

Memorandum

To: Tammy Wooster, Acting Team Leader - District Plan

From: Liz Searle, Policy Planner

Date: 19 January 2024

Subject: **CORRECTIONS TO FAR NORTH PROPOSED DISTRICT PLAN PURSUANT TO CLAUSE 16 (2), FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991**

1. PURPOSE

To amend the Far North Proposed District Plan (PDP), correcting minor errors through clause 16 (2) of the Resource Management Act 1991 (the Act).

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

This is a procedural matter under the Act. Clause 16 (2) of Schedule 1 enables Council to make amendments to the PDP, without using the process set out in Schedule 1, to alter any information, where such an alteration is of minor effect, or to correct any minor errors. In summary, Council is not required to notify changes satisfying Clause 16 (2).

Pursuant to section 34 of the Act, Council has delegated its power under clause 16 (2) to the Manager - Resource Consents, General Manager Planning and Policy, Team Leader - District Plan, Senior Policy Planners and Policy Planners to make amendments to correct any minor errors to the PDP, provided the rights of members of the public are not affected, either prejudicially or beneficially.

To consider correcting any errors, case law establishes that the test in determining whether an amendment is authorised by clause 16 (2) is 'does the amendment affect (prejudicially or beneficially) the rights of some members of the public, or is it neutral?' Only if it is neutral is an amendment permitted by clause 16 (2).

3. HISTORY/BACKGROUND

As the PDP has been developed, further integrated, and moved through the submission phases, errors have been found. Council has erred on the side of caution and where there may be a perceived or actual material effect because of a change required to address an error, these have not been included in this list of clause 16(2) corrections as they will be addressed through submissions or a variation process (council initiated plan change).

Council's Policy Planners have considered the relevant provisions outlined in Appendix 1 against clause 16 (2) (alteration of minor effect or corrections of a minor error), and acting under authority delegated by Council, have determined the amendments to the PDP as set out in Appendix 1 meet those tests and can be made accordingly.

4. VIEWS OF THOSE AFFECTED/CONSULTATION

- **Views of those affected** - No party is considered to be affected.
- **Consultation** - Given that the proposed amendments will have no more than a minor effect, no consultation has occurred.
- **Māori implications** - There are no implications on Māori.

5. AMENDMENTS

In accordance with clause 16(2) of the First Schedule of the Resource Management Act 1991, Council's Policy Planner, Liz Searle, has exercised Council's delegations to determine minor changes required to the PDP, as set out in Appendix 1 (attached).

A handwritten signature in black ink, appearing to read 'Liz Searle', is written over a light grey rectangular background.

Liz Searle
Policy Planner

APPENDIX 1:

The following minor corrections have been made to the Far North Proposed District Plan in accordance with Clause 16(2), Schedule 1, of the Resource Management Act 1991. Deletions are shown as ~~striketrough~~ and additions as underline.

Clause 16(2) amendments made to the Proposed Far North District Plan January 2024				
Section	Provision	Description of Amendment	Reason for Amendment	Correction
PLAN WIDE	English capitalisation	The word 'District' should be in lower case where it is not a proper noun	Neutral correction of minor errors	District <u>district</u>
	Reference to the Far North District Plan	Reference to the District Plan as a document should be capitalized, general reference to district plans should be lower case	Neutral correction of minor errors	district plan <u>District Plan</u> District Plan <u>district plan</u>
	Zone reference	Where the word 'Zone' follows the zone name, it should be in lower case	Neutral correction of minor errors	i.e. Hospital Zone <u>zone</u>
INTRODUCTION	Purpose	First sentence in second paragraph is missing the word 'Council'	Neutral minor amendment for typo	The Far North District <u>Council</u> as a territorial authority is subject to the functions under Section 31 of the RMA
		Delete repeat word in the fifth paragraph - "... is based on on Council's vision..."	Neutral minor amendment for typo	This strategy is based on on Council's vision 'He Whenua Rangatira – a district of sustainable prosperity and wellbeing'.
	Description of the District	Second sentence in second paragraph – per cent is one word	Neutral minor amendment for typo	per cent <u>percent</u>
		Typos in the second sentence of the fifth paragraph, 'center' should be 'centre', 'District' should be lower case	Neutral minor amendments for typos	For example, the District's <u>district's</u> three main town centers <u>centres</u> Kaikohe, Kerikeri and Kaitaia are all located on or near highly productive land, with each community having water supply requirements that are integral to long term environmental, economic and resilience outcomes.

