330.112	New Zealand Transport Agency	NZTA – New Zealand Transport Agency	Support	RETAIN Designation NZTA D-3 State Highway 14 as notified.	<ul style="list-style-type: none"> Designation is supported, and the submitter confirms it is accurate.

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330.113	New Zealand Transport Agency	Planning Maps	Oppose	<p>AMEND the spatial extent of new zoned areas (relative to the Operative District Plan) within the General Residential Zone and Rural lifestyle zone as shown on the notified version of the Planning Maps.</p> <p>AND</p> <p>Discuss with NZTA the specific locations involved for the various settlements to identify particular State Highway corridor constraints to direct a set of outcomes whereby reduced extents of 'live' zoned land are provided for in the Planning Maps, and in locations where a greater tolerance exists for access to the State Highway network.</p> <p>AND</p> <p>AMEND the planning maps to identify with suitable locations to apply the Future urban zone to, in replacement of General residential zone locations in collaboration with NZTA.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> There are substantial areas of land proposed to be zoned as either General Residential Zone or Rural lifestyle zone, and that the level of supply is substantially greater than projected demand. The Formative Limited Report attached to the Section 32 Report 'Strategic Direction' acknowledges this over-supply of land but applies little analysis to the impact of it. NZTA has statutory obligations to ensure an effective, efficient, and safe transport network, in alignment with the Government Policy Statement on Land Transport 2024 and support broader government objectives. Over-supply of 'live' zoned land has the potential to generate demand for ad hoc and disconnected urban and rural lifestyle development within these large areas, with multiple requests of NZTA to provide either a new State Highway access connection, or to place higher volumes of traffic onto already over constrained intersections with the State Highway network. The impact of this over-supply on infrastructure network managers does not appear to have been considered during decision-making. This will lead to a multitude of access requests and generate challenges in maintaining a State Highway network that meets NZTA's objectives and may result in some requests being refused creating uncertainty and poor outcomes for landowners and developers. There is an absence of provisions proposed to provide for well-functioning urban environments and subdivision, land use and development patterns that provide for good urban form outcomes. From a transport perspective this includes achieving a transport network that supports efficient and safe connectivity, including to the State Highway network. The over-supply of zoned land dis-connected from actual demand presents challenges and potential inefficiencies in respect of the State Highway network and other infrastructure networks. There appears no coherent justification for the extent of 'live' zoned land. NZTA opposes the Planning Maps insofar as they display an over-supply of General Residential Zone and Rural lifestyle zone land. Refer submission for further details pertaining to individual areas of Kaiwaka, Paparoa and Maungatūroto,
330.114	New Zealand Transport Agency	Planning Maps	Oppose	<p>AMEND the notation for the 'State Highway and Rail Corridor Noise Control Boundary' overlay to the symbology used in National Planning Standards (an orange hatch).</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The submitter notes that the mapping of the overlay 'State Highway and Rail Corridor Noise Control Boundary' needs amendment to be in accordance with National Planning Standards, in respect of the symbology used (an orange hatch).
330.115	New Zealand Transport Agency	Planning Maps	Oppose	<p>AMEND the extent of the 'State Highway and Rail Corridor Noise Control Boundary' overlay to match the NZTA modelled noise extent, which is mapped from a link supplied to the NZTA maps.</p> <p>AND</p> <p>Alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>	<ul style="list-style-type: none"> The extent needs to change to reflect the anticipated noise exposure, which varies across the district depending on traffic volume, composition, speed, road surface, terrain and buildings. This approach has been accepted in many other territorial authority's district plan reviews (e.g. Whangarei District). NZTA has undertaken mapping and on that basis proposes the overlay defined in GIS files provided to Council and shown on a public web map. The key research material for the modelling is a report 'Research Report 715 – 'Health Cost of Land Transport Noise Exposure in New Zealand'.

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					<ul style="list-style-type: none"> The overlay has been produced from the modelling as set out in the report and can be found here: https://www.nzta.govt.nz/resources/research/reports/715/
330.116	New Zealand Transport Agency	Planning Maps	Support	RETAIN Designation NZTA D-1 as notified on planning maps.	<ul style="list-style-type: none"> Designation as shown on planning maps is supported.
330.117	New Zealand Transport Agency	Planning Maps	Support	RETAIN Designation NZTA D-2 as notified on planning maps.	<ul style="list-style-type: none"> Designation as shown on planning maps is supported.
330.118	New Zealand Transport Agency	Planning Maps	Support	RETAIN Designation NZTA D-3 as notified on planning maps.	<ul style="list-style-type: none"> Designation as shown on planning maps is supported.
331.1	Northland Holdings 2016 Limited	Relationship Between Spatial Layers	Amend	<p>AMEND the Spatial Layers section as necessary to provide clarity for the plan user, in particular the section should refer to Precincts and the Mangawhai/Hakaru Growth Area.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> The submitter notes that the spatial layers listed do not include any reference to Precincts or the proposed Mangawhai/Hakaru Managed Growth Area.
331.2	Northland Holdings 2016 Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O1 as notified.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> Supports the intent of SD-VK-O1 to promote social, economic and cultural wellbeing through providing for appropriate activities and outcomes in the zones.
331.3	Northland Holdings 2016 Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O4 as notified.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> Supports SD-VK-O4 and the direction to provide for growth in appropriate areas whilst protecting Highly Productive Land and primary production activities.
331.4	Northland Holdings 2016 Limited	Vision for Kaipara	Support	<p>RETAIN SD-VK-O7 as notified.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> Supports providing for a variety of development opportunities and living/housing options through a range of zones.
331.5	Northland Holdings 2016 Limited	Urban Form and Development	Support	<p>RETAIN SD-UFD-O5 as notified.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> Supports consolidation and integration of future growth.
331.6	Northland Holdings 2016 Limited	Urban Form and Development	Support	<p>RETAIN SD-UFD-P1 as notified.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> Supports the provision of sufficient development capacity as it is consistent with the National Policy Statement for Urban Development.
331.7	Northland Holdings 2016 Limited	Urban Form and Development	Oppose	<p>DELETE SD-UFD-P7.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> Infrastructure and services required for urban areas can be provided without the application of an arbitrary spatial limitation. Moreover, the policy is inconsistent with FC-O1.
331.8	Northland Holdings 2016 Limited	Subdivision	Oppose	<p>DELETE SUB-O2.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> As drafted, SUB-O2 applies to all subdivision within urban zones, which includes commercial, light and heavy industrial zones. The submitter considers SUB-O2 is too narrow to accommodate all types of subdivision in all urban zones. E.g. SUB-O2.1. requires subdivision to be sympathetic to the context and characteristics of the site, and SUB-O5.5. requires contribution to creating a sense of place. Such requirements may be extremely limiting if a site has been appropriately zoned as Light or Heavy industrial. SUB-O2.3. seeks to consolidate urban development, which the submitter considers unnecessary as spatial distribution of zoning is based upon consolidation.

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331.9	Northland Holdings 2016 Limited	Subdivision	Amend	ADD the following clause to SUB-O3: <u>4. Enables rural lifestyle within the Rural lifestyle zone.</u> AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> As drafted, SUB-O3 applies to all subdivision within rural zones, including the General rural and Rural lifestyle zone but does not acknowledge rural lifestyle subdivision.
331.10	Northland Holdings 2016 Limited	Subdivision	Oppose	DELETE SUB-P1. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> The submitter opposes this policy and considers it is too narrow when applied to all zones, particularly zones which have a lower level of amenity and are expected to have a high level of modification (e.g., commercial, light and heavy industrial). Natural Environment Values provisions provide sufficient protection.
331.11	Northland Holdings 2016 Limited	Subdivision	Amend	AMEND SUB-P2.4. as follows: 4. Requiring allotments <u>within an area of benefit</u> to connect to the Council's reticulated systems where practicable, except in the General rural zone; AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> The policy has been framed in a narrow lens and fails to consider practical onsite servicing solutions.
331.12	Northland Holdings 2016 Limited	Subdivision	Amend	AMEND SUB-P3.1. as follows: 1. Encouraging the provision of public open spaces, that provide for various forms of recreation, within residential <u>urban</u> zones; and AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Generally supports SUB-P3 but notes the policy is limited to residential zones where only one residential zone is proposed. Recreation spaces are more commonly provided and used within commercial areas.
331.13	Northland Holdings 2016 Limited	Subdivision	Oppose	DELETE SUB-P6. AND ADD new policies to replace SUB-P6 which reflect appropriate subdivision within each urban zone. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Limiting development based upon the proposed Mangawhai/Hakaru Managed Growth Area is opposed. The area is arbitrary and without section 32 justification. The submitter considers that limiting subdivision within the General residential zone is neither efficient nor effective.
331.14	Northland Holdings 2016 Limited	Subdivision	Amend	AMEND SUB-P7 as follows: Provide for subdivision that enables appropriate land use activities to occur in the Rural lifestyle zone by: 1. Maintaining <u>Requiring subdivision to meet the</u> minimum lot sizes and suitable dimensions for lots to achieve the character, amenity values and density anticipated in the Rural lifestyle zone; 2. Avoiding subdivision around minor residential units; and 3. Avoiding the creation of undersized lots in the Rural lifestyle zone to ensure the function and desired outcomes for the zone are not undermined, an urban form and uniform development patterns. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> The submitter considers that the wording of SUB-P7 is neither efficient nor effective.
331.15	Northland Holdings 2016 Limited	Subdivision	Oppose	DELETE SUB-P8. AND ADD new policies to replace SUB-P8 (note referencing error in submission) which reflect appropriate subdivision within each urban zone. AND	<ul style="list-style-type: none"> Limiting development based upon the proposed Mangawhai/Hakaru Managed Growth Area is opposed. The area is arbitrary and without section 32 justification. The submitter considers that limiting subdivision within the General residential zone is neither efficient nor effective.

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				Any further necessary consequential amendments required to achieve the relief sought.	
331.16	Northland Holdings 2016 Limited	Subdivision	Oppose	DELETE SUB-P12. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Limiting development within the proposed Mangawhai/Hakaru Managed Growth Area is opposed. The submitter considers the Mangawhai/Hakaru Growth Area to be arbitrary and without section 32 justification. Limiting subdivision within the Mangawhai/Hakaru Managed Growth Area is neither efficient nor effective. Moreover, SUB-P2 will manage provision of infrastructure, subject to amendments as requested by the submitter.
331.17	Northland Holdings 2016 Limited	Subdivision	Amend	DELETE SUB-R3.11. and SUB-R3.12. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Limiting development within the proposed Mangawhai/Hakaru Managed Growth Area is opposed. The Mangawhai/Hakaru Managed Growth Area is arbitrary and without section 32 justification. To limit subdivision within the Mangawhai/Hakaru Managed Growth Area is neither efficient nor effective.
331.18	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-O1 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential zone objectives as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
331.19	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-P1 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
331.20	Northland Holdings 2016 Limited	General Residential Zone	Amend	AMEND GRZ-R3 as follows: 1. Activity Status: Permitted Where: a. No more than two residential units occupy the site; b. Residential units not connected to a reticulated wastewater system shall not exceed one per 2,000m ² of net site area; c. Outside Dargaville, Residential units connected to a reticulated wastewater system shall not exceed one residential unit per 600m ² of net site area; and d. In Dargaville, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 400m² of net site area. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> The submitter does not consider GRZ-R3 gives effect to GRZ-O2 as proposed, nor is it consistent with SUB-S1 (insofar as it applies to the General residential zone), which allows for a minimum site area of 600m² outside of Mangawhai.
331.21	Northland Holdings 2016 Limited	General Residential Zone	Amend	AMEND GRZ-R4.1.b. as follows: 1. Activity status: Permitted Where: a. No more than one principal residential unit and one minor residential unit will occupy the site; and b. Resulting density complies with GRZ-R3.1 except that a principal residential unit and a minor residential unit that are both connected to a reticulated wastewater system may be established on a site with a minimum 600m² net site area. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> The submitter does not consider GRZ-R4 gives effect to GRZ-O2, nor is it consistent with SUB-S1, which allows a minimum site area of 600m² for the General residential zone outside of Mangawhai.
331.22	Northland Holdings 2016 Limited	General Residential Zone	Amend	AMEND GRZ-R7 by deleting reference to 'boarding houses'. AND	<ul style="list-style-type: none"> Boarding houses are not a defined term. Referring to them in GRZ-R7 causes confusion in interpretation and makes the rule inefficient and ineffective.

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				Any further necessary consequential amendments required to achieve the relief sought.	
331.23	Northland Holdings 2016 Limited	Planning Maps	Amend	<p>AMEND the zoning of land on and surrounding Tara Road in Mangawhai (including the properties at 35 Tara Road and 1251 Kaiwaka-Mangawhai Road) by extending the General residential zone over the existing residential and rural residential properties proposed as being within the General rural zone (as indicated in Figure 4 of the submission).</p> <p>OR</p> <p>AMEND the zoning of land on and surrounding Tara Road (including the properties at 35 Tara Road and 1251 Mangawhai-Kaiwaka Road) by rezoning residential and rural residential properties (coloured orange in Figure 4 in the submission) to Large lot residential zone.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought, including amendments to the General residential zone as sought by the submitter.</p>	<ul style="list-style-type: none"> The submitter opposes the notified zoning for the reasons summarised below: Properties located within the area are consistent with the General rural zone purpose, character and amenity. Therefore, establishing a coherent peri-urban pattern and character in Mangawhai. The General rural zone will not enable sustainable use and development of properties in the area. The General residential zone is to provide for development around existing urban areas, where contiguous with the urban environment, to service growth and provide a transitional area between urban and rural zones. If the Tara Road area subject to this submission is rezoned, such outcomes will be achieved. The section 32 report for Rural zones does not provide further zone criteria, nor any justification or evaluation for zone extent. Instead, it appears to follow an arbitrary and cadastral boundary. As no consistent and supportable boundaries are present, the Rural residential zone should extend east of Tara Road to incorporate existing properties that are of rural residential character, nature and amenity. The area contains existing residential activities, and land already fragmented with lot sizes between 2,000m and 2ha. This fragmentation and potential for reverse sensitivity effects means it is compromised for rural production activities. Refer to Figure 4 of the submission for a visual depiction of the submitter's zoning request and subject area.
331.24	Northland Holdings 2016 Limited	General	Oppose	<p>DELETE the Mangawhai/Hakuru Managed Growth Area from the rural environment surrounding Mangawhai.</p> <p>OR</p> <p>AMEND the application of the Mangawhai/Hakuru Managed Growth Area to refine it.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> The submitter opposes the Mangawhai/Hakuru Managed Growth Area insofar as it applies to the rural environment surrounding Mangawhai. It is noted that onsite three waters services is typically required for rural residential and lifestyle developments, meaning less pressure on Council's three waters infrastructure. There is evident demand for growth and rural lifestyle/residential living around Mangawhai. The Managed Growth Area limits opportunities for this growth to be realised within the part of Kaipara most able to generate contributions. The submitter considers the provisions are blunt and unnecessary and will ultimately detract investment and restrict landowners' economic wellbeing.
331.25	Northland Holdings 2016 Limited	General	Amend	<p>AMEND the PDP to ensure new national direction is given effect to, including any amendments to the National Policy Statement on Highly Productive Land.</p> <p>AND</p> <p>No specific decision requested; however, the submission considers that the proposed zoning frameworks does not give effect to the National Policy Statement on Highly Productive Land regarding the protection of highly productive soils and the application of the General rural zone.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> Section 75(3)(a) Resource Management Act requires district plans to 'give effect' to a National Policy Statement. The submitter considers that, as drafted, the PDP fails to give effect to the National Policy Statement for Highly Productive Land - the General rural zone has been applied incorrectly to existing or planned areas of rural-residential / lifestyle development. It is further noted that the Government is undertaking a review on future changes, some of which will be in force by the end of 2025. In particular, the removal of LUC 3 from the definition of Highly Productive Land.
331.26	Northland Holdings 2016 Limited	General		<p>AMEND the Proposed District Plan to give effect to the National Policy Statement on Urban Development, especially as it relates to the Mangawhai/Hakuru Managed Growth Area.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> Mangawhai clearly meets the threshold to be considered a "urban environment" in accordance with the definition in the National Policy Statement on Urban Development. Despite overwhelming evidence demonstrating this, Kaipara District Council has essentially made its own decision that the National Policy