Section	Provision	Description of Amendment	Reason for Amendment	Correction
INTRODUCTION	Description of the District	Grammar in the fourth sentence of the fifth paragraph	Neutral minor amendments to correct grammar	Kaikohe, has Land Use Classes (LUC) 2 to 3 which are supporting pastoral activities, due Due to limited water resources, with new investment in water supply that has the potential to enable significant economic productive output.
	Significant Resource Management Issues	Issue 4 - Missing word and grammatical error in second sentence	Neutral minor amendments to insert missing word and correct grammar	A number of commercial and industrial activities are located in un-serviced rural areas because <u>of</u> lower land costs and minimal regulation.
HOW THE PLAN WORKS	General approach	The word 'Draft' refers to the former 'Draft District Plan' which is no longer relevant. Therefore, the word requires deletion from the third sentence of the first paragraph	Neutral minor amendment to remove redundant word	The following sets out the general approach and organisation of the draft document.
DEFINITIONS	HIGH RISK COASTAL HAZARD AREA	Requires plural tense of 'high risk coastal hazard area' to enhance use of the hyperlink	Neutral minor amendment to correct grammatical error	Create plural tense for 'high risk coastal hazard area'
ABBREVIATIONS	NESF	Include in the list of abbreviations	Neutral minor amendment for clarification	Include National Environmental Standards for Freshwater 2020 in abbreviations
STRATEGIC DIRECTION	Overview	Title text should be 'Overview' as per Plan formatting	Neutral minor amendment to correct typos	Strategic Directions Overview
		Delete repeat word in the second paragraph - "... is based on on the Council..."	Neutral minor amendment to correct typos	his strategy is based on on the Council and Community vision 'He Whenua Rangatira – a district of sustainable prosperity and wellbeing'.
ECONOMIC AND SOCIAL WELLBEING	SD-SP-O2	Missing comma after tangata whenua	Neutral minor amendment to correct punctuation	Development of initiatives that will support the wellbeing of Tangata Whenua, in partnership with Iwi and hapū
INFRASTRUCTURE	Overview	Typo in the first sentence of first paragraph, requiring a comma between community and economic, 'District' should be in lower case	Neutral minor amendment to correct punctuation	The District district relies on the safe and efficient delivery of infrastructure
		Missing word 'and in the third sentence of first paragraph	Neutral minor amendment to correct typo	In enabling infrastructure and managing adverse environment effects, it is important to recognise the locational, operational <u>and</u> functional needs and constraints of infrastructure

Section	Provision	Description of Amendment	Reason for Amendment	Correction
RENEWABLE ELECTRICITY GENERATION	REG-R5	PER-3 Typo correcting the word 'national' which should be 'notional'.	Neutral minor amendment to correct typo	Any structure is setback at least three times the height of the structure from the boundary of any other site and is not within the national notional boundary of any other site.
	REG-R6	PER-3 Typo correcting the word 'national' which should be 'notional'.	Neutral minor amendment to correct typo and formatting	Any structure is setback at least three times the height of the structure (including supporting structures) from the boundary of any other site and is not within the national notional boundary of any other site.
TRANSPORT	Overview	The references to 2,507km and 87km in the first sentence are too specific and distances will change, requires more general references	Neutral corrections of minor error	The District's transport network has over 2,507 2,500 km of roads, which includes approximately 87 90 km of the nationally significant New Zealand Cycle Trail ...
	TRAN-P3	Missing the word 'and' from point a	Neutral minor amendment to correct grammatical error	a. the subdivision layout, and location of buildings, structures and other potential visual obstructions that may impact on sightlines and the integrity of the road carriageway;
	TRAN-P8	Missing the word 'generating' from point b	Neutral correction of minor error to use correct terminology	a. the location of high traffic generating activities and ...
		The word 'pathway' in point h should be plural	Neutral minor amendment to correct grammatical error	h. current and future connectivity including pathways and parking, and open space networks
	TRAN-P8	Language inconsistent with Plan reference – text should state 'lawfully' established as opposed to 'legally' established	Neutral minor amendment as per Plan referencing	g. any cumulative effects arising from legally lawfully established activities in the surrounding environment;
	TRAN-S1			1. The minimum number of on-site car parking and bicycle spaces ...: <ul style="list-style-type: none"> o for sites in the Mixed Use zone, no additional on-site parking spaces are required where the nature of a legally lawfully established activity changes ...
	TRAN-R8	Incorrect reference in PER-2 to 'Sites and areas of significance to Māori', remove unnecessary hyperlink to 'site'	Neutral minor amendment as per Plan referencing	Sites and areas of significance to Māori' Remove hyperlink to 'site'
	TRAN-S1	Missing the word 'car' from point 2	Neutral correction of minor error for clarification/consistency	Where on-site parking is provided in accordance with (1) above, additional accessible car parking spaces must be provided in accordance with TRAN-Table 2 - Minimum number of accessible car parking spaces;

Section	Provision	Description of Amendment	Reason for Amendment	Correction
TRANSPORT	TRAN-Table 1	'Bed' is a national standard definition used and hyperlinked in the Plan in relation to rivers. To avoid confusion and remove the associated hyperlink, change the reference to 'hospital-bed' for the required number of parking spaces for a hospital	Neutral correction of minor error	1 per 3 hospital -beds, plus 5 per operating theatre, plus 1 per remaining 25m ² GFA
		Spelling error – 'birth'/mooring should be 'berth'/mooring	Neutral correction of minor error	birth berth/mooring
	TRAN-Table 3	Thresholds expressed inconsistently between TRAN-Table 3 and Tran-Table 4	Neutral corrections for consistency	Between 201 Greater than 200m ² and up to 500m ² Between 501 Greater than 500m ² and up to 5,000m ² Exceeding Greater than 5,000m ²
	Tran-Table 4			Greater than 500 m ² and up to 2,500 m ² Greater than 2500 m ² and up to 7,500 m ²
	TRAN-Table 5	Incorrect footnote numbering	Neutral correction of minor errors	90° Casual Users ⁽⁴²⁾ \ 2.4 ⁽²³⁾
	TRAN-Table 9	Reformatting of header row titles for columns 4, 5 and 6 to enhance readability	Neutral correction of formatting	Merge the first line of the header row for columns 4, 5 and 6 – To read 'Minimum carriageway width (m)' across the three columns
TRAN-Table 11	It is not clear what 'ECM' means, insert a note to define the acronym ECM	Neutral correction for clarification of acronym	Insert note – ECM refers to equivalent car movements per day	
NATURAL HAZARDS	NH-P7	Spelling error in title – 'Costal' should be 'Coastal'	Neutral correction of minor error	Costal Coastal Hazard
HERITAGE AREA OVERLAYS	HA-R2	The word 'alternation' in PER-2, PER-5 and PER-6 should be 'alteration'	Neutral correction of minor errors	PER-2, PER-5 and PER-6 – replace the word 'alternation' with 'alteration'
HISTORIC HERITAGE	HH-P3	Correct spelling error in definition of maintenance (as accessed through hyperlink), amending 'heritiage' to 'heritage'	Neutral minor amendment to correct typo in information accessed through hyperlink	in relation to a heritiage heritage item, means activities ...

Section	Provision	Description of Amendment	Reason for Amendment	Correction
HISTORIC HERITAGE	HH-P15	Remove 'and' from subsection o.	Neutral minor amendment as per the Plan formatting standards	any iwi / hapū management plan lodged with Council; and
NOTABLE TREES	Chapter	Numbering is inconsistent with Plan formatting i.e. use of natural numbers and roman numerals	Neutral minor amendment as per Plan formatting	Numbering amended accordingly
	NT-P3	Amend to use term defined in plan - 'root zone area', replacing the term 'root protection area' with 'root zone area'	Neutral minor amendment for consistency in terminology	Only allow activity and development within the root zone area of a notable tree or group of trees where: <ul style="list-style-type: none"> a. ... b. there is a functional or operational need for the development to occur within the root protection <u>root zone</u> area and there are no other practical alternative locations.
	NT-P4	Amend to use term defined in plan - 'root zone area', replacing the term 'root protection area' with 'root zone area'	Neutral minor amendment for consistency in terminology	Allow the trimming, pruning of trees and groups of trees and activities within the root zone area of notable tree or group of trees for the purpose of operating, maintaining, repairing, upgrading or removing infrastructure where: <ul style="list-style-type: none"> a. ... b. for new infrastructure, there is an operational need or functional need to be located within the root protection <u>root zone</u> area and there are no other practicable alternative locations; and ...
	NT-R5	Typo in subsection 2, 'thursting' should be 'thrusting'	Neutral correction of minor error	is installed by hand-digging or thursting <u>thrusting</u> ;
NATURAL CHARACTER	NATC-P5	'on' should be 'of	Neutral minor amendment to correct grammatical error	Encourage the restoration and enhancement on of wetland, lake and river margins where it will achieve improvement in natural character values.
	NATC-R1	PER-2, point 3 - Capitalisation of zone name, 'zone' should be plural	Neutral corrections of minor errors	3. park management activity in the Open Space or Sport and active-recreation <u>Active Recreation</u> zones; or
	NATC-S2	Words in wrong order	Neutral minor amendments to correct syntax and grammar	Any earthworks or indigenous vegetation <u>clearance</u> on a site within <u>a</u> wetland, lake and river margins clearance must ...