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					<p>Statement on Urban Development does not apply to the Kaipara District and therefore concludes that the National Policy Statement on Urban Development does not have to be given effect to in the PDP. Despite this, Kaipara District Council have assessed the National Policy Statement on Urban Development and concluded that the PDP gives effect to it without any specific assessment of the relevant provisions.</p> <ul style="list-style-type: none"> As such, the PDP has been promulgated in the absence of confirmation of how it gives effect to relevant provisions.
331.27	Northland Holdings 2016 Limited	General	Amend	<p>AMEND the PDP to give effect to the Northland Regional Policy Statement, in particular Objective 3.5 Enabling economic wellbeing, Objective 3.6 Economic activities – reverse sensitivity and sterilisation, Policy 5.1.3 Avoiding the adverse effects of new use(s) and development, Objective 3.11 Regional form and Policy 5.1.1 – planned and coordinated development.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The PDP does not manage Kaipara's resources in a way that is attractive for business and investment that will improve Northland wellbeing. In particular the Mangawhai/Hakaru Managed Growth Area unnecessarily restricts further growth and development within the Mangawhai area, which is the fastest growing part of the District with the most demand for further growth. The rural environment is not adequately protected from the negative impacts of new subdivision use and development and reverse sensitivity effects are not avoided. The zoning framework within the PDP is narrow and does not enable the effective integration of infrastructure with subdivision, use and development, and promote a sense of place and range of lifestyle options.
331.28	Northland Holdings 2016 Limited	General	Oppose	<p>No specific decision requested; however, the submission considers that the PDP fails to give effect to or implement the Mangawhai Structure Plan.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The Mangawhai Structure Plan identifies the Black Swamp Area and the sites at 35 Tara Road and 1251 Kaiwaka-Mangawhai Road as future rural residential (lifestyle) areas.
331.29	Northland Holdings 2016 Limited	General	Oppose	<p>No specific decision requested; however, the submission considers that the Strategic Direction chapters are inconsistent. The objectives need policies to demonstrate how they are going to be achieved in the Plan and to provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> No reasons provided.
331.30	Northland Holdings 2016 Limited	General	Oppose	<p>No specific decision requested; however, the submission considers it to be a flaw of the Proposed District Plan that there is no identification of small, medium or large centres, or</p> <p>rural/coastal settlements versus large towns.</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> No reasons provided.
331.31	Northland Holdings 2016 Limited	Relationship Between Spatial Layers	Amend	<p>AMEND the Spatial Layers section to provide direction for split zoned sites, provide clarity for the plan user and be clear that provisions apply only to the extent of the mapped area.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> The submitter notes that the provisions do not provide any direction for split zoned sites.
331.32	Northland Holdings 2016 Limited	General Residential Zone	Support	<p>RETAIN GRZ-O2 as notified.</p> <p>AND</p> <p>Any further necessary consequential amendments required to achieve the relief sought.</p>	<ul style="list-style-type: none"> Supports General residential zone objectives as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.

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331.33	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-O3 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential zone objectives as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
331.34	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-O4 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential zone objectives as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
331.35	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-O5 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential zone objectives as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
331.36	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-P2 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
331.37	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-P3 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
331.38	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-P4 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
331.39	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-P5 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
331.40	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-P6 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
331.41	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-P7 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
331.42	Northland Holdings 2016 Limited	General Residential Zone	Support	RETAIN GRZ-P8 as notified. AND Any further necessary consequential amendments required to achieve the relief sought.	<ul style="list-style-type: none"> Supports General residential policies as they acknowledge the requirement for a range of residential development, housing forms and efficient infrastructure.
332.1	Northland Regional Council	Transport	Support	RETAIN TRAN-O1. AND AMEND TRAN-O1.3. to provide for micro mobility.	<ul style="list-style-type: none"> Supports the general direction of the Transport chapter and considers the objective and policies submitted on are consistent with Northland's Regional Policy Statement, subject to the amendments requested. Seeks amendments to clause 3 to accommodate micro mobility within Kaipara's transport network alongside walking, cycling, public transport and private motor vehicles. The submission notes that micro mobility is defined as: a range of small, lightweight vehicles operating at speeds typically below 25 km/h and driven by users personally.

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					Micromobility devices include bicycles, E-bikes, electric scooters, electric skateboards, shared bicycles, and electric pedal assisted (pedelec) bicycles.
332.2	Northland Regional Council	Transport	Amend	AMEND TRAN-P2 to refer to 'transport infrastructure function' rather than 'road function'.	<ul style="list-style-type: none"> The submitter supports the general direction of the Transport chapter and considers the Objective and Policies submitted on are consistent with Northland's Regional Policy Statement, subject to the amendments requested. As drafted, TRAN-P2 only protects the rail network from road network impacts. The intent of clause 11 is supported, but the submitter requests it is expanded to protect rail infrastructure and enable the promotion of regional rail network development. The submitter questions whether it is necessary to narrow the effect of this clause to the transport of freight and acknowledges that though Northland's rail network is likely to be used for freight for the foreseeable future, the infrastructure could also provide for passenger transport in the long term. The submitter also seeks to amend other Transport chapter policies as necessary to give effect to the amendments requested. Refer submission point 332.3.
332.3	Northland Regional Council	Transport	Amend	ADD a new clause to TRAN-P11 specific to rail infrastructure.	<ul style="list-style-type: none"> This submission supports the general direction of the Transport chapter and considers the objective and policies submitted on are consistent with Northland's Regional Policy Statement, subject to the amendments requested. The submitter requests that TRAN-P11 is amended to protect rail infrastructure and corridors from land use and development and enable the promotion of regional rail network development. The submitter also seeks to amend other Transport chapter provisions as necessary to give effect to the amendments requested.
332.4	Northland Regional Council	Transport	Support	RETAIN TRAN-P12 as notified.	<ul style="list-style-type: none"> Supports the inclusion of TRAN-P12 and considers it is consistent with Objective 3.6, and Policies 5.1.1 and 5.1.3 of the Northland Regional Policy Statement.
332.5	Northland Regional Council	Renewable Electricity Generation	Amend	RETAIN REG-P1.1. and REG-P1.2. AND AMEND REG-P1.3. to include environmental benefits, as well as economic, social and cultural benefits to people and communities.	<ul style="list-style-type: none"> The submitter supports clauses 1 and 2 of REG-P1 as these outline the benefits of renewable energy and the goal to maintain and increase the security, resilience, independence, diversity and affordability of electricity within Kaipara. Clause 3, however, does not include reference to the environmental benefits of renewable energy generation.
332.6	Northland Regional Council	Renewable Electricity Generation	Amend	AMEND REG-P2 as follows: Provide for the effective and efficient development, operation, maintenance and upgrading of renewable electricity generation activities at a range of scales from solar and wind energy resources <u>renewable energy sources, e.g. solar and wind.</u>	<ul style="list-style-type: none"> The submitter requests that REG-P2 is amended to enable a range of renewable energy activities in order to recognise the rapid rate at which technology is evolving.
332.7	Northland Regional Council	Renewable Electricity Generation	Amend	AMEND REG-P3 as follows: 1. To be where the wind and solar <u>renewable</u> energy resource is located <u>e.g. wind and solar</u> ; 2. To be in close proximity to transmission and distribution networks or its end use; and 3. To have sufficient space land to support all renewable electricity generation activities.	<ul style="list-style-type: none"> District plan policies should enable a range of renewable energy activities as technology continues to evolve (i.e., not just wind and solar). The submitter seeks that REG-P3 be amended to include all possible renewable electricity sources which might be viable over the lifetime of the plan. Moreover, it is noted that renewable electricity generation can occur in 'space' rather than just on 'land' and this should be provided for (e.g., roof-mounted solar panels).
332.8	Northland Regional Council	Renewable Electricity Generation	Amend	ADD a new permitted activity condition to REG-R5.1. requiring a 200m setback from all 'Significant Bird Area – Critical Bird Habitats', as mapped in the Northland Proposed Regional Plan.	<ul style="list-style-type: none"> The submitter notes that wind turbines can present risk to avifauna and bats, including threatened and at-risk species and considers the appropriate siting of turbines and setbacks from key habitats should be a used as risk

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				<p>AND</p> <p>ADD a new matter of discretion to REG-R5.3. regarding setback distances from key habitats of at-risk or threatened species.</p>	<p>mitigation. As such, a permitted activity condition and additional matter of discretion is requested to manage the risk of freestanding small-scale turbines on indigenous biodiversity.</p> <ul style="list-style-type: none"> Northland Regional Council have mapped the habitats of White Heron, Australasian Bittern and New Zealand Fairy Tern (refer Proposed Regional Plan for Northland). All of these species are classified as 'Nationally Critical', i.e., the most severe threat category in New Zealand's conservation status rankings, indicating a species is facing an immediate high risk of extinction. They also inhabit the Coastal Marine Area and land within Kaipara and are potentially at risk from wind turbines.
332.9	Northland Regional Council	Renewable Electricity Generation	Amend	<p>ADD a new matter of control and discretion to REG-R7.2. and REG-R7.4. respectively to provide for the consideration and management of adverse effects on indigenous biodiversity as follows (or words to similar effect):</p> <p><u>Effects on ecosystem health and indigenous biodiversity.</u></p>	<ul style="list-style-type: none"> Supports the intention of REG-R7 but considers the assessment of adverse effects on indigenous biodiversity, particularly for threatened or at-risk species, under controlled and restricted discretionary rules is essential. The submitter notes that wind turbines can have adverse effects on native bird and bat species. The Northland Regional Policy Statement (NRPS) requires district plans to implement measures to manage risks associated with land use and development on biodiversity. In particular, NRPS Policy 4.4.1 mandates that district plans ensure land use and development do not result in more than minor adverse effects on indigenous taxa listed as threatened or at risk under the New Zealand Threat Classification System.
332.10	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND Ecosystems and Indigenous Biodiversity provisions to:</p> <ul style="list-style-type: none"> Safeguard Northland's ecological integrity by protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna; Maintain the extent and diversity of indigenous ecosystems and habitats in the district; and Enhance indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species. 	<ul style="list-style-type: none"> Though the Ecosystems and Indigenous Biodiversity Overview states that "there continues to be cumulative loss of indigenous biodiversity on private land", the submitter considers that PDP provisions generally take an enabling approach to managing activities with potential adverse effects on biodiversity. There should be additional measures to better manage potential adverse effects on biodiversity in order to meet the Northland Regional Policy Statement's objective of maintaining and, where possible, enhancing biodiversity values.
332.11	Northland Regional Council	Natural Environment	Amend	<p>AMEND SD-NE-O1 as follows:</p> <p>Indigenous biodiversity is protected, maintained or <u>and enhanced so that there is at least no overall loss in indigenous biodiversity.</u></p>	<ul style="list-style-type: none"> The submitter supports Natural Environment Strategic Objectives insofar as they reflect the Northland Regional Policy Statement (NRPS) policy direction and requests amendment to achieve no-net-loss and a net gain of biodiversity where practicable in accordance with the NRPS.
332.12	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND ECO-O1 as follows:</p> <p>Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected <u>for current and future generations.</u></p>	<ul style="list-style-type: none"> As drafted, Ecosystems and Indigenous Biodiversity Objectives do not reflect the overall biodiversity outcomes outlined in the Northland Regional Policy Statement. These outcomes being the maintenance and, where possible, enhancement of biodiversity values.
332.13	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND ECO-O2 as follows:</p> <p>Adverse effects on indigenous biodiversity are managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities.</p>	<ul style="list-style-type: none"> As drafted, Ecosystems and Indigenous Biodiversity Objectives do not reflect the overall biodiversity outcomes outlined in the Northland Regional Policy Statement. These outcomes being the maintenance and, where possible, enhancement of biodiversity values. The submitter requests ECO-O2 is amended to avoid duplication with SD-VK-O1 and SD-VK-O2 and reflect the Northland Regional Policy Statement's policy direction on biodiversity values.
332.14	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	<p>AMEND ECO-O3 as follows:</p> <p>Restoring indigenous biodiversity <u>and managing pests</u></p> <p>The restoration of indigenous biodiversity <u>and management of pest species</u> is promoted and enabled.</p>	<ul style="list-style-type: none"> As drafted, Ecosystems and Indigenous Biodiversity Objectives do not reflect the overall biodiversity outcomes outlined in the Northland Regional Policy Statement. These outcomes being the maintenance and, where possible, enhancement of biodiversity values.

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					<ul style="list-style-type: none"> The submitter requests ECO-O3 is amended to acknowledge the importance of preventing and managing pests.
332.15	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-O4 as follows: Landowners act as stewards <u>and tangata whenua as kaitiaki</u> in the protection, maintenance and restoration of indigenous biodiversity.	<ul style="list-style-type: none"> As drafted, Ecosystems and Indigenous Biodiversity Objectives do not reflect the overall biodiversity outcomes outlined in the Northland Regional Policy Statement. These outcomes being the maintenance and, where possible, enhancement of biodiversity values.
332.16	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-P1 to better reflect the Northland Regional Policy Statement's direction on overall biodiversity outcomes.	<ul style="list-style-type: none"> In accompaniment to the submitter's requests seeking amendments to the Ecosystems and Indigenous Biodiversity chapter objectives, amendments are also sought to the Ecosystems and Indigenous Biodiversity chapter policies to better reflect regional policy direction (refer submission points 332.17-18).
332.17	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Oppose	DELETE ECO-P3.	<ul style="list-style-type: none"> The Policy does not provide any direction on the management of indigenous biodiversity. Moreover, elements within ECO-P3 are already addressed through other PDP provisions.
332.18	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	ADD a new policy to the Ecosystems and Indigenous Biodiversity chapter as follows: <u>ECO-XX Protection and maintenance of indigenous biodiversity</u> <u>Ensures no net loss of indigenous biodiversity by controlling: the disturbance of land, clearance of vegetation and introduction or keeping of species with recognised pest potential.</u>	<ul style="list-style-type: none"> A new Ecosystems and Indigenous Biodiversity chapter policy is proposed to accompany the relief sought by the submitter regarding discretionary activity subdivision and to reflect Northland Regional Council policy direction on no net biodiversity loss.
332.19	Northland Regional Council	General Approach	Amend	ADD a new point to the 'Additional matters of control and matters of discretion' as follows: <u>Effects on ecological integrity, ecosystem health and indigenous biodiversity including threatened and at-risk species and their habitats, and any need for an assessment under Appendix 5 of the RPS.</u>	<ul style="list-style-type: none"> The submitter considers 'Additional matters of control and matters of discretion' point 5 is unclear regarding effects on ecosystem integrity and indigenous biodiversity. It is requested that a biodiversity-specific matter of control and discretion, consistent with the Proposed Northland Regional Plan, is added to this list.
332.20	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	DELETE ECO-R1.1.i.	<ul style="list-style-type: none"> The Northland Regional Policy Statement seeks that biodiversity values are maintained and, where practicable, enhanced. The submitter does not consider that the Ecosystems and Indigenous Biodiversity chapter rules achieve this objective and is concerned they will result in a cumulative loss of biodiversity. Ecosystems and Indigenous Biodiversity chapter rules do not recognise the potential habitat of threatened species associated with regenerating indigenous vegetation less than 10-years old. Moreover, they are inconsistent with adjoining district provisions.
332.21	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-R2.1.b. and ECO-R2.1.b. so the permitted activity threshold is 500m ² over a ten-year period instead of 1,000m ² or 500m ² annually.	<ul style="list-style-type: none"> The Northland Regional Policy Statement seeks that biodiversity values are maintained and, where practicable, enhanced. The submitter does not consider that Ecosystems and Indigenous Biodiversity chapter rules achieve this objective and is concerned they will result in a cumulative loss of biodiversity. Ecosystems and Indigenous Biodiversity chapter rules do not recognise the potential habitat of threatened species associated with regenerating indigenous vegetation less than 10-years old. Moreover, they are inconsistent with adjoining district provisions.
332.22	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	ADD an advice note to the Ecosystems and Indigenous Biodiversity chapter as follows: <u>Advice Note on the application of objectives and policies:</u> <u>Regard must be had to the NPS-IB, when considering an application for a resource consent.</u>	<ul style="list-style-type: none"> An advice note is sought by the submitter to highlight the requirement to give effect to National Policy Statement for Indigenous Biodiversity objectives and policies.