Section	Provision	Description of Amendment	Reason for Amendment	Correction
NATURAL FEATURES AND LANDSCAPES	Overview	Missing word and grammatical/punctuation errors in third paragraph	Neutral minor amendments to insert missing word and correct grammar/punctuation	ONL and ONF provide significant public benefit for the District, including the economic benefits of tourism, recreational use, as well as providing and protecting ecology ecological , aesthetic and cultural values. Consideration needs to be given to recognising and protecting the characteristics, qualities and values of ONL and ONF while ensuring the communities community's health, safety and wellbeing, and enabling the use of Māori land.
	NFL-P8	The word 'Protect' should be in lower case	Neutral correction of minor errors	Manage land use and subdivision to Protect protect ONL and ONF and address ...
		Point d - The word 'Integrating' should be in lower case		any means of Integrating integrating the building, structure or activity;
PUBLIC ACCESS	PA-O2	Missing the words 'and the'	Neutral minor amendment to correct grammatical error	Public and customary access to and along the coastal marine area and waterbodies assists with the management of natural hazards, and the preservation of natural character, indigenous biodiversity, historic heritage, cultural and landscape values
	PA-P1	Incorrect tense in point c - 'utilise' should be 'utilising'	Neutral minor amendment to correct grammatical error	c. utilise utilising access strips, designations and any other mechanisms available to secure land or easements for public access where not otherwise achieved through esplanade reserve requirements.
ACTIVITIES ON THE SURFACE OF WATER	ASW-R4	Reword header to reflect standard wording throughout Plan	Neutral minor amendment as per the Plan formatting standards	Any activity not provided for as permitted or discretionary in this chapter Activities not otherwise listed in this chapter
COASTAL ENVIRONMENT	Overview	Duplication of the word 'The' in the last sentence of the first paragraph.	Neutral minor amendment to remove duplicated word	The The mapped coastal environment accounts for approximately 12% of the District's total land area.
		Apostrophe required for 'Districts' in the first sentence of the second paragraph, lowercase for District's	Neutral minor amendments to correct punctuation and typo	Much of the D district's coastline is relatively undeveloped in the sense that there is limited built development and supporting infrastructure.
		'Communities' should be 'community's' in the last sentence of the second paragraph	Neutral minor amendment to correct grammatical error	Consideration needs to be given to both the preservation of the natural character of the coastal environment and the level of intervention to manage land use and subdivision, while ensuring the communities community's health, safety and wellbeing.

Section	Provision	Description of Amendment	Reason for Amendment	Correction
COASTAL ENVIRONMENT	Rules in coastal hazard areas	The three points above the rules should be listed as notes	Neutral minor amendment as per the Plan formatting standards	List 3 points as notes
	CE-P6	Missing the word 'the' from point a	Neutral minor amendment to correct grammatical error	a. the use forms part of the values that established the natural character of the coastal environment; or
	CE-R1 PER-2	'then' should be 'than' in point 2	Neutral minor amendment to correct error	2. no greater then than 25m ²
	CE-R10	Cross references to CE-R17 should be to CE-R14	Neutral minor amendments to address correct rule number	Activity status where compliance not achieved with PER-1 or PER-2 - Restricted Discretionary refer to Rule CE-R17 CE-R14 Matters of discretion are restricted to: a. the matters outlined in Rule CE-R17 CE-R14 .
	CE-R11	Cross references to CE-R19 should be to CE-R16 Rule CE-R11 has three permitted activity standards, but only non-compliance with PER-1 and PER-2 is addressed in the right-hand column of this rule	Neutral minor amendments to address correct rule number and error	Activity status where compliance not achieved with PER-1, or PER-2 or PER-3 : Restricted Discretionary where it meets Rule CE-R19 CE-R16 Matters of discretion are restricted to: a. the matters outlined in Rule CE-R19 CE-R16 .
	CE-R12	Cross references to CE-R17 should be to CE-R14 Cross references to CE-R19 should be to CE-R16	Neutral minor amendments to address correct rule number	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Restricted Discretionary refer to Rule CE-R17 CE-R14 (buildings) or Rule CE-R19 CE-R16 (structures) Matters of discretion are restricted to: a. the matters outlined in Rule CE-R17 CE-R14 or Rule CE-R19 CE-R16
CE-R13	Cross references to CE-R17 should be to CE-R14 Cross references to CE-R19 should be to CE-R16 Missing the word 'or'	Neutral minor amendments to address correct rule number and correct grammatical error	Activity status where compliance not achieved with PER-1, PER-2, PER-3, PER-4 or PER-5: Restricted Discretionary refer to Rule CE-R17 CE-R14 (buildings) or Rule CE-R19 CE-R16 (structures) Matters of discretion are restricted to: a. the matters outlined in Rule CE-R17 CE-R14 or Rule CE-R19 CE-R16	

Section	Provision	Description of Amendment	Reason for Amendment	Correction	
EARTHWORKS	Overview	Redundant comma after the word 'earthworks' in the second sentence of the second paragraph, delete the comma	Neutral minor amendments to correct punctuation	Earthworks, have the potential to detrimentally alter and affect landforms, landscapes, natural features, historic and cultural heritage and the natural character of the coastal environment.	
	Overview	Comma required for punctuation in the last sentence of the third paragraph, between 'conservation' and 'and'		The NRC also has responsibilities to manage earthworks for the purposes of soil conservation, and water quality and quantity for waterbodies and the coastal marine area.	
	EW-O1	Missing the word 'the'	Neutral minor amendments to correct grammatical errors	Earthworks are enabled where they are required to facilitate the efficient subdivision and development of land, while managing adverse effects on waterbodies, the coastal marine area ...	
	EW-P3	Use of the word 'are' in Subsection b is incorrect, should be 'to be'		requiring appropriate setbacks are to be maintained from adjoining property boundaries, waterbodies and the coastal environment;	
	Note 6	Words omitted – 'to' and 'will'		Where soil sampling and land disturbance is proposed on land where a hazardous activity or industry has been, is more likely than not to have been or is currently operating, then the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 will apply	
	EW-S1		The reference in the table to 'Conservation' should be 'Natural Open Space' as per the zone in the Proposed District Plan. 'Conservation' is an equivalent zone on the Operative District Plan. There is no Conservation zone in the Proposed District Plan.	Neutral minor amendments to correct zone name	Reference the correct zone as follows – Conservation <u>Natural Open Space</u>
			The reference in the table to 'Sport and Recreation' should be 'Sport and Active Recreation' as per the zone in the Proposed District Plan		Reference the correct zone as follows – Sport and <u>Active</u> Recreation