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332.23	Northland Regional Council	Natural Character	Amend	AMEND NATC-R1 to refer to 'margins of wetlands, lakes and rivers'. AND ADD a definition or explanation of 'Margin'.	<ul style="list-style-type: none"> The drafting of NATC-R1 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24).
332.24	Northland Regional Council	Definitions	Amend	ADD a definition for 'Margin'.	<ul style="list-style-type: none"> The submitter requests the inclusion of a definition for 'Margin' to assist in clarifying NATC-R1-4 to improve readability (refer submission point 332.23 regarding amendments to the drafting of NATC-R1-4).
332.25	Northland Regional Council	Coastal Environment	Amend	AMEND CE-R3.4. and CE-R3.5. to provide for the maintenance of lawfully established structures, roads and tracks and removal of hazardous trees as a permitted activity.	<ul style="list-style-type: none"> As drafted, CE-R3.4. and CE-R3.5. appear to apply a non-complying activity status to all indigenous vegetation clearance unless it is associated with regionally significant infrastructure. The submitter considers this is onerous and recommends the rule is amended to provide for the maintenance of lawfully established activities (e.g., the removal of hazardous trees, maintenance of roads, tracks or buildings). The submitter also requests the same maintenance provisions are applied to Earthworks chapter rule CE-R4 and Natural Features and Landscapes chapter rules NFL-R3(4) and NFL-R4(4) - refer to subsequent submission points.
332.26	Northland Regional Council	Coastal Environment	Amend	AMEND CE-R4 to provide for maintenance of lawfully established structures, roads and tracks and removal of hazardous trees as a permitted activity.	<ul style="list-style-type: none"> As drafted, CE-R4 appears to apply a non-complying activity status to all indigenous vegetation clearance unless it is associated with regionally significant infrastructure. The submitter considers this is onerous and recommends the rule is amended to provide for the maintenance of lawfully established activities (e.g., the removal of hazardous trees, maintenance of roads, tracks or buildings). The submitter also requests the same maintenance provisions are applied to indigenous vegetation clearance rule CE-R3 in the Coastal Environment chapter and Natural Features and Landscapes chapter rules NFL-R3.4. and NFL-R4.4. - refer to preceding and subsequent submission points.
332.27	Northland Regional Council	Natural Features and Landscapes	Amend	AMEND NFL-R3.4. to provide for maintenance of lawfully established structures, roads and tracks and removal of hazardous trees as a permitted activity.	<ul style="list-style-type: none"> As drafted, NFL-R3 appears to apply a non-complying activity status to all indigenous vegetation clearance unless it is associated with regionally significant infrastructure. The submitter considers this is onerous and recommends the Rule is amended to provide for the maintenance of lawfully established activities (e.g., the removal of hazardous trees, maintenance of roads, tracks or buildings). The submitter also requests the same maintenance provisions are applied to Earthworks chapter rule CE-R4 and Natural Features and Landscapes chapter rule NFL-R4.4. - refer to subsequent submission points.
332.28	Northland Regional Council	Natural Features and Landscapes	Amend	AMEND NFL-R4.4. to provide for maintenance of lawfully established structures, roads and tracks and removal of hazardous trees as a permitted activity.	<ul style="list-style-type: none"> As drafted, NFL-R4 appears to apply a non-complying activity status to all earthworks unless they are associated with regionally significant infrastructure. The submitter considers this is onerous and recommends the Rule is amended to provide for the maintenance of lawfully established activities (e.g., the removal of hazardous trees, maintenance of roads, tracks or buildings). The submitter also requests the same maintenance provisions are applied to Coastal Environment rules CE-R3 and CE-R4, and Natural Features and Landscapes rule NFL-R3 - refer to preceding submission points.
332.29	Northland Regional Council	General	Amend	ADD setbacks from lakes and rivers in all zones consistent with those in the Whangarei District Plan (or similar). For example, setback of 20m from rivers greater than 3m wide and lakes with an exception for bridges, culverts, fences or	<ul style="list-style-type: none"> The PDP does not contain any rules regarding setbacks from waterbodies (acknowledging the 25m CMA setback), which is contrary to esplanade reserves, public access and natural character policy.

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				similar structures. An exemption or reduction for Regionally Significant Infrastructure should also be considered.	<ul style="list-style-type: none"> The submitter requests that either the Whangārei District Plan setbacks or similar are applied to achieve cross-boundary consistency.
332.30	Northland Regional Council	Natural Hazards	Amend	AMEND the 'Climate change' section of the Natural Hazards Overview by including reference to sea level rise.	<ul style="list-style-type: none"> The submitter supports the Natural Hazards chapter, subject to amendments sought to achieve consistency with the Northland Regional Policy Statement (NRPS) and adjoining districts. In particular, the inclusion of a climate change section in the Overview is supported as it is consistent with NRPS Objective 3.13; however, the submitter notes the section does not include Sea-Level Rise despite the term being mentioned elsewhere in the PDP.
332.31	Northland Regional Council	Planning Maps	Amend	AMEND natural hazard mapping to ensure the most recent version of the Northland Regional Council hazard maps is being used, including updating the flood maps for Ruawai.	<ul style="list-style-type: none"> Supports the inclusion of Northland Regional Council (NRC) Hazard Maps but emphasises these need to be the most recent version of NRC's hazard maps. There are some discrepancies between the notified version of the PDP river flood map extents and recent flood mapping at Ruawai that was completed by NRC in January 2025. This is especially important for the 100-year flood extents at Ruawai.
332.32	Northland Regional Council	Natural Hazards	Amend	AMEND NH-O1 as follows: The risks from natural hazards are <u>minimised identified, assessed and managed</u> The risks from natural hazards to people, property, infrastructure and natural systems including the likely effects of climate change on natural hazard risk, are <u>minimised identified, assessed and managed</u> to provide for the health, safety and resilience of communities and the environment.	<ul style="list-style-type: none"> The submitter supports the Natural Hazards chapter, subject to amendments sought to achieve consistency with the Northland Regional Policy Statement (NRPS) and adjoining districts. Amendments to NH-O1 are sought to strengthen the management of hazard-related risks. The submitter considers the objective should include identification and assessment of risk, followed by management. As drafted, NH-O1 means that risks are minimised, but residual risk remains unacceptable. As such, the submitter seeks that its amendments are accepted to better align the objective with NH-P1 which is to "assess and manage" risk.
332.33	Northland Regional Council	Natural Hazards	Amend	ADD a new objective to the Natural Hazards chapter as follows: <u>NH-OX Subdivision, land use and development Manage, and where appropriate avoid, subdivision, land use and development, particularly vulnerable activities, in areas subject to natural hazards.</u>	<ul style="list-style-type: none"> The submitter requests a new objective in the Natural Hazards chapter that relates to natural hazard risk management. The proposed wording seeks to achieve consistency with Whangārei District Council provisions and better reflect Northland Regional Policy Statement Objective 3.13(c), as well as the intent in NH-P3.
332.34	Northland Regional Council	Natural Hazards	Amend	ADD a new policy to the Natural Hazards chapter as follows: <u>NH-PX Wildfire Threat</u> <u>To ensure that subdivision, use, and development:</u> 1. <u>Has regard to the risk of wildfire, including consideration of:</u> a. <u>Topographical features within the site and surrounding area.</u> b. <u>The extent and location of fire fuels including, but not limited to, vegetation cover on all or part of the site.</u> c. <u>The water system's ability to meet firefighting requirements.</u> 2. <u>Incorporates measures to avoid or mitigate the risk of wildfire where appropriate.</u>	<ul style="list-style-type: none"> The submitter requests a new Natural Hazards policy that is consistent with Whangārei District Council provisions to address additional hazards relating to wildfire.
332.35	Northland Regional Council	Natural Hazards	Amend	ADD a new policy to the Natural Hazards chapter as follows: <u>NH-PX Tsunami Hazards</u> <u>To require subdivisions in areas at risk of coastal flooding/inundation to be designed to facilitate safe and efficient evacuation in the event of a tsunami, including through:</u>	<ul style="list-style-type: none"> The submitter requests a new Natural Hazards policy that is consistent with Whangārei District Council provisions to address additional hazards relating to tsunamis.

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				<ol style="list-style-type: none"> <u>Installation of tsunami sirens in appropriate locations where practicable.</u> <u>Transport network design that accounts for evacuation routes.</u> 	
332.36	Northland Regional Council	Definitions	Amend	<p>AMEND the definition of 'Sensitive Activities' as follows:</p> <p>means all or any of the following:</p> <ol style="list-style-type: none"> An educational facility, including a childcare facility, wananga and kohanga reo, A residential activity, <u>including a residential unit/dwelling</u>, papakainga building, rest home, retirement village, visitor accommodation, home stay; A healthcare activity; and A hospital. 	<ul style="list-style-type: none"> As drafted, it is not clear whether the definition for 'Sensitive Activity' includes a single residential unit.
332.37	Northland Regional Council	Natural Hazards	Amend	<p>AMEND NH-R4 to clarify intention and which zone it applies to.</p>	<ul style="list-style-type: none"> As drafted, NH-R4 is applicable to 'Zone' but does not specify whether it is a particular zone or all zones.
332.38	Northland Regional Council	Natural Hazards	Amend	<p>ADD a new rule to the Natural Hazards chapter addressing the construction of fences and walls in Flood Hazard Area as set out below:</p> <p><u>NH-RX Fences and Walls in Flood Hazards Areas</u></p> <p><u>All zones and development areas</u></p> <p><u>1. Activity Status: Permitted</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <u>A fence or wall is constructed with materials to allow for the passage of flood waters by using:</u> <ol style="list-style-type: none"> <u>Post and wire; or</u> <u>Wire mesh fences; or</u> <u>Railings where at least 70% of the surface area of the fence is not solid; or</u> <u>Solid fences and walls with an opening of sufficient size that can convey the 1% annual exceedance probability (AEP) flood flow without diversion or impedance.</u> <p><u>2. Activity Status when compliance not achieved: Restricted Discretionary</u></p> <p><u>3. Matters of discretion:</u></p> <ol style="list-style-type: none"> <u>The design of the fence or wall.</u> <u>The effects on flood depth and velocity from the blocking or channelling of water.</u> <u>The effects of the flood hazard within the site and on other properties upstream or downstream of the site.</u> <u>The level of detail required to assess natural hazard risk.</u> 	<ul style="list-style-type: none"> The submitter notes that the PDP does not include a rule (like that within the Whangarei District Plan) regarding the construction of fences and walls in flood hazard areas. It is requested that such a rule is added.
332.39	Northland Regional Council	Natural Hazards	Amend	<p>ADD information requirements for development in Flood and Coastal Hazard areas similar to that required by Whangarei District Council in NH-REQ4 of Plan Change 1.</p>	<ul style="list-style-type: none"> It is not clear how landowners should confirm that a structure would not result in diversion or transfer of impact to adjoining sites within the context of Natural Hazard permitted activity rules, including NH-R4.
332.40	Northland Regional Council	Natural Hazards	Amend	<p>AMEND and review the PDP provisions to ensure consistent terminology is used to describe hazard frequency (1 in 100-year flood, 1 in 100 ARI)</p>	<ul style="list-style-type: none"> The terminology used to describe hazard frequency throughout the PDP is inconsistent (1 in 100-year flood, 1 in 100ARI) and requests such terminology is reviewed and amended for consistency.
332.41	Northland Regional Council	SCHED3 – Sites and Areas of Significance to Māori	Amend	<p>AMEND each reference to “wāhi tapu or māhinga kai site or area” by replacing it with “Schedule 3 sites” throughout the PDP.</p> <p>OR</p> <p>AMEND SCHED3 Sites and Areas of Significance to Māori to identify those sites of significance which are wāhi tapu or māhinga sites</p>	<ul style="list-style-type: none"> Though SCHED3 lists sites and areas of significance, it does not identify whether these are wāhi tapu or māhinga kai sites or areas. The rules, however, refer to wāhi tapu or māhinga kai sites or areas and thus clarity is required. Northland Regional Policy Statement Policy 4.6.2 seeks the restriction of activities which

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				or areas so it is clear which sites the rules apply to.	compromise important spiritual or cultural values in association with particular heritage places or features. As such, the submitter supports provisions relating to Sites and Areas of Significance to Māori subject to the amendments sought.
332.42	Northland Regional Council	Sites and Areas of Significance to Māori	Amend	AMEND SASM-R2.1.a. as follows: a. Animal grazing, pasture management or pest management is not undertaken within a wāhi tapu or mahinga kai site or area <u>SCHED3 site</u> .	<ul style="list-style-type: none"> As per the submitter's previous submission point on replacing reference to "wāhi tapu or mahinga kai site or area" with "Scheduled 3 sites", it is requested that SASM-R2 is amended to refer to SCHED3 sites. Northland Regional Policy Statement Policy 4.6.2 seeks the restriction of activities which compromise important spiritual or cultural values in association with particular heritage places or features. As such, the submitter supports provisions relating to Sites and Areas of Significance to Māori subject to the amendments sought.
332.43	Northland Regional Council	Sites and Areas of Significance to Māori	Amend	RETAIN SASM-R3. AND ADD to SASM-R3 an accidental discovery condition to the permitted activity.	<ul style="list-style-type: none"> The submitter requests that SASM-R3 is retained but with an added condition to manage accidental discovery. Northland Regional Policy Statement Policy 4.6.2 seeks the restriction of activities which compromise important spiritual or cultural values in association with particular heritage places or features. As such, the submitter supports provisions relating to Sites and Areas of Significance to Māori subject to the amendments sought.
332.44	Northland Regional Council	Sites and Areas of Significance to Māori	Amend	AMEND SASM-R4.1.a. as follows: a. The earthworks are not located within a wāhi tapu or mahinga kai site <u>a SCHED3 site</u> . AND ADD to SASM-R4 an accidental discovery condition to the permitted activity.	<ul style="list-style-type: none"> Amend to refer to "Scheduled 3 sites" rather than "wāhi tapu or mahinga kai sites". Northland Regional Policy Statement Policy 4.6.2 seeks the restriction of activities which compromise important spiritual or cultural values in association with particular heritage places or features. As such, the submitter supports provisions relating to Sites and Areas of Significance to Māori subject to the amendments sought.
332.45	Northland Regional Council	Sites and Areas of Significance to Māori	Amend	AMEND SASM-R5.1.a. as follows: a. The building or structure is not located within a wāhi tapu or mahinga kai site <u>a SCHED3 site</u> .	<ul style="list-style-type: none"> Amend to refer to "Scheduled 3 sites" rather than "wāhi tapu or mahinga kai sites". Northland Regional Policy Statement Policy 4.6.2 seeks the restriction of activities which compromise important spiritual or cultural values in association with particular heritage places or features. As such, the submitter supports provisions relating to Sites and Areas of Significance to Māori subject to the amendments sought.
332.46	Northland Regional Council	Sites and Areas of Significance to Māori	Amend	AMEND SASM-R6 to include permitted activity status exceptions consistent with SASM-R3.	<ul style="list-style-type: none"> SASM-R6 should have permitted activity status exceptions consistent with SASM-R3. For example, maintenance of existing structures, removal of hazardous trees, and the exercise of mahinga kai/cultural practices). Northland Regional Policy Statement Policy 4.6.2 seeks the restriction of activities which compromise important spiritual or cultural values in association with particular heritage places or features. As such, the submitter supports provisions relating to Sites and Areas of Significance to Māori subject to the amendments sought.
332.47	Northland Regional Council	General	Support	RETAIN the Mangawhai/Hakaru Managed Growth Area and related objectives, policies and rules.	<ul style="list-style-type: none"> The submitter supports the Mangawhai/Hakaru Managed Growth Area and the intention in SUB-P12 to restrict further subdivision within the area unless there is appropriate infrastructure. There are concerns regarding the scale of growth within the area and infrastructure capacity. In particular, the lack of reticulated water supply. Making subdivision discretionary within this area under SUB-R3 allows for a full assessment of potential effects.