Section	Provision	Description of Amendment	Reason for Amendment	Correction
EARTHWORKS	All standards	Numbering is inconsistent with Plan formatting i.e. use of natural numbers and roman numerals	Neutral minor amendment as per Plan formatting	Numbering amended accordingly
	EW-S4	Typo in subsection i, 'stablished' should be 'established'	Neutral correction of minor error	the earthworks area shall be <u>e</u> stablished, filled and/or recontoured in a manner consistent with the surrounding land.
LIGHT	Overview	Missing word 'and' in the last sentence of the first paragraph	Neutral minor amendment to correct grammar	It can also adversely affect people's enjoyment of the night sky <u>and</u> affect wildlife such as kiwi ...
NOISE	Overview	First paragraph, first word, 'the' - needs a capital 'T'	Neutral minor amendment to correct grammar	the <u>The</u> Far North District is diverse with a range of rural and urban areas ...
	Note	Subpoint 3 - Commas required for punctuation	Neutral minor amendment to correct punctuation	vehicles being driven on a road (within the meaning of Section 2(1) of the Transport Act 1998), or within a site as part of, or compatible with, a normal residential activity;
	NOISE-R9	Spelling error in PER-2 'Maintenace' should be 'Maintenance'	Neutral correction of minor error	Maintenace <u>Maintenance</u> on frost fans and horticultural wind machines is undertaken during daylight hours, that is, from 7am to 10pm;
	NOISE-S1	Airport zone - Subpoint 1 missing the word 'Airport' after 'Bay of Islands'	Neutral minor amendment to correct name	The maximum noise generated from aircraft operations at the Bay of Islands <u>Airport</u> , Kaitaia Airport and Kaikohe Airport ...
	NOISE-S6	The word 'explosive' should be plural, 'explosives'	Neutral minor amendment to correct grammar	Noise generated from the use of <u>explosives</u> shall comply with noise limits set in NOISE - Table 2 - Explosives, when measured at the specified receiver site in any zone
SIGNS	Rules	The normal numeral points within each PER are independent of each other and should not be linked by the word 'and'.	Neutral minor amendment as per Plan formatting	Delete the word 'and' where it links normal numeral points within SIGN-R2, SIGN-R3, SIGN-R4, SIGN-R5, SIGN-R6, SIGN-R7, SIGN-R8, SIGN-R9, SIGN-R10, SIGN-R11, SIGN-R12, SIGN-R14 and SIGN-R15
	Standards	The normal numeral points within each Standard are independent of each other and should not be linked by the word 'and'	Neutral minor amendment as per Plan formatting	Delete the word 'and' where it links normal numerals within SIGN-S1, SIGN-S4 and SIGN-S6

Section	Provision	Description of Amendment	Reason for Amendment	Correction
SIGNS	SIGN-S1 All Zones	The first sentence of subpoint 1 'in the area' should be 'in area' Capitalisation required for the beginning of the second sentence in subpoint 1	Neutral correction of minor errors	Any temporary sign (excluding real estate and development) or community sign must not exceed 2m ² in the area but may be double-sided. where <u>Where</u> a sign is double-sided, the maximum area of the sign is calculated as the area of one side of the sign; and
	SIGN-S1	Reference to Kororāreka Russell Township should be clarified by the word 'zone'		Kororāreka Russell Township <u>zone</u>
TEMPORARY ACTIVITIES	TA-P2	Missing words 'and' and 'associated'	Neutral minor amendments to correct grammar	Ensure that the actual and potential effects resulting from any temporary event, temporary military training, temporary emergency training, <u>and</u> temporary network utility, including those <u>associated</u> with accessory buildings or structures, are appropriately managed by requiring that they ...
	TA-P4	Sentence structure in point m	Neutral minor amendment to correct grammatical errors	m. any adverse effects on any historic heritage, cultural, <u>or</u> natural environment values, <u>and</u> rural or coastal character.
	TA-R1	PER-5 should be singular tense	Neutral minor amendment to correct grammatical error	The activity complies with standards:

Section	Provision	Description of Amendment	Reason for Amendment	Correction
GENETICALLY MODIFIED ORGANISMS	Overview	Typos and grammatical errors in the third, fourth, fifth and sixth paragraphs.	Neutral minor amendments to correct typos and grammar	<p>Primary Production is an important land use in the District <u>district</u> and is a major contributor to the local and regional economy. <u>There is the potential that a range of outdoor GMO could be used within the district, particularly in relation to food crops, trees, animals and pharma crops.</u> Therefore, the release of outdoor GMO has been made is prohibited, due to the potential for adverse effects, including accidental contamination, as a range of out- <u>outdoor GMO could be used in our District as it relates to food crops, trees, animals and pharma crops.</u></p> <p>Accidental or unintentional migration of GMO that result in GMO contamination and subsequent clean-up and remediation can be expensive, therefore the framework requires long term financial accountability from any GMO operator. This precautionary management of GMO is consistent with the District Plan for the adjoining Whangarei District. The Northland Regional Plan, which manages GMO in the coastal marine area, is based on the same principles.</p> <p>This approach entails a conservative approach to GMOs, due to the sensitive receiving environment and cultural concerns. If in the future there is more certainty on the use of GMO, Council has the ability to review this precautionary approach. However, in the interim, this framework enables in certain circumstances <u>in certain circumstances</u> the use of GM products <u>in certain circumstances</u>, and the ability to obtain resource consent to undertake outdoor field trailing <u>trailing</u>.</p> <p>To take advance <u>advantage</u> of the potential for opportunities associated with GMO development <u>arising in the future, that which</u> could benefit the district, region or nation, Council or a GMO proponent could initiate a plan change to change the status of the a GMO activity, <u>particularly</u> if supported by information arising during a field trial stage or in light of other information in relation to the science of GMO.</p>