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332.48	Northland Regional Council	Subdivision	Amend	<p>AMEND the activity status in SUB-R4 from controlled to discretionary or restricted discretionary.</p> <p>AND</p> <p>ADD a new permitted activity condition to SUB-R4 to ensure proposed allotments can accommodate a building platform with a minimum setback from unsealed roads of 30m.</p>	<ul style="list-style-type: none"> The provision for up to five small allotments to be created per record of title has the potential to adversely affect the integrity of the General rural zone and is inconsistent with SUB-O1. The submitter considers that subdivision at this scale could result in adverse effects on productive capacity due to fragmentation, reverse sensitivity effects and the loss of productive land. Moreover, that it could also lead to inefficient provision of infrastructure, particularly in regard to the transport network. It is submitted that the creation of 4,000m² lots will encourage fragmented residential and lifestyle development largely unrelated to rural activities, therefore needing to travel for work and school. Due to a lack of buffer area available, lots also have the potential to be impacted by dust nuisance from unsealed rural roads. The submitter makes particular note of Regional Policy Statement (RPS) Policy 5.1.3(a) which directs the avoidance of adverse effects from subdivision on primary production activities in primary production zones. It is also considered that SUB-R4 is inconsistent with Whangārei District Plan subdivision requirements which has a 20ha minimum site area. Such disparity could lead to cross-boundary effects and a distorted development pattern. The submitter points out that SUB-R4 provides for five allotments to be created without any requirement for ecological assessment or protection. This is inconsistent with RPS Objective 3.4 on indigenous ecosystems and biodiversity as it would result in less protection being afforded to significant areas. The amendments sought and reasons why are as follows: Amending the activity status to allow for all potential effects to be considered and applications declined if needed. Adding a condition requiring 30m setbacks from unsealed roads is the distance allowing for the settling of dust particles before they reach a dwelling and significantly reduce impacts on human health; and A new Subdivision policy is to support the implementation of the discretionary or restricted discretionary activity status, as well as ensure the matters raised above can be appropriately considered at the time of subdivision.
332.49	Northland Regional Council	Subdivision	Amend	<p>ADD a new Subdivision policy to reflect the Regional Policy Statement direction on no net loss of biodiversity and to support the implementation of the discretionary or restricted discretionary activity status sought by the submitter for SUB-R4.</p>	<ul style="list-style-type: none"> The submitter seeks that a new Subdivision policy is added to support the implementation of the discretionary or restricted discretionary activity status sought for SUB-R4, as well as ensuring the matters raised in submission point 332.48 can be appropriately considered at the time of subdivision. Refer to submission point on SUB-R4 for further details.
332.50	Northland Regional Council	Subdivision	Amend	<p>DELETE reference to site specific assessments of highly productive land from the subdivision rules.</p> <p>AND</p> <p>DELETE reference to site specific assessments of highly productive land from other rules where it is mentioned.</p>	<ul style="list-style-type: none"> SUB-R3.1.b. enables subdivision in the General rural zone not containing land defined as Highly Productive Land (HPL) to occur as a controlled activity. However, the same clause also refers to the ability to discount HPL based on site-specific assessment. The submitter notes HPL is defined under the National Policy Statement on Highly Productive Land and the definition does not provide for a site-specific assessment to discount whether land is HPL. It is therefore requested that reference to site specific assessments is removed from SUB-R3 and the other rules where it is included.
332.51	Northland Regional Council	Subdivision	Amend	<p>AMEND SUB-S1 to require the following:</p> <ul style="list-style-type: none"> 600m² sites to have a wastewater connection. 	<ul style="list-style-type: none"> The impact of 600m² sites without reticulated services requiring on-site servicing has the potential to impact on water supply due to groundwater contamination. Intensification at the densities proposed will also increase

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				<ul style="list-style-type: none"> 400m² sites to have both wastewater and reticulated water supply. <p>AND</p> <p>AMEND SUB-S1 to clarify that unserviced sites in the General residential zone require a 2,000m² minimum site area if necessary.</p>	<p>stormwater discharges due to an increase in impermeable areas.</p> <ul style="list-style-type: none"> The submitter considers a minimum site area of 2,000m² consistent with RZ-R3 is required, to ensure services can be provided in a way that complies with regional discharge rules without creating cumulative effects. As sites smaller than 2,000m² potentially require regional consent, there is no 'as of right' potential to develop. It is noted that, in discussion with Kaipara District Council, this was not the intention behind SUB-S1 and, as such, amendments to achieve clarity are sought.
332.52	Northland Regional Council	Subdivision	Amend	<p>AMEND SUB-PREC1 - Awakino Precinct - S1 to clarify minimum lot size and connection requirements as follows:</p> <ul style="list-style-type: none"> 600m² sites to have a wastewater connection. 400m² sites to have both wastewater and reticulated water supply. <p>AND</p> <p>If necessary, clarify that any unserviced sites in the General residential zone require a minimum net site area of 2,000m².</p>	<ul style="list-style-type: none"> Amendments are sought to clarify minimum lot size connection requirements as per the submitter's submission on SUB-S1. The impact of 600m² sites without reticulated services requiring on-site servicing has the potential to impact on water supply due to groundwater contamination. Intensification at the densities proposed will also increase stormwater discharges due to an increase in impermeable areas. The submitter considers a minimum site area of 2,000m² consistent with RZ-R3 is required, to ensure services can be provided in a way that complies with regional discharge rules without creating cumulative effects. As sites smaller than 2,000m² potentially require regional consent, there is no 'as of right' potential to develop.
332.53	Northland Regional Council	Subdivision	Amend	<p>AMEND SUB-PREC1 - Awakino Precinct - S12 to refer to "archaeological sites" rather than "ecological values".</p>	<ul style="list-style-type: none"> As drafted, the Standard references ecological values rather than Archaeological sites.
332.54	Northland Regional Council	Subdivision	Amend	<p>AMEND SUB-PREC2-Cove Road North Precinct-S1 to clarify minimum lot size and connection requirements as follows:</p> <ul style="list-style-type: none"> 600m² sites to have a wastewater connection. 400m² sites to have both wastewater and reticulated water supply. <p>AND</p> <p>If necessary, clarify that any unserviced sites in the General residential zone require a minimum net site area of 2,000m².</p>	<ul style="list-style-type: none"> Amendments are sought to clarify minimum lot size connection requirements as per the submitter's submission on SUB-S1. The impact of 600m² sites without reticulated services requiring on-site servicing has the potential to impact on water supply due to groundwater contamination. Intensification at the densities proposed will also increase stormwater discharges due to an increase in impermeable areas. The submitter considers a minimum site area of 2,000m² consistent with RZ-R3 is required, to ensure services can be provided in a way that complies with regional discharge rules without creating cumulative effects. As sites smaller than 2,000m² potentially require regional consent, there is no 'as of right' potential to develop.
332.55	Northland Regional Council	General	Amend	<p>ADD provisions for Genetically Modified Organisms to the PDP that are consistent with Northland Regional Policy Statement direction.</p>	<ul style="list-style-type: none"> As notified, the PDP is silent on genetic modification issues despite the Regional Policy Statement (NRPS) Policy 6.1.2 directing a precautionary approach to GE/GMO use where effects are scientifically uncertain, unknown, or little understood but potentially significant. Refer to the submission for further details on why the submitter considers it is appropriate to reference and control GE/GMO matters in the PDP.
332.56	Northland Regional Council	Transport	Support	<p>RETAIN the Transport chapter except for the amendments sought in other submission points.</p>	<ul style="list-style-type: none"> The submitter supports the general direction of the Proposed District Plan Transport chapter. The objectives and policies are consistent with the Regional Policy Statement for Northland, subject to amendments sought.
332.57	Northland Regional Council	Transport	Amend	<p>AMEND TRAN-P2.11. to be expanded to protect rail infrastructure and enable promotion of the development of the regional rail network.</p>	<ul style="list-style-type: none"> The submitter considers that TRAN-P2.11. is specific to the regional rail network. As currently worded, this policy only protects the rail network from impacts from the road network.

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332.58	Northland Regional Council	Transport	Amend	AMEND the policies in the Transport chapter as necessary to protect rail infrastructure and corridors from land use and development and enable promotion of the development of the regional rail network. AND AMEND the Transport rules as necessary to give effect to the amendment policy.	<ul style="list-style-type: none"> Northland's rail network is likely to be used for freight for the foreseeable future, however, over the very long term, this infrastructure could also provide for passenger transport.
332.59	Northland Regional Council	Renewable Electricity Generation	Amend	RETAIN the objectives and policies in the Renewable Electricity Generation chapter other than those sought to be amended in other submission points	<ul style="list-style-type: none"> They are consistent with the Regional Policy Statement Objective 3.9 and Policies 5.4.1 to 5.4.3.
332.60	Northland Regional Council	Natural Environment	Support	RETAIN NE-O2 to the extent it reflects the Regional Policy Statement policy direction.	<ul style="list-style-type: none"> No reasons provided.
332.61	Northland Regional Council	Natural Environment	Support		<ul style="list-style-type: none"> RETAIN NE-O3 to the extent it reflects the Regional Policy Statement policy direction.
332.62	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-P2 to better reflect the Northland Regional Policy Statement's direction on overall biodiversity outcomes.	<ul style="list-style-type: none"> In accompaniment to the submitter's requests seeking amendments to the Ecosystems and Indigenous Biodiversity chapter objectives, amendments are also sought to the Ecosystems and Indigenous Biodiversity chapter policies to better reflect regional policy direction (refer submission points 332.17-18).
332.63	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-P3 to better reflect the Northland Regional Policy Statement's direction on overall biodiversity outcomes.	<ul style="list-style-type: none"> In accompaniment to the submitter's requests seeking amendments to the Ecosystems and Indigenous Biodiversity chapter objectives, amendments are also sought to the Ecosystems and Indigenous Biodiversity chapter policies to better reflect regional policy direction (refer submission points 332.17-18).
332.64	Northland Regional Council	Ecosystems and Indigenous Biodiversity	Amend	AMEND ECO-P4 to better reflect the Northland Regional Policy Statement's direction on overall biodiversity outcomes.	<ul style="list-style-type: none"> In accompaniment to the submitter's requests seeking amendments to the Ecosystems and Indigenous Biodiversity chapter objectives, amendments are also sought to the Ecosystems and Indigenous Biodiversity chapter policies to better reflect regional policy direction (refer submission points 332.17-18).
332.65	Northland Regional Council	Natural Character	Amend	AMEND NATC-R2 to refer to 'margins of wetlands, lakes and rivers'. AND ADD a definition or explanation of 'Margin'.	<ul style="list-style-type: none"> The drafting of NATC-R2 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24).
332.66	Northland Regional Council	Natural Character	Amend	AMEND NATC-R3 to refer to 'margins of wetlands, lakes and rivers'. AND ADD a definition or explanation of 'Margin'.	<ul style="list-style-type: none"> The drafting of NATC-R3 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24).
332.67	Northland Regional Council	Natural Character	Amend	AMEND NATC-R4 to refer to 'margins of wetlands, lakes and rivers'. AND ADD a definition or explanation of 'Margin'.	<ul style="list-style-type: none"> The drafting of NATC-R4 requires clarification to improve readability. The submitter also seeks the inclusion of a definition or explanation for 'Margin' (refer submission point 332.24).
332.68	Northland Regional Council	Natural Hazards	Support	RETAIN the Natural Hazards chapter, other than where amendments have been sought in other submission points.	<ul style="list-style-type: none"> The Regional Policy Statement seeks that the risks and impacts from natural hazard events (including the influence of climate change) on people, communities, property, natural systems, infrastructure and our regional economy are minimised. The Natural Hazards chapter of the PDP is therefore supported.
332.69	Northland Regional Council	Sites and Areas of Significance to Māori	Support	RETAIN the Sites and Areas of Significance to Māori chapter, except where amendments have been sought in other submission points.	<ul style="list-style-type: none"> Policy 4.6.2 in the Regional Policy Statement seeks that activities that compromise important spiritual or cultural values held by Māori / Mana Whenua and / or the wider community in association with particular heritage places or features are restricted.
333.2	NZ Fairy Tern Trust	Subdivision	Amend	ADD a new standard to the Subdivision chapter to consider any possible adverse effects on night flying avian fauna in accordance with submission point 333.1.	<ul style="list-style-type: none"> The submitter has requested the above relief to provide provisions to protect night flying avian fauna from disorientation and endanger.

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				OR AMEND SUB-S7 to include requirements to consider any possible adverse effects on night flying avian fauna in accordance with submission point 333.1.	
333.3	NZ Fairy Tern Trust	Natural Features and Landscapes	Amend	ADD a policy to consider the need for the overview and protection Outstanding Natural Features, Landscapes, and Reserves to ensure any adverse effects to avian fauna are minimised and considered at the time of any proposed changes to existing protected areas.	<ul style="list-style-type: none"> The submitter has requested the above relief in order to protect the Fairy Tern and other avian fauna where possible through mapping and protection of ONF's and ONL's and areas zoned as Natural Open Spaces, especially in the flight path area from Mangawhai spit across to Kaipara Harbour.
333.4	NZ Fairy Tern Trust	Definitions	Amend	ADD a definition of a 'Vehicle' which includes reference to amphibious craft.	<ul style="list-style-type: none"> The submitter has not provided a specific reason for this request, although it is noted that there is not a definition of a vehicle in the Proposed District Plan.
333.5	NZ Fairy Tern Trust	General	Amend	ADD restrictions for vehicles on beaches above the highwater mark to complement the Northland Regional Plan. AND PROVIDE restriction of access points for vehicles to those indicated in the Proposed District Plan.	<ul style="list-style-type: none"> The submitter has requested the above relief as the Northland Regional Plan makes provisions for the restriction of vehicles on beaches below the high-water mark, and they believe that Kaipara District Council should have suitable and compatible restrictions for those same areas above the high-water mark.
333.6	NZ Fairy Tern Trust	Ecosystems and Indigenous Biodiversity	Amend	ADD reference to the National Policy Statement for Indigenous Biodiversity in the Proposed District Plans with reference to the introduction of Significant Natural Areas.	<ul style="list-style-type: none"> The submitter has requested the above relief for the following reasons: - They support the inclusion of policies that will protect the natural and unique features of the Kaipara District. - Northland Regional Council's ecological areas are a good starting point, but Kaipara District Council will need to meet the requirements of the National Policy Statement for Indigenous Biodiversity. - Significant Natural Areas have not been mentioned in the Proposed District Plan.
334.1	Native Forest Restoration Trust	Subdivision	Amend	ADD to SUB-R6 and SUB-S16 the ability to transfer Environmental Benefit Allotments where the subject land is not capable of absorbing further development, or the natural values on that land are of such significance as to render it an inappropriate location for subdivision. AND AMEND objectives, policies, rules and the subdivision chapter as required to implement the above provision.	<ul style="list-style-type: none"> The submitter has requested the above amendments for the following reasons: - Proposed rules SUB-R6, SUB-R7 and SUB-16 require the new 'Environmental Benefit Subdivision Allotments' to be located on the same site where the protection/restoration work has been undertaken, despite clause 18.7.1 bullet point 4 in the Operative Kaipara District Plan which provides for the Council to 'undertake further investigation and investigate a plan change relating to transferrable development rights, to provide for Environmental Benefit and Preservation of Natural and Cultural Heritage subdivision...' - Environmental Benefit Allotments could provide an option for rural lifestyle development as envisaged by the Proposed District Plan. - The only way the submitter could benefit from the 'Environmental Provisions' of the Proposed District Plan is if the Environmental Benefit Allotments could be transferred to another property in the General rural zone, or to subdivisions within the Rural lifestyle zone.
334.2	Native Forest Restoration Trust	Subdivision	Amend	AMEND SUB-R6.1.b., and c. to allow for an Environmental Benefit Subdivision to be made as a controlled activity where landowners have already legally protected significant natural area, or restoration area via a conservation covenant pursuant to the Reserves Act 1977, or the Queen Elizabeth II National Trust Act 1977, with no obligation to do so or material benefit to themselves. and AMEND objectives, policies and rules as appropriate in order to implement the above provision.	<ul style="list-style-type: none"> The submitter has requested the above relief for the following reasons: Currently, the Proposed District Plan provides for Environmental Benefit Subdivisions to be applied for as a controlled activity only where no existing conservation covenants or consent notices exist. The proposed rule as it stands gives no recognition to landowners who have already voluntarily legally protected their significant natural areas) as is the case with the Native Forests Restoration Trust reserves.

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334.3	Native Forest Restoration Trust	Subdivision	Amend	<p>AMEND SUB-R7.1.a. and b to allow for an Environmental Benefit Subdivision to be made as a restricted discretionary activity where landowners have already legally protected significant natural area, or restoration area via a conservation covenant pursuant to the Reserves Act 1977, or the Queen Elizabeth II National Trust Act 1977, with no obligation to do so or material benefit to themselves.</p> <p>and</p> <p>AMEND objectives, policies and rules as appropriate in order to implement the above provision.</p>	<ul style="list-style-type: none"> The submitter has requested the above relief for the following reasons: - Currently, the Proposed District Plan provides for Environmental Benefit Subdivisions to be applied for as a controlled activity only where no existing conservation covenants or consent notices exist. - The proposed rule as it stands gives no recognition to landowners who have already voluntarily legally protected their significant natural areas) as is the case with the Native Forests Restoration Trust reserves.
334.4	Native Forest Restoration Trust	Subdivision	Amend	<p>AMEND SUB-S16 to provide for a graduated scale of benefits, with more subdivision benefit per hectare of wetland protection, than per hectare of indigenous vegetation protection.</p> <p>AND</p> <p>AMEND the subdivision yield for protection of indigenous vegetation in SUB-S16 to achieve a more graduated scale to encourage protection of larger areas of forest/bush more in line with the Auckland Unitary Plan Table E39.6.4.4.1.</p> <p>AND</p> <p>AMEND objectives, policies and rules as appropriate to implement the above provisions.</p>	<ul style="list-style-type: none"> The submitter has requested the above relief for the following reasons: - Grouping together of vegetation and wetland protection is an appropriate reward for the protection of wetlands but over rewards those protecting small areas of native forest. - The rules should be nuanced to acknowledge that wetlands are inevitably on the small side, while native vegetation is not so constrained and this should be reflected in the standard. - To achieve a more graduated scale to encourage protection of larger areas of forest/bush, to be in line with the Auckland Unitary Plan - Table E39.6.4.4.1. - The number of incentives lots provided for in SUB-S16 for indigenous vegetation protection is too generous and should be more in line with the Auckland Unitary Plan - Table E39.6.4.4.1
334.5	Native Forest Restoration Trust	Subdivision	Amend	<p>AMEND SUB-R7 to adopt a Restricted Discretionary activity status for Environmental Benefit subdivision in situations where indigenous revegetation and wetland restoration has been undertaken to reinstate these features on an area of General rural land which has no existing native vegetation or natural wetland, subject to conditions.</p> <p>OR</p> <p>ADD a new rule for a Restricted Discretionary activity for Environmental Benefit subdivision in situations where indigenous revegetation and wetland restoration has been undertaken to reinstate these features on an area of General rural land which has no existing native vegetation or natural wetland, subject to conditions.</p> <p>and</p> <p>AMEND objectives, policies and rules as appropriate in order to implement the above provision.</p>	<ul style="list-style-type: none"> The submitter has requested the above relief for the following reasons: Revegetation or enhancement planting on an area of General Rural Land which has no existing native vegetation or natural wetland, should be eligible for environmental subdivision as a Restricted Discretionary Activity subject to similar conditions in SUB-R7. Successful restoration work in the form of revegetation and enhancement should result in landowners being incentivised and rewarded.
334.6	Native Forest Restoration Trust	Subdivision	Amend	<p>ADD a separate rule to enable Environmental Subdivision earned on a site in the General rural zone to be transferred to a site elsewhere in the General rural zone.</p> <p>OR</p> <p>AMEND Part 2 District-wide matters, SUB-R6, SUB-R7, and SUB-S16 to enable Environmental Subdivision earned on a site in the General rural zone to be transferred to a site elsewhere in the General rural zone.</p> <p>AND</p> <p>AMEND objectives, policies and rules as appropriate in order to implement the above provision.</p>	<ul style="list-style-type: none"> The submitter has requested the above relief for the following reasons: An environmental benefit allotment could be readily absorbed into a General rural site (excluding highly productive land) as the minimum Lot size in the General rural zone is 12 ha, and the minimum site area for a new environmental allotment is 4,000m².
334.7	Native Forest Restoration Trust	Subdivision	Amend	<p>ADD a separate rule to enable Environmental Subdivision Allotments earned on a site in the General rural zone to be transferred to a site in the Rural lifestyle zone.</p> <p>OR</p> <p>AMEND Part 2 District-wide matters, SUB-R6, SUB-R7, and SUB-S16 to enable Environmental Subdivision Allotments earned on a site in the</p>	<ul style="list-style-type: none"> The submitter has requested the above relief for the following reasons: - Rural lifestyle zone is most suitable for rural lifestyle development. - Environmental Benefit Allotments within most of the Rural lifestyle zone is 4,000m², which means Rural Lifestyle Properties under the current subdivision standards are unable to

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				<p>General rural zone to be transferred to a site in the Rural lifestyle zone.</p> <p>AND</p> <p>AMEND SUB-S16 to reduce the minimum site size of Environmental Benefit Subdivision to be transferred from the General rural zone into the Rural lifestyle zone from 4,000m² to 2,000m², subject to such further conditions (as Council believes necessary to ensure that the function and desired outcomes for the Rural lifestyle zone are not undermined).</p> <p>OR</p> <p>AMEND SUB-S1.7 to be amended to read:</p> <p>"Allotments must have a minimum net site area of 4,000 8,000m² which could be reduced to 4,000m² by the transfer of Environmental Benefits from the General rural zone."</p> <p>AND</p> <p>AMEND objectives, policies and rules as appropriate in order to implement the above provision.</p>	<p>absorb an Environmental Benefit Allotment, also of 4,000m².</p> <ul style="list-style-type: none"> - Decreasing the minimum lot size of the environmental benefit subdivision to be transferred to the rural lifestyle zone to 2,000m² will ensure the function and desired outcomes for the Rural lifestyle zone are not undermined and will provide further protection incentives. - Increasing the normal minimum Lot area within the 8,000m² will ensure that Environmental Benefit Subdivision Lots are absorbed into the most appropriate locations and would serve to provide a strong marked within the Rural lifestyle zone for purchase of transferred Environmental Benefit Allotments.
335.1	P Candy	General	Oppose	<p>No specific decision requested; however, the submission opposes the Gene Technology Bill in its entirety and recommends it is abandoned.</p> <p>OR</p> <p>If the Bill is not abandoned, the submission seeks a consultation period of no less than 12 months for full genuine public consultation.</p> <p>AND</p> <p>If the Bill is defeated, then the submission seeks a binding referendum making NZ a GE Free zone for perpetuity.</p> <p>AND</p> <p>The submission also recommends that NZ transitions to a more holistic approach to land management, production and ecosystem function</p>	<ul style="list-style-type: none"> • GE will damage New Zealand's global reputation as a primary provider of GE-free products. • Deregulating GE will have negative consequences on NZ economy, environment, food systems, health and consumer choice. • Unintended consequences and risks of GE far outweigh perceived benefits. • Unregulated GE will affect organic producers and non-GE growers. • GE will create labelling and liability issues. • There has been no public debate or discussion on the Gene Technology Bill. • The Gene Technology Bill will be heard by the Health Committee that has no expertise on the environment nor agricultural sector. • GE Technology should not be fast tracked. • GE will create health risks to people. • •
336.1	P Liddle	Planning Maps	Amend	<p>DELETE the Rural lifestyle zoning for parts of Oneriri Road, including Takahoa Bay, and Hinamoki Estates and revert to the Operative District Plan Rural Zone.</p>	<ul style="list-style-type: none"> • The proposed Rural lifestyle zone would increase the residential density (minimum Lot size from 12ha, to 0.4ha) in an area intentionally developed for low-density rural living. • The affected section of Oneriri Road is not in a location or serviced by a road which is suited for higher-density traffic or development. • An increase in development would adversely affect ecology within the Takahoa Lake Wildlife Reserve, Kaipara Harbour. • The proposal undermines the District Plan's integrity by enabling higher density in an area where reticulated services are not available. • There is no demand for lifestyle blocks in the area of Oneriri Road, including Takahoa Bay, and Hinamoki Estates. • The change could set a damaging precedent across the district. • Rezoning the Takahoa Bay Lots would likely push up the property values on perceived development where development cannot occur (due to existing covenants on some properties), and therefore increased rates • Emergency access/egress is limited. • Infrastructure is not suitable for increased development. • The policies on location, infrastructure and rural character set out in the proposed Rural lifestyle zone are contradicted.

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					<ul style="list-style-type: none"> The proposed zone change conflicts with the Kaipara District Council's climate strategy and common sense.
337.1	Aoroa Farms	General Residential Zone	Amend	AMEND GRZ-R3.1.d so that the residential intensity of the General residential zone within Dargaville is one residential unit per 600m ² to be consistent with the rest of Kaipara District.	<ul style="list-style-type: none"> A higher residential density (one unit per 400m²) does not align with the residential density provided for in the General residential zone within the district outside of Dargaville and the reason for this has not been justified. The higher residential density proposed (one unit per 400m²) does not provide for adequate outdoor living space for families. The infilling of existing house sites may destroy the existing character/family vibe of Dargaville township. There is inadequate public green space to service an increased housing density.
337.2	Aoroa Farms	Planning Maps	Amend	AMEND the Proposed District Plan to stagger the number of the General residential zoned sites in Dargaville made available e.g. a certain number in five yearly increments. OR ADD a managed growth area for Dargaville to limit numbers, similar to Mangawhai.	<ul style="list-style-type: none"> Would like to see the staggering of residential sites being made available over a longer period of time to cater for instability and unknown in cost. It would be detrimental to Dargaville to have a large number of half-complete residential sites. A large influx of people into the township would put pressure on facilities (schools, transport, medical centres).
337.3	Aoroa Farms	Planning Maps	Amend	ADD a Rural lifestyle zone buffer in locations between General residential and General rural zone interface, particularly in Dargaville and Mangawhai.	<ul style="list-style-type: none"> The submitter has requested the above relief to avoid reverse sensitivity issues.
337.4	Aoroa Farms	Ecosystems and Indigenous Biodiversity	Oppose	AMEND the Ecosystems and Indigenous and Biodiversity rules to prevent vegetation clearance except for purposes already stated under rule ECO-R1.	<ul style="list-style-type: none"> The submitter opposes the provisions of the Ecosystems and Indigenous Biodiversity for the following reasons: The permitted allowance for vegetation clearance does not align with the overview, objectives and/or policies of the proposed district plan. The maintenance and enhancement of indigenous biodiversity and vegetation need to be encouraged. Any clearance will adversely affect the native ecosystem. Any unjustified vegetation clearance is irresponsible given that indigenous ecosystems are in decline. Adverse cumulative effect. The permitted clearance allowance of 1000m² is generous and not in line with other District Plan as stated within the section 32 Report on Biodiversity.
337.5	Aoroa Farms	Natural Hazards	Amend	AMEND the Proposed District Plan to align with National and Regional emissions reduction targets. AND ADD objectives, policies and rules to reduce greenhouse gas emissions from buildings, transportation, and other activities.	<ul style="list-style-type: none"> Objectives and policies on the importance of emission reduction is missing from the Proposed District Plan.
337.6	Aoroa Farms	General	Amend	ADD qualitative and quantitative key performance indicators for how and when reporting, monitoring, and complaints will be recorded and reviewed, and how/when action will be taken if required/appropriate.	<ul style="list-style-type: none"> Monitoring and reporting are not directly addressed within the plan. A comprehensive complaint recording system is not addressed. The above points are crucial to ensure the plan is working as intended and so adjustments can be made if not.
337.7	Aoroa Farms	General	Amend	ADD a precautionary approach to Genetic Engineering into the Proposed District Plan.	<ul style="list-style-type: none"> Submitter is disappointed that Genetic Engineering has not been addressed in the proposed district plan as directed by regional and national level legislation. They are of the opinion that there needs to be a nationwide conversation/consultation

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					process regarding Genetic Engineering with a clear differentiation made between the multiple facets of Genetic Engineering.
337.8	Aoroa Farms	General	Amend	REQUIRE compulsory inclusion of all councillors in the further progress of the Proposed District Plan from here on.	<ul style="list-style-type: none"> The submitter is concerned that the bulk of the work on the Proposed District Plan has been completed by a sub-committee which in their opinion is not appropriate. The submitter is of the opinion that it is best practice for representation, contributions and ownership from all councillors needs to be provided.
338.1	Phil Wearmouth of Estuary Estate	Planning Maps	Support	RETAIN the zoning of 204 Bickerstaffe Road, Maungatūroto (Lot 2 DP372873 and Lot 7 DP 593547) as proposed with the northern portion being General residential zone and the western portion being Rural lifestyle zone.	<ul style="list-style-type: none"> The location of the property is suitable for this zoning being at the rural - urban fringe. The location provides an opportunity to integrate future development where the area has established infrastructure and community facilities, as well as formed access. The topography provides for residential development while retaining significant landscape features and open space. The property aligns with the Maungatūroto spatial plan.
339.1	R Wood	Planning Maps	Oppose	No decision requested; however, the submission expresses concern at the proposed zoning of 50 Moir Street, Mangawhai as Commercial zone.	<ul style="list-style-type: none"> The submitter has raised concerns that the change from residential to commercial zoning of 50 Moir Street will increase rates. The property has been in the whanau for 140 years and the submitter has no intention of using it for commercial purposes.
340.1	S Belin	Planning Maps	Oppose	DELETE the Rural lifestyle zone which applies to parts of Oneriri Road (Including Takahoa Bay, and Hinamoki Estate), and AMEND the zoning of these properties to General rural zone	<ul style="list-style-type: none"> The submitter opposes the proposed Rural lifestyle zone which applies to these properties for the following reasons: - The minimum Lot size for subdivision would be reduced, increasing housing density. - Increasing the number of vehicles using the intersection of Oneriri and State Highway 1 will decrease road safety. - Increased earthworks will lead to an increase in silt levels in the Kaipara Harbour. - Limitations on the provision of infrastructure (particularly in relation to Takahoa Bay and Hinamoki developments). - There are a number of unsold land blocks in the identified area which is not suitable for buyers looking for a 'Mangawhai alternative'.
341.1	S Curtis	Planning Maps	Amend	No specific decision requested; however, the submission seeks clarification on the properties on Beach Road, Dargaville being zoned as General rural zone, and suggests they may be better zoned as Rural lifestyle zone or Light industrial zone.	<ul style="list-style-type: none"> The submitter has requested clarification on the above for the following reasons: The land use/activities on the properties on Beach Road, Dargaville are inconsistent with the proposed zoning for the area. They are of the opinion that the size of the properties is largely more consistent with Rural lifestyle zoning than what is proposed.
341.2	S Curtis	Planning Maps	Amend	ADD further Light industrial zoning on State Highway 14 to the Special Purpose Zone - Trifecta Development Area.	<ul style="list-style-type: none"> The submitter has requested the above relief as the distance between the Light Industrial Zone, and the Special Purpose Zone - Trifecta Development Area is small, and the extension would allow for development to progress up to the boundary of the Trifecta Development Area.
341.3	S Curtis	General	Support	AMEND the Proposed District Plan to allow residential businesses to install small/medium sized water tanks for non-potable water uses. The submission makes reference to SD-VK-O5, INF-R2, INF-P15-P17 and INF-R43.	<ul style="list-style-type: none"> The submitter has requested the above relief for the following reasons: Dargaville has experienced consistent water restrictions, Stormwater runoff from the General Residential Zone contributes to flooding, If properties within the General Residential Zone would install a water catchment system for non-potable water supply, then there would be less constraint on the reticulated system and reduce stormwater runoff.

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341.5	S Curtis	General	Amend	PROVIDE an alternative route from Pouto Peninsular to Dargaville.	<ul style="list-style-type: none"> The submitter has requested the above relief for the following reasons: - Scouring on the Northern Wairoa River from Kaihu River to Mt Wesley Corner continues to threaten future access from Pouto Peninsular to Dargaville (and further afield). - The proposed zoning map for Dargaville indicates two unformed roads off Old Golf Course Road which could provide for alternative access if constructed.
341.6	S Curtis	General	Amend	ADD a section of the Kaipara District Plan which provides for waterways environment (canals, creeks, streams, rivers).	<ul style="list-style-type: none"> The submitter has requested the above relief for the following reasons: No reference to waterways within the District has been made within the Proposed District Plan. There are many risks associated with waterways. Waterways interlace with District Wide and Zoning matters throughout the District Plan. Northland Regional Council has not shown kaitiakitanga for waterways within the District.
342.1	S Flannigan	Planning Maps	Support	RETAIN the Commercial zone for the property at 1 Jellicoe Road, Ruawai (Lot 17 Pt Lot 16 DP 9765 Lot 1 DP 41448 blk xv Tokatoka SD)	<ul style="list-style-type: none"> Buildings on the property are both commercial and residential in nature, and therefore proposed Zone change is better suited for this location.
342.2	S Flannigan	Planning Maps	Amend	AMEND the zone for the land identified as Lot 2 DP 176593 BLK XII Waipu SD and the land surrounding Maungatūroto Railway Station from Heavy industrial zone to Light industrial zone.	<ul style="list-style-type: none"> There are environmental and cultural concerns for some activities that may be set up here. Does not fit with the area's potential as a desirable place to live. The type of activity which may be established is not consistent with the surrounding environment.
343.1	S Lusty	Planning Maps	Amend	AMEND the zoning of the property at 2056 State Highway 1 Kaiwaka (Lot 1 DP 85708 BLK III Otamatea SD) from General rural zone to General residential zone.	<ul style="list-style-type: none"> The General rural zone does not reflect the current use of the property. The General rural zone is not referenced in LIZ-P3 which reduces protection from the adjacent proposed Light industrial zone.
343.2	S Lusty	Planning Maps	Amend	AMEND the location of the Kaiwaka Light industrial zone where the environment is better suited to managing the effects at the boundary of the Light industrial zone and maintains the interface of adjacent or adjoining zones.	<ul style="list-style-type: none"> The location of the Light Industrial Zone is not appropriate. Access to the proposed Light Industrial Zone (in front of Lot 2 DP 40591) is not suitable or safe to support this zoning and future development due to the road environment, and existing activities in the surrounding environment. The characteristics of the surrounding environment will not be maintained. Future development within the Light industrial zone will have adverse effects on people, the environment and surrounding residential development. There is no spatial or visual buffer between light industrial zone and Lot 2 DP 40591. Future development within the Light industrial zone will have adverse effects on the wellbeing of residents.
344.1	S Paxton-Penman	General	Amend	AMEND the Proposed District Plan to properly reflect the National Policy Statements, National Environmental Standards and National Planning Standards in a way specific to Kaipara.	<ul style="list-style-type: none"> Consultation is occurring on the national direction for a number of National Policy Statements and National Environmental Standard. The Proposed District Plan must give effect to relevant National Policy Statements, National Environment Standards and the National Planning Standards as stated in s75 of the Resource Management Act. All associated objectives, policies, rules and standards need to be worded in way that achieves and gives effects to the relevant national policy documents. The provisions need to give effect to these national documents and be specific to Kaipara

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					<p>and the Strategic Direction to its assessment as a result.</p> <ul style="list-style-type: none"> Kaipara is an urban environment as defined in the NPS - Urban Development, and the provisions of the NPS-UD therefore apply.
344.2	S Paxton-Penman	General	Amend	AMEND the entirety of Part 2, including Strategic Direction to ensure that it is written in a coherent strategic direction in a context more fitting and reflective of Kaipara District.	<ul style="list-style-type: none"> As presented, the objectives of the "vision for Kaipara" are not specific to the local area or communities and are not reflective of the National Policy Statements. The provisions are generically worded and do not respond to local issues or characteristics. The objectives and policies proposed do not flow through to zone provisions, and the wording of the objectives is generic and insufficiently directive. When combined, the objectives of each topic as a whole do not represent Kaipara as a district, or on a community level. There are clear omissions in the "Vision for Kaipara" relating to specificity and the need for objectives to be supported by policies. When read as a whole, the format of Part 2 is confusing with some topics only stating objectives, and other topics stating policies and rules. Rules must not be included under the Strategic Direction heading as required by the National Planning Standards - The Financial Matters chapters does not comply. Part 2 needs to be re-written to improve legibility and strategic direction in a more bold and innovative way.
344.3	S Paxton-Penman	Planning Maps	Amend	AMEND the zone at Lot 101 DP 541551 (Franklin Road, Paparua) from General rural zone to General residential zone.	<ul style="list-style-type: none"> The site was previously located in the Rural Zone under the Operative Plan. A better and more optimal planning and environmental outcome will be achieved by zoning the land General Residential. Previous consent history of the site indicates that General Residential zoning and development would be suitable for the property. Spatially, it is appropriate for the site to be zoned General Residential. General Residential zoning of the site is consistent with National Planning Standards, Kaipara Spatial Plan, Proposed District Plan, Northland Regional Policy Statement, and the National Policy Statement on Urban Development.
345.1	S Smail	Natural Features and Landscapes	Oppose	DELETE NFL-R2.5.	<ul style="list-style-type: none"> Any form of subdivision in an Outstanding Natural Landscape should conform to the same rules. The point of having rules and regulations for an Outstanding Natural Landscape is that it should be protected. Existing subdivision have adversely affected the Kiwi population. With regard to Note 1, the Restricted Discretionary activity opportunity expressly applies only to the 13 identified building locations shown on RM090103 for Lot 2 DP316176. With regard to Note 2, this applies on a non-notified basis.
346.1	T Burn	Planning Maps	Amend	DELETE the proposed Rural lifestyle zoning of a section of Oneriri Road (including Takahoa Bay, and Hinamoki Estates) and revert to the Operative District Plan Rural Zone.	<ul style="list-style-type: none"> The proposed rezoning will: Contradict the policies and objectives of the Rural lifestyle zone regarding location, infrastructure, and rural character. Threaten endangered wildlife and ecologically sensitive areas (including DOC reserve and Kaipara Harbour).

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					<ul style="list-style-type: none"> Create reverse sensitivity issues and impose unmanageable infrastructure demands. Undermine intentional planning and community expectation of low density living. Disrespect the cultural and historical significance of the land.
347.1	Te Runanga a Iwi o Ngāpuhi	General	Amend	<p>ADD the precautionary and prohibitive Genetic Engineering/Genetically Modified Organism provisions, policies, and rules from the Kaipara District Council Draft District Plan (September 2022 Exposure Draft), aligned with:</p> <ul style="list-style-type: none"> The direction of the Northland Regional Policy Statement. The operative district plans of Whāngarei, Far North and Auckland Councils. The findings of the Northland/Auckland Inter-Council Working Party on GMO risk evaluation and management options. <p>AND</p> <p>AMEND the Proposed District Plan to adopt the same wording and provisions used by other councils across Te Tai Tokerau.</p> <p>AND</p> <p>ADD local protections against the risks of outdoor Genetic Engineering/Genetically Modified Organisms activities, including provisions for strict liability, mandatory bonds, and local authority control.</p> <p>AND</p> <p>Support and respect the existing iwi and hapū positions across the rohe that call for a prohibition on Genetic Engineering/Genetically Modified Organisms use in their respective rohe.</p>	<ul style="list-style-type: none"> Submitter strongly opposes lack of GE/GMO provisions in the Proposed District Plan. These technologies pose unacceptable risks to te taiao, undermined whakapapa and tikanga, and conflict with their obligations as kaitiaki. Te Rūnanga-Ā-Iwi-Ō-Ngāpuhi support the work carried out by Ngā Toki Whakarururanga especially as it relates to Hua Parakore and Rongoa Māori and the resistance to GE/GMOs. Te Waka Kaiora (the Māori organics network) in their report of evidence to the Waitangi Tribunal Inquiry into the WAI262 claims shows: GM and GMOs pose threats to indigenous flora and fauna and thus to food systems, te taiao, tikanga Māori and ourselves more broadly. The movement of genes within an organism and across species impacts on the mauri, wairua and whakapapa of that organisms, and its wider surroundings, and is a violation of tapu. The role of kaitiaki is to protect and maintain the mauri of our flora and fauna whanaunga for future generations, including at the molecular level. Māori women hold key roles in the protection of whakapapa, mauri, ira, tapu and as kaitiaki. Past, current and future generations have the right to tino rangatiratanga and the tampering of genetic material is in direct conflict with that right.
348.1	Thelma and Louise Mangawhai Limited	General	Support	RETAIN General residential zoning of Lot 3 DP 615623, Thelma Road South.	<ul style="list-style-type: none"> No reasons provided.
348.2	Thelma and Louise Mangawhai Limited	Coastal Environment	Amend	DELETE CE-P6.7 which relates to "the functional need or operational need for the activity or development to be in the coastal environment;"	<ul style="list-style-type: none"> The Coastal Environment overlay extends over a large area of land. Given that it extends over large areas of land that have a right to be developed in accordance with their zoning, submitter considers criteria CE-P6.7 is overreaching and should be deleted.
348.3	Thelma and Louise Mangawhai Limited	Coastal Environment	Amend	AMEND CE-S2 to allow for the use of natural exterior materials.	<ul style="list-style-type: none"> No reasons provided.
348.4	Thelma and Louise Mangawhai Limited	Coastal Environment	Oppose	DELETE CE-S3.	<ul style="list-style-type: none"> The 300m² gross floor area total for all buildings on a site is too restrictive and should be deleted.
348.5	Thelma and Louise Mangawhai Limited	Coastal Environment	Oppose	DELETE CE-S4.1.a.	<ul style="list-style-type: none"> It is too restrictive.
348.6	Thelma and Louise Mangawhai Limited	Coastal Environment	Amend	AMEND CE-R1 so that the addition and alteration only has to comply with the maximum height standards rather than not increasing the height of the existing building.	<ul style="list-style-type: none"> No reasons provided.
348.7	Thelma and Louise Mangawhai Limited	General	Oppose	<p>DELETE SD-UFD-P7</p> <p>AND</p> <p>DELETE the Mangawhai/Hakaru Managed Growth Area.</p> <p>OR</p> <p>AMEND the extent of the Mangawhai/Hakaru Managed Growth Area to apply to a much smaller land area. It should not apply to existing or proposed residential areas.</p>	<ul style="list-style-type: none"> The Mangawhai/Hakaru Managed Growth Area spans a significant geographical area including the existing and proposed residential areas. Submitter assumes this to be a mapping error. The extent of the area and boundaries of the overlay have not been sufficiently or appropriately ground truthed or assessed. Kaipara's urban form and development (forming part of its Strategic Direction) needs to be reflective of the communities it serves. Given the popularity of Mangawhai and its growth trajectory, this will limit the supply of

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					new subdivided lots for development and therefore be unable to provide for any housing growth. This is the exact opposite of an innovative and bold approach to the strategic direction of Kaipara, it is also contrary to the NPS-UD and other relevant planning documents for Mangawhai.
348.9	Thelma and Louise Mangawhai Limited	Subdivision	Oppose	DELETE SUB-P12 AND AMEND the extent of the Mangawhai/Hakaru Managed Growth Area to apply to a much smaller land area. It should not apply to existing or proposed residential areas.	<ul style="list-style-type: none"> The policy restricts growth in the Mangawhai area completely, including within the Residential Zone. With such limitations to growth, the policy as written will not achieve the intended outcome and instead hinder infrastructure coming forward in the first place without the anticipated population growth attached to it. This results in a clear contradiction to what a District Plan should achieve.
348.10	Thelma and Louise Mangawhai Limited	General Residential Zone	Support	RETAIN the General residential zone chapter subject to amendments sought elsewhere in the submission, particularly the request to delete the Mangawhai/Hakaru Managed Growth area or ensure that any changes to the objectives, policies, standards and rules do not limit the extent to which residential development can occur.	<ul style="list-style-type: none"> Inclusion of the site as General residential zoning in the Proposed District Plan is supported. However, as the site also falls within the Mangawhai/Hakaru Managed Growth Area there are clear contradictions between chapters, policies, objectives, rules and standards as they stand. Submitter seeks that these contradictions are resolved through the relief requested in their other submission points. Residential densities standards and opportunities for sub-division within the General residential zone are otherwise generally supported.
348.11	Thelma and Louise Mangawhai Limited	Natural Hazards	Amend	AMEND NH-P3, as follows: Avoid <u>Ensure that</u> new subdivision and land use that will result in a sensitive activity being in High Risk Hazard Areas <u>is designed to be resilient to natural hazards</u> .	<ul style="list-style-type: none"> Part of the submitter's site is affected by the Coastal Flood Hazard Area 1 – refer to planning maps in Appendix 1. The hazard area is not able to be avoided when developing the site for its intended residential purpose. The policy needs to reflect this.
348.12	Thelma and Louise Mangawhai Limited	Natural Hazards	Amend	AMEND NH-P6, as follows: Manage new subdivision, land use and development to avoid or mitigate the risks of flood hazards by requiring: 1. New subdivision to identify building platforms that: 1. Are located outside the spatial extent of a High-Risk River Flood Hazard Area <u>where practicable</u> ; 2. Will not be subject to flooding in a 1 in 100-year flood event; and 3. Are designed and engineered to be resilient to flood hazards; 2. New buildings that will accommodate sensitive activities to be located outside of a High-Risk River Flood Hazard Area <u>where practicable</u> ; ...	<ul style="list-style-type: none"> Part of the site covered by the High Risk River Flood Hazard Area. The hazard area is not able to be avoided when developing the site for its intended residential purpose. The policy needs to reflect this.
348.13	Thelma and Louise Mangawhai Limited	Natural Hazards	Amend	AMEND NH-P7.1, as follows: Manage new subdivision, land use and development in Coastal Erosion Hazard Areas and Coastal Flood Hazard Areas by requiring: 1. New buildings and building platforms to be located outside the spatial extent of a High- Risk Coastal Hazard Area, unless there is a functional need or operational need for a building to be located in this area <u>where practicable</u> ;	<ul style="list-style-type: none"> Part of the site is covered by the Coastal Flood Hazard Areas. The hazard area is not able to be avoided when developing the site for its intended residential purpose. The policy needs to reflect this.
348.14	Thelma and Louise Mangawhai Limited	Natural Hazards	Amend	AMEND NH-R3.1.b. to refer to a 110m ² floor area in all zones.	<ul style="list-style-type: none"> There is no effects-based reason to limit accessory buildings in all other zones to 10m².
348.15	Thelma and Louise Mangawhai Limited	Natural Hazards	Amend	DELETE NH-R4.1.b. AND AMEND NH-R4.3 so that if NH-R4.1.c is not met, then consent is required for a Discretionary activity instead of a Non-complying activity.	<ul style="list-style-type: none"> The subject site is nearly the entire site which is covered by a River Flood Hazard area and this rule would make it a non-complying activity to establish a dwelling on the property. This is unreasonable.

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348.16	Thelma and Louise Mangawhai Limited	Natural Hazards	Amend	AMEND NH-R7.1.a. so a 110m ² gross floor area applies to all zones.	<ul style="list-style-type: none"> There is no effects based reason to limit accessory buildings in all other zones to 10m².
348.17	Thelma and Louise Mangawhai Limited	Natural Hazards	Amend	DELETE NH-R8.1.a and NH-R8.1.c AND AMEND NH-R8.3 so that if NH-R8.1b and NH-R8.1.d are not met, consent is required for a Discretionary Activity instead of a Non-complying Activity.	<ul style="list-style-type: none"> The subject site is nearly the entire site which is covered by a Coastal Flood Hazard area and this rule would make it a non-complying activity to establish a dwelling on the property or a discretionary activity to establish a building not containing a sensitive activity. This is unreasonable.
349.1	WS & R Smellie and McConaughy Family Trusts	Planning Maps	Support	RETAIN Rural lifestyle zoning over all parcels owned by the WS & R Smellie and McConaughy Family Trusts on Pahi Road, Paparoa (refer to map in submission).	<ul style="list-style-type: none"> The land is small, fragmented and surrounded by lifestyle blocks. The land is not productive agricultural land. It has poor soils and lack of water. The original survey of the Pahi Peninsula created many small land parcels and subdivision activities post 1970 that has resulted in further land fragmentation. The increase in residential and rural lifestyle properties along Pahi Road has created reverse sensitivity effects which constrain pastoral farming. Increased traffic volumes along Pahi Road have made the movement of stock between the submitter's land parcels increasingly problematic.
349.2	WS & R Smellie and McConaughy Family Trusts	Rural Lifestyle Zone	Oppose	AMEND RLZ-O3 to increase recognition of and protection to existing lawfully established primary production activities in the Rural lifestyle zone, as follows: Primary production activities in the General rural zone <u>and Rural lifestyle zone</u> Development in the Rural lifestyle zone does not compromise the efficient and effective operation of: 1. <u>Existing primary production activities in the Rural lifestyle zone.</u> 2. Primary production activities in the adjacent General rural zone.	<ul style="list-style-type: none"> Submitter currently experiences reverse sensitivity effects on farming operations from lifestyle developments along Pahi Road. Submitter supports changes to Rural lifestyle zoning to support growth in Kaipara but considers it is probable that reverse sensitivity effects will escalate until all land in the zone transitions from primary production to rural lifestyle. This will pose problems for existing lawfully established farming activities within the Rural lifestyle zone. The submitter's amendments will protect primary production activities from reverse sensitivity effects and ensure that they can continue to operate.
349.3	WS & R Smellie and McConaughy Family Trusts	Rural Lifestyle Zone	Amend	ADD a new policy to the Rural lifestyle zone, as follows: <ul style="list-style-type: none"> RLZ-PX Protecting existing established primary production activities in the Rural lifestyle zone from reverse sensitivity effects. Avoid where possible, or otherwise mitigate, reverse sensitivity on existing primary production activities in the Rural lifestyle zone. 	<ul style="list-style-type: none"> Submitter currently experiences reverse sensitivity effects on farming operations from lifestyle developments along Pahi Road. Submitter supports changes to Rural Lifestyle zoning to support growth in Kaipara but considers it is probable that reverse sensitivity effects will escalate until all land in the zone transitions from primary production to rural lifestyle. This will pose problems for existing lawfully established farming activities within the Rural Lifestyle zone. The submitter's amendments will protect primary production activities from reverse sensitivity effects and ensure that they can continue to operate.
349.4	WS & R Smellie and McConaughy Family Trusts	Rural Lifestyle Zone	Amend	AMEND the Rural lifestyle zone rules to provide for greater flexibility for residential development on large sites, including RLZ-R2 and RLZ-R3 which do not currently support residential development on large sites. AND AMEND any other rules that do not support residential development on large sites.	<ul style="list-style-type: none"> Submitter notes that 'site' is defined in the Proposed District Plan (PDP) to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title). The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the PDP seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the PDP and result in less cumulative adverse effects on natural and other values.

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349.5	WS & R Smellie and McConaughy Family Trusts	Rural Lifestyle Zone	Amend	<p>AMEND the Rural lifestyle zone standards to provide for greater flexibility for residential development on large sites, including RLZ-S4 which does not currently support residential development on large sites.</p> <p>AND</p> <p>AMEND any other rules and standards that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> • Submitter notes that 'site' is defined in the Proposed District Plan (PDP) to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title). • The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the PDP seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the PDP and result in less cumulative adverse effects on natural and other values.
349.6	WS & R Smellie and McConaughy Family Trusts	Subdivision	Amend	<p>AMEND the Subdivision rules and standards to provide for greater flexibility for residential development on large sites which do not currently support residential development on large sites.</p> <p>AND</p> <p>AMEND any other rules and standards that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> • Submitter notes that 'site' is defined in the Proposed District Plan (PDP) to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title). • The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the PDP seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the PDP and result in less cumulative adverse effects on natural and other values.
349.7	WS & R Smellie and McConaughy Family Trusts	Subdivision	Amend	<p>AMEND the Subdivision standards to provide for greater flexibility for residential development on large sites which do not currently support residential development on large sites.</p> <p>AND</p> <p>AMEND any other rules and standards that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> • Submitter notes that 'site' is defined in the Proposed District Plan (PDP) to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title). • The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the PDP seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the PDP and result in less cumulative adverse effects on natural and other values.
349.8	WS & R Smellie and McConaughy Family Trusts	Coastal Environment	Amend	<p>AMEND the Coastal Environment rules to provide for greater flexibility for residential development on large sites which do not currently support residential development on large sites.</p> <p>AND</p> <p>AMEND any other rules and standards that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> • Submitter notes that 'site' is defined in the Proposed District Plan (PDP) to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title). • The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the PDP seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the PDP and result in less cumulative adverse effects on natural and other values.

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349.9	WS & R Smellie and McConaughy Family Trusts	Coastal Environment	Amend	<p>AMEND the Coastal Environment standards such as CE-S3, CE-S4, and CE-S5 to provide for greater flexibility for residential development on large sites which do not currently support residential development on large sites.</p> <p>AND</p> <p>AMEND any other rules and standards that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> • Submitter notes that 'site' is defined in the Proposed District Plan (PDP) to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title). • The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the PDP seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the PDP and result in less cumulative adverse effects on natural and other values.
349.10	WS & R Smellie and McConaughy Family Trusts	Natural Character	Amend	<p>AMEND the High Natural Character rules to provide for greater flexibility for residential development on large sites which do not currently support residential development on large sites.</p> <p>AND</p> <p>AMEND any other rules and standards that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> • Submitter notes that 'site' is defined in the Proposed District Plan (PDP) to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title). • The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the PDP seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the PDP and result in less cumulative adverse effects on natural and other values.
349.11	WS & R Smellie and McConaughy Family Trusts	Natural Character	Amend	<p>AMEND the High Natural Character standards to provide for greater flexibility for residential development on large sites which do not currently support residential development on large sites.</p> <p>AND</p> <p>AMEND any other rules and standards that do not support residential development on large sites.</p>	<ul style="list-style-type: none"> • Submitter notes that 'site' is defined in the Proposed District Plan (PDP) to comprise land on a single record of title. The submitter has several existing titles of over 25ha and although they have no immediate plans to subdivide they may contemplate providing for their extended family by developing several residences on one site (title). • The Rural lifestyle zone is intended to be characterised by low residential development with limited buildings and structures but the objectives and rules in the PDP seems to disadvantage people wanting to develop within existing large sites. This would preclude developments for extended families and seems perverse as development on large sites would be at a lower density than anticipated in the PDP and result in less cumulative adverse effects on natural and other values.
349.12	WS & R Smellie and McConaughy Family Trusts	Public Access	Support	<p>RETAIN PA-P1, particularly the emphasis on 'practical access'.</p>	<ul style="list-style-type: none"> • An Esplanade Priority Area is identified around the submitter's property. Submitter supports the principle of public access around the coast but notes that the land at this location is quite steep and may not lend itself to public access in all forms. Therefore the emphasis on 'practical access' is supported.
349.13	WS & R Smellie and McConaughy Family Trusts	Subdivision	Support	<p>RETAIN SUB-P5, particularly the emphasis on 'practical access'.</p>	<ul style="list-style-type: none"> • An Esplanade Priority Area is identified around the submitter's property. Submitter supports the principle of public access around the coast but notes that the land at this location is quite steep and may not lend itself to public access in all forms. Therefore the emphasis on 'practical access' is supported.
350.1	C Matchett	Subdivision	Amend	<p>AMEND the subdivision provisions for Historic Heritage sites/buildings so that the submitter's site at 621 Tara Road, Mangawhai (Lot 1 DP 470898) containing two historic buildings (HH-</p>	<ul style="list-style-type: none"> • The requirement to include the almost five hectares of land parcel with the two historic buildings to be unsubdivided off appears excessive and manifestly unjust.

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				MAN-01) can be subdivided (inferred). Submitter notes that they intend to keep the historic buildings on one title/not subdivided but wants to be able to subdivide off the balance of the parcel as a permitted activity (refer to attached submission for aerial plan of the site).	<ul style="list-style-type: none"> • Submitter's intention is to be able to subdivide two hectares from the parcel, which was previously a permitted activity and considers that this will not affect the historic status of the buildings. • Without the submitter's request being granted, the extensive restoration required to the historic buildings will not be able to proceed for financial reasons, leaving the building to become a historic ruin.
351.1	N Harre	Subdivision	Oppose	AMEND the provisions so that no subdivision is allowed in any Outstanding Natural Landscape.	<ul style="list-style-type: none"> • Protecting the District's Natural Features is incredibly important.
351.2	N Harre	Natural Features and Landscapes	Oppose	AMEND the provisions so that no quarrying and mining is allowed in any Outstanding Natural Landscape (inferred).	<ul style="list-style-type: none"> • Protecting the District's Natural Features is incredibly important.
351.3	N Harre	General	Amend	ADD a precautionary approach to Genetically Modified Organisms into the Proposed District Plan.	<ul style="list-style-type: none"> • No reasons provided.
352.1	M Tschirky	Subdivision	Amend	RETAIN SUB-R4 AND Make plan changes in the Mangawhai/Hakaru managed growth area non-compliant.	<ul style="list-style-type: none"> • Disallow any more intensified housing developments through plan changes.
352.2	M Tschirky	Subdivision	Amend	AMEND SUB-S1.5 to have a minimum net site area of 600m ² for the General residential zone regardless of the availability of reticulated water services.	<ul style="list-style-type: none"> • 600 m² is in keeping with Kaipara's current character
352.3	M Tschirky	Natural Features and Landscapes	Amend	AMEND the provisions to protect Outstanding Natural Landscapes and Outstanding Natural Features from future subdivision, clearing, quarrying or mining proposals through a non-complying activity status.	<ul style="list-style-type: none"> • Absolutely unfair and incomprehensible that, for example, on DP316176 further development could occur plus on a non- notified basis. • All of these activities need to stay non-compliant with no exceptions.
352.4	M Tschirky	General	Amend	ADD a precautionary approach to Genetically Modified Organisms, in line with all other councils north of Auckland including Auckland city.	<ul style="list-style-type: none"> • Submission indicates over whelming support from the community • Aligns with other TAs such as Auckland Council.
352.5	M Tschirky	Natural Features and Landscapes	Oppose	AMEND the Proposed District Plan to retain the current quantities of the Operative District Plan for Earthworks, quarrying and felling trees.	<ul style="list-style-type: none"> • Seems excessive. • Keep figures of current plan. Quarrying and mining in ONL and ONF need noncomplying status.
352.6	M Tschirky	Natural Features and Landscapes	Oppose	AMEND NFL-S4 to match the level of earthworks permitted in the Operative District Plan for Outstanding Natural Landscapes and Outstanding Natural Features. AND AMEND the provisions to make quarrying and mining in an Outstanding Natural Landscape or Outstanding Natural Feature a non-complying activity.	<ul style="list-style-type: none"> • Seems excessive. • keep figures of current plan. • Quarrying and mining in ONL and ONF need noncomplying status.
352.7	M Tschirky	General	Amend	AMEND the provisions to disallow rubbish incinerators anywhere is Kaipara, including the Industrial zones and Heavy industrial zone.	<ul style="list-style-type: none"> • The submission strongly opposes rubbish incinerators.
352.8	M Tschirky	General Rural Zone	Oppose	AMEND General rural zone provisions to only allow development on a restricted discretionary basis (inferred as submission refers to plan change), fully advertised and various other rules curtailed. This does not apply to Mangawhai/Hakaru Growth Area however.	<ul style="list-style-type: none"> • The Proposed District Plan is too pro development.
352.9	M Tschirky	General	Oppose	AMEND the Development Contributions formula. The submission considers that 5% is too low and more than one formula may be appropriate.	<ul style="list-style-type: none"> • To exclude the potential for corruption. • Can use more than one formula depending on the infrastructure involved. • Adopt best practice from other Councils.
352.10	M Tschirky	Planning Maps	Amend	AMEND the planning maps to include the strips of esplanade reserve at Citrus Place (note error in submission) and Tavern in Mangawhai.	<ul style="list-style-type: none"> • The current map in the PDP is faulty. • Leaving anything off this map would be a huge setback for the community's access.

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352.11	M Tschirky	Subdivision	Oppose	No specific decision requested; however, the submission considers that Baldrock and Pukekaroro need to have full protection as well as any other landmarks in the District.	<ul style="list-style-type: none"> No future subdivision, clearing, quarrying or mining proposals in Outstanding Natural Landscapes and Outstanding Natural Features.
352.12	M Tschirky	Natural Features and Landscapes	Oppose	AMEND NFL-S5 to match the level of felling trees permitted in the Operative District Plan for Outstanding Natural Landscapes and Outstanding Natural Features.	<ul style="list-style-type: none"> Seems excessive. Keep figures of current plan.
352.13	M Tschirky	General	Amend	AMEND the planning maps after checking the water's edge everywhere including the Heads.	<ul style="list-style-type: none"> Leaving anything off this map would be a huge setback for the community's access.
353.1	A & I Patterson	Planning Maps	Oppose	<p>AMEND the zoning for 46 Whakapirau Road, Maungatūroto from Heavy industrial zone to revert to the rural zoning under the Operative District Plan.</p> <p>OR</p> <p>AMEND the zoning for 46 Whakapirau Road, Maungatūroto from Heavy industrial zone to Rural lifestyle zone only if rezoning is essential. Any rezoning must have the following:</p> <ul style="list-style-type: none"> Strict controls on density and scale; <p>Special provisions to protect area character; and Heritage landscape protection through an overlay.</p>	<ul style="list-style-type: none"> The proposed zoning is inconsistent with the character of the area. The proposed rezoning fails to consider infrastructure limitations of the roading and utilities. The rezoning threatens significant environmental values and Natural Landscapes. The proposed rezoning creates a variety of inappropriate land use conflicts depending on whether it is heavy industrial (dust, traffic volumes, and noise) or Rural lifestyle (if over intensification leads to loss of character) Property Value impact may be negative There is no clear economic justification. The re-zoning fails to recognise community values and the existing cultural landscape. The proposed re-zoning fails to meet the following Resource Management Act requirements: <ul style="list-style-type: none"> Section 5 sustainable management -as it is not. Section 6 Natural character and outstanding landscapes likely impacted. Section 7 Amenity values and quality of the environment impacted. Conflicts with the protections under the NPS for Highly Productive Land. Reverse sensitivity issues. Allows continued rural lifestyle and small-scale agricultural use Rural zoning provides adequate development opportunity within appropriate limits Finally, it conflicts with the District Plan own objectives: <ul style="list-style-type: none"> RLZ-O2: The rural lifestyle character would be compromised by inappropriate zoning. RLZ-O3: Development should not compromise rural activities. Strategic Direction - "simple and enabling" should not mean inappropriate zoning that harms established communities.
353.3	A & I Patterson	Planning Maps		UNDERTAKE a further process of consultation with affected landowners before considering any zoning changes.	<ul style="list-style-type: none"> The rezoning is inappropriate, unjustified and contrary to sound planning principles.
353.4	A & I Patterson	Planning Maps	Amend	<p>ASSESS infrastructure capacity before proposing development-enabling zoning.</p> <p>AND</p> <p>AMEND the Proposed District Plan to consider landscape protection for the Whakapirau Road corridor.</p>	<ul style="list-style-type: none"> The Whakapirau Road area has infrastructure limitations in terms of the road network, reticulated water, wastewater and stormwater, power supply constraints and emergency services access. The Whakapirau Road area is established as a peaceful rural-residential corridor.
353.5	A & I Patterson	Planning Maps	Amend	<p>AMEND the location of intensive development to more appropriate locations with adequate infrastructure, including:</p> <ul style="list-style-type: none"> Industrial zoning to existing industrial areas with appropriate infrastructure. 	<ul style="list-style-type: none"> The zoning proposed for Whakapirau Road is not appropriate due to: <ul style="list-style-type: none"> Inconsistency with the area's established character and land use patterns. Contrary to community expectations and property rights.

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				<ul style="list-style-type: none"> Residential development to focus on area closer to Maungatūroto township with better services. 	<ul style="list-style-type: none"> Unsupported by adequate infrastructure. Detrimental to environmental and cultural values. Economically unjustified and potentially harmful to property values.
354.1	Mangawhai Tracks Charitable Trust	Public Access	Amend	AMEND the Public Access provisions of the Proposed District Plan (including PA-O1) to encompass the Lincoln Downs recreation reserve.	<ul style="list-style-type: none"> Public access to the Lincoln Downs reserve needs to be accommodated in the Proposed District Plan. It is of significance to not just Kaipara but the whole of the Northland region. The lack of access to such an area is as important, if not more important than current constraints on coastal areas and water bodies.
355.1	M Vandekerckhove	General	Amend	ADD precautionary and prohibitive Genetic Engineering /Genetically Modified Organisms provisions, policies and rules.	<ul style="list-style-type: none"> To ensure those policies and rules protect the District. To protect our food sovereignty and the ability of Kaipara residents to grow and eat clean and safe nourishing GE free food.
356.1	M Anderton & C Elliot-Cotton	Planning Maps	Oppose	AMEND the zoning for 20 Our Lane, Kaiwaka (Lot 30 DP 126770) and surrounding areas from General residential Zone to Rural lifestyle zone.	<ul style="list-style-type: none"> No sealed road or footpath to Kaiwaka. The private road servicing 20 Our Lane is private and not of a suitable width to permit further development. No wastewater or mains water infrastructure supplied. No reasonable access to facilities such as schools, shops, sports, emergency services, businesses and industry without crossing the state highway. A residential zone at Our Lane will not provide good design and amenity in accordance with GRZ-O5.
356.2	M Anderton & C Elliot-Cotton	General Residential Zone	Support	RETAIN GRZ-R3 as notified.	<ul style="list-style-type: none"> No wastewater or tap water so cannot be residential if under 2000m2. Support the restriction of a minimum sites size of 2000m²
356.3	M Anderton & C Elliot-Cotton	General Residential Zone	Support	RETAIN GRZ-O5.	<ul style="list-style-type: none"> Any residential zone needs good design and amenity.
357.1	Catholic Diocese of Auckland (LATE)	SCHED1 – Historic Heritage Resources	Oppose	DELETE HH-DAR-31 from SCHED1 – Historic Heritage Resources, relating to the Sacred Heart Catholic Church at 97 Hokianga Road, Dargaville	<ul style="list-style-type: none"> Opposes the inclusion of Sacred Heart Catholic Church and surrounds as a Historic Heritage Feature. The applicable provisions do not promote the sustainable management of natural and physical resources, contrary to Part 2 of the Resource Management Act 1991 ('the Act'). The provisions are not soundly based on evidence or an appropriate costs benefit analysis as required by section 32 of the Act. The applicable objectives, policies and rules of the AUP, as they relate to the Submitter's sites: Will not promote the sustainable management of natural and physical resources; Are inconsistent with the purpose and principles of the Act; Will give rise to adverse effects on the environment that are not avoided, remedied or mitigated; Are inappropriate and unjustified in terms of Section 32 of the Act. The inclusion as a historic heritage place places an undue burden on the submitter and would not enable the efficient use of natural and physical resources.
357.2	Catholic Diocese of Auckland (LATE)	SCHED1 – Historic Heritage Resources	Oppose	DELETE HH-KAIH-O1 from SCHED 1 - Historic Heritage Resources, relating to the Catholic Church of St Agnes at 7A Kaihu Wood Road, Kaihu.	<ul style="list-style-type: none"> Opposes the inclusion of Catholic Church of St Agnes and surrounds as a Historic Heritage Feature. The applicable provisions do not promote the sustainable management of natural and physical

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					<p>resources, contrary to Part 2 of the Resource Management Act 1991 ('the Act');</p> <ul style="list-style-type: none"> The provisions are not soundly based on evidence or an appropriate costs benefit analysis as required by section 32 of the Act; The applicable objectives, policies and rules of the AUP, as they relate to the Submitter's sites: i) will not promote the sustainable management of natural and physical resources; ii) are inconsistent with the purpose and principles of the Act; iii) will give rise to adverse effects on the environment that are not avoided, remedied or mitigated; iv) are inappropriate and unjustified in terms of Section 32 of the Act. The inclusion as a historic heritage place places an undue burden on the submitter and would not enable the efficient use of natural and physical resources.
358.1	J Wintle	General	Oppose	No specific decision requested; however, the submission expresses concern about RPROZ-R1.1a and RPROZ-R2 and whether that will meet the objectives of the Proposed District Plan without limiting the submitter's ability to continue enjoying their property. (Note reference to Exposure Draft and Rural production zone)	<ul style="list-style-type: none"> The proposed rule would unnecessarily limit the ability of the submitter's family to continue enjoying the amenity values that they have enjoyed for many years.
358.2	J Wintle	General		No specific decision requested; however, the submission considers there need to be more flexibility to enable dwellings that are required for seasonal workers to be established and maintained.	<ul style="list-style-type: none"> No reasons provided.
358.3	J Wintle	General	Oppose	No specific decision requested; however, the submission expresses concern at the proposed rezoning of the property at 517 Tara Road, Mangawhai (inferred) and the associated restrictions on development.	<ul style="list-style-type: none"> Direct impacts on the property. Inadequate consultation on the intended outcomes of the Proposed Plan and how these would impact existing activities on the property. Activities considered maintenance would be triggered. Restrict potential for subdivision to 2 dwellings where the property size is between 40-80ha without applying for resource consent.
359.1	M Calder	Planning Maps	Support	RETAIN the General residential zone of 12 Alcemene Lane, Baylys Beach as notified.	<ul style="list-style-type: none"> Supports the proposed zoning of this property.
359.2	M Calder	General Residential Zone	Support	No reasons provided.	<ul style="list-style-type: none">
359.3	M Calder	Planning Maps	Amend	AMEND the zoning of land known as Gillespie Farm from General residential zone to Future urban zone.	<ul style="list-style-type: none"> Some growth will happen at some stage, like in other areas of Kaipara, such as in Dargaville, Mangawhai, Kaiwaka, and Maungatūroto. These areas were indicated when the Council carried out spatial planning work a few years ago. However, the suitability for the proposed rezoned part of Gillespie Farm was not properly tested in that spatial planning work. In addition to services, this land experienced flooding in recent years and this needs to be addressed. This spatial planning work also suggested a road through the submitter's property (see picture below from the spatial planning work) and this appears to be rather fanciful. Rezoning through a subsequent change to the District Plan provides certainty to the landowner and to the Baylys Beach community, and the landowner can then demonstrate how the land could be developed as residential (e.g where roads could go, capacity for local wastewater and stormwater services, managing flooding).
359.4	M Calder	Definitions	Support	RETAIN the definition of "Reticulated" as used in GRZ-R3 in that it only refers to wastewater networks managed by network utility operators.	<ul style="list-style-type: none"> No reasons provided.

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360.1	D & J Patel	Planning Maps	Support	RETAIN the Rural lifestyle zone of parts of Oneriri Road - including Takahoa Bay and Hinamoki Estates.	<ul style="list-style-type: none"> Supports proposed rezoning, lower minimum lot size reflects a realistic and forward-looking response to lifestyle living trends, housing demand, and the need for more flexible land use options in the district. Better alignment with changing land use patterns Opportunity for managed growth Efficient use of existing land Potential for local economic benefits Balanced environmental management Supporting climate adaption through diversity Respect for property rights and future flexibility Brings new families into the area.
361.1	Disabled Persons Assembly NZ	General	Amend	ESTABLISH a Disability Advisor Group.	<ul style="list-style-type: none"> Accessibility is a core principle that affects every area of disabled people's lives. This plan presents an opportunity to build accessibility and inclusion into all facets of planning and development – something that is crucial given the increasingly ageing population of Northland. Kaipara District Council was involved with the development of the Tai Tokerau Regional Accessibility Plan, however it was not adopted by Council. This decision disappointed many people within the Tai Tokerau disability community. Council has no disability advisory mechanism, for example, a disability advisory group, as part of its governance structures. As ratepayers, disabled people pay the same rates as non-disabled people yet have no access to the services that have been paid for.
361.2	Disabled Persons Assembly NZ	General	Amend	INCLUDE tangata whaikaha Māori disabled in all planning and discussions around Māori Purpose Zones.	<ul style="list-style-type: none"> Tangata whaikaha Māori disabled face barriers due to being both Māori and disabled people. Disenfranchised by the resolution to disestablish the council's Māori ward as this was another avenue where Māori disabled people could put themselves forward to become councillors. Supports the creation of a Māori Purpose Zone but often not being involved in discussions as Māori disabled people means that any accessibility and inclusion issues within these zones cannot be fully addressed.
361.3	Disabled Persons Assembly NZ	General	Amend	<p>INCLUDE disabled people as co-partners in all emergency preparedness planning with a focus on removing barriers in this space.</p> <p>AND</p> <p>ESTABLISH a voluntary register for disabled people to identify their requirements in case of emergency and/or evacuation.</p> <p>AND</p> <p>COLLABORATE with disabled people to actively raise awareness of the need for the region's disability community to prepare for emergencies.</p>	<ul style="list-style-type: none"> Disabled people are at high risk in weather-based events generated by climate change and there is a need to uphold the wellbeing of disabled people affected by natural disasters. Council should establish a voluntary register for disabled people, older people and other at-risk groups in the community so that any requirements in case of emergency or evacuation, for example, around any medication, pets and disability equipment can be outlined by residents to ensure that no disabled people are left behind in emergencies.
361.4	Disabled Persons Assembly NZ	General	Amend	<p>ENSURE that all rebuilds, and new builds are accessible and based on Universal Design principles.</p> <p>AND</p> <p>ADVOCATE for Universal Design with key stakeholders including, for example, architects, landscape designers, engineering consultants, and project managers.</p>	<ul style="list-style-type: none"> DPA submitted on the Mangawhai Community Master Plan and the importance of accessibility for both locals and visitors. Any rebuilds, and new builds should be based on Universal Design principles and that accessibility be at the forefront for key stakeholders including, for example, architects and planners.
361.5	Disabled Persons Assembly NZ	Transport	Amend	Council to work with Northland Regional Council on developing accessible public transport options.	<ul style="list-style-type: none"> Both public and private transport services in Northland are not accessible with some areas having no accessible taxis and shuttles, effectively limiting the transport options for disabled people.

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					<ul style="list-style-type: none"> The provision of accessible public transport services is a human right for disabled people as this enables us to undertake social and community connection on an equitable basis with non-disabled people. Supports the many upcoming road repair projects that are slated to commence soon as these will enable more people, including disabled people, to connect with their communities and become less isolated as a result.
361.6	Disabled Persons Assembly NZ	General	Amend	All Council decision-making bodies consider the needs of disabled and Māori disabled people as part of all planning processes.	<ul style="list-style-type: none"> Tangata whaikaha Māori disabled viewed the Māori Wards as an opportunity to serve their local communities prior to their axing. Concern about the lack of disability leadership or inclusion on council. To remedy this, the submitter would like to see council take a more proactive approach to implementing the Convention, NZ Disability Strategy and Te Tiriti o Waitangi across all its work. Council decision-making bodies are asked to consider the needs of disabled people and that engagement processes fully involve disabled people and disabled people's organisations in all aspects of decision making.
362.1	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	Planning Maps	Amend	AMEND the zoning of the sites south of King Road, Mangawhai from General rural zone to Rural lifestyle zone. The sites are identified within "Attachment 2 - Proposed Zoning Map" of the submission.	<ul style="list-style-type: none"> Areas around Mangawhai such as King Road have established rural lifestyle development and are suited to R lifestyle zoning. These areas are close to services and with the existing RM 200114 have been identified as appropriate land use. The Rural lifestyle zone is supported as a mechanism to provide a transition between the rural and residential environments. Consistent with the existing pattern of development.
362.2	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	Planning Maps	Oppose	DELETE the Mangawhai/Hakaru Managed Growth Area overlay.	<ul style="list-style-type: none"> The overlay imposes a rigid and inflexible planning mechanism. It may unnecessarily constrain appropriate and feasible development, and does not allow for responsiveness to landowner readiness, infrastructure staging, or changing demand.
362.3	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	Subdivision	Oppose	DELETE SUB-P12.	<ul style="list-style-type: none"> Submitter does not support the Mangawhai/Hakaru Managed Growth Area.
362.4	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	Subdivision	Support	RETAIN SUB-S1.	<ul style="list-style-type: none"> No reasons provided.
362.5	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	Subdivision	Amend	ADD the integrated development rule from the Operative District Plan back into the Proposed District Plan as a subdivision pathway.	<ul style="list-style-type: none"> The Proposed District Plan removes the integrated development provisions that previously provided for well-designed outcomes balancing rural productivity, environmental benefit, and growth.
362.6	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	General Rural Zone	Support	RETAIN GRUZ-O1.	<ul style="list-style-type: none"> Submitter supports the objectives.
362.7	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-O1.	<ul style="list-style-type: none"> No reasons provided.
362.8	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	Subdivision	Support	RETAIN SUB-S2.	<ul style="list-style-type: none"> No reasons provided.
362.9	Bruce Nelder of B & C Family	Subdivision	Support	RETAIN SUB-S3.	<ul style="list-style-type: none"> No reasons provided.

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	Trust and Nelder Farms Ltd				
362.10	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	Subdivision	Support	RETAIN SUB-S4.	<ul style="list-style-type: none"> No reasons provided.
362.11	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	Subdivision	Support	RETAIN SUB-S5.	<ul style="list-style-type: none"> No reasons provided.
362.12	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	General Rural Zone	Support	RETAIN GRUZ-O1.	<ul style="list-style-type: none"> No reasons provided.
362.13	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	General Rural Zone	Support	RETAIN GRUZ-O2.	<ul style="list-style-type: none"> No reasons provided.
362.14	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	General Rural Zone	Support	RETAIN GRUZ-O3.	<ul style="list-style-type: none"> No reasons provided.
362.15	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	General Rural Zone	Support	RETAIN GRUZ-O4.	<ul style="list-style-type: none"> No reasons given.
362.16	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-O2.	<ul style="list-style-type: none"> No reasons provided.
362.17	Bruce Nelder of B & C Family Trust and Nelder Farms Ltd	Rural Lifestyle Zone	Support	RETAIN RLZ-O3.	<ul style="list-style-type: none"> No reasons provided.
363.1	D & P Pirrit	Subdivision	Oppose	<p>AMEND the minimum allotment size in SUB-S1.7 for the Rural lifestyle zone to 2 hectares.</p> <p>AND</p> <p>ADD a Large lot residential zone into the Proposed District Plan and provide a minimum allotment size of 4,000m² for that zone.</p> <p>AND</p> <p>AMEND the zoning of land zoned Rural lifestyle zone within a 1km radius of an existing settlement (e.g. Paparoa or Pahi) to Large lot residential with a minimum allotment size of 4,000m²</p> <p>OR</p> <p>AMEND SUB-S1.7 to make the minimum allotment size in the Rural lifestyle zone 4,000m² where it is located within a one-kilometre radius of a General residential zone or a Commercial zone. Everywhere else (beyond the 1 km radius) in the Rural lifestyle zone has a minimum allotment size of 2 hectares.</p>	<ul style="list-style-type: none"> The minimum net site area of 4,000m² in the Rural lifestyle zone is too small, and will not achieve the objectives and policies of the Rural lifestyle zone. Submitter considers that the minimum allotment size as proposed would create: Loss of rural character Significant increased traffic on a dangerous intersection. Loss of primary production activity viability. Potential increase in complaints to Council due to conflicts between increased residential activity and existing primary production activities. The allotment sizes are "out of sync" with the provisions of other nearby councils. A more nuanced approach is preferable.
363.4	D & P Pirrit	Rural Lifestyle Zone	Oppose	AMEND RLZ-R3.1.b. to have a maximum size of 70m ² and include garages within the Gross Floor Area calculation.	<ul style="list-style-type: none"> Central Government have recently announced that "granny flats" or minor residential units up to 70m² will not require a Building or Resource Management Act consent. Submitter considers that Kaipara District Council should update the Proposed District Plan to reflect this requirement and avoid confusion. Submitter also considers that garages should be included in the calculations for Gross Floor Area as many morph into rooms used for sleeping and other residential activities over time.
364.1	Chardor Global Investments Limited	Planning Maps	Amend	AMEND the zoning of the properties at 5424 to 5480 SH14 (south side) and 5417 SH14 to the Owaho Point East Road corner (north side) from Light industrial zone to the Operative District Plan zoning of these areas (E.g., Rural or equivalent zone under the Proposed District Plan).	<ul style="list-style-type: none"> Lack of demonstrated demand. Inconsistency with spatial planning direction. The proposed State Highway 14 Light Industrial extension runs counter to the strategic

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				<p>AND</p> <p>PROVIDE acknowledgement within the planning documents that the recently rezoned Dargaville Racecourse light industrial area sufficiently provides for foreseeable industrial land needs in accordance with the direction of the spatial planning process.</p>	<p>preference for compact, efficient, and appropriately located growth.</p> <ul style="list-style-type: none"> • Ribbon development and inefficient land use. • Infrastructure inefficiency. Extending services and transport capacity to accommodate new dispersed industrial activity is not cost-effective. • Potential conflicts with rural land use and landscape values. • There are flooding issues.
365.1	H Kasmi	SCHED1 – Historic Heritage Resources	Oppose	<p>DELETE HH-DAR-26 from SCHED1 – Historic Heritage Resources, relating to the Former Jones/Dutch cottage at 17 River Road, Mangawhare, Dargaville.</p>	<ul style="list-style-type: none"> • The submitter states historic status of the house was not made known to him prior to purchase 4 years ago. • Renovation will be difficult without Council permission. • The status could affect future sales prospects