Section	Provision	Description of Amendment	Reason for Amendment	Correction
TREATY SETTLEMENT LAND OVERLAY	TSL-S2	The reference to 'pouhaki' should be 'pou haki'	Neutral minor amendment to correct grammar	... This standard does not apply to: i. pouhaki <u>pou haki</u> provided that they do not exceed the height limit by more than 1m ...
	TSL-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;
GENERAL RESIDENTIAL	Overview	The word 'where' in the second sentence of the first paragraph is redundant and should be deleted	Neutral minor amendment to correct grammar	The General Residential zone represents those areas where there is an expectation of higher density residential development, where compared to the rural environments, and that generally provides adequacy and capacity of available or programmed development infrastructure.
		The words 'will seek' in the first sentence of the second paragraph should be 'seeks', missing comma	Neutral minor amendments to correct grammar	To support urban sustainability and affordable infrastructure, the General Residential zone will seek s to consolidate growth where it can around urban centres.
		The words 'will provide' in the first sentence of the third paragraph should be 'provides'	Neutral minor amendments to correct grammar	In providing for growth over the medium term, and looking out to the longer term, the District Plan will provide s for a combination of increased density within the existing General Residential zone ...
	GRZ-P2	Points c and d should be combined, and requires plural tense in new point c	Neutral minor amendments to correct grammatical error	b. ... <u>and</u> c. wastewater; and <u>potable water supply and stormwater where it is they are</u> available.
	GRZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;
RURAL PRODUCTION	Overview	Delete repeat word in the first sentence of the fourth paragraph - "... the Northland Regional Policy Statement to to manage the..."	Neutral correction of minor error	Council has a responsibility under the RMA and the Northland Regional Policy Statement to to manage the rural land resource to
	RPROZ-R13	Subsection 2 of PER-1 missing the word 'a'	Neutral minor amendment to correct grammatical error	50m from the boundary of <u>a</u> site for all other zones
	RPROZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;

Section	Provision	Description of Amendment	Reason for Amendment	Correction
RURAL LIFESTYLE	Overview	Duplication of the word 'reason' in the last sentence of the third paragraph.	Neutral minor amendment to remove duplicated word	For this reason -reason, rural lifestyle character and amenity are managed through density rules and the consideration of building locations at the time of subdivision, in addition to the use of building setback controls from boundaries.
	RLZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;
RURAL RESIDENTIAL	RRZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;
SETTLEMENT	RSZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;
MIXED USE	MUZ-P2	Requires plural tense in point c	Neutral minor amendment to correct grammatical error	c. wastewater, potable water supply and stormwater where it is <u>they are</u> available.
	MUZ-S1	Spelling error in point d in right column – 'top' should be 'to'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;
		Numbering is inconsistent with Plan formatting i.e. use of roman numerals instead of natural numbers for the standard	Neutral minor amendment as per Plan formatting	Numbering of standard amended to points 1 and 2
	MUZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	c.shading and loss of access top sunlight to adjoining sites;
LIGHT INDUSTRIAL	LIZ-P2	Requires plural tense in point c	Neutral minor amendment to correct grammatical error	c. wastewater, potable water supply and stormwater where it is <u>they are</u> available.
	LIZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;

Section	Provision	Description of Amendment	Reason for Amendment	Correction
HEAVY INDUSTRIAL	Overview	Spelling error in second sentence of first paragraph – operative should be operate	Neutral correction of minor error	... will impact on the ability of heavy industrial activities to operate efficiently and effectively
	HIZ-P2	Requires plural tense in point c	Neutral minor amendment to correct grammatical error	c. wastewater, potable water supply and stormwater where it is <u>they are</u> available.
	HIZ-R1	HIZ-S7 incorrectly referenced in PER-2	Neutral correction of minor error	HIZ-S7 Landscaping for adjoining sites other than mixed use or industrial; and
	HIZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;
NATURAL OPEN SPACE	NOSZ-O3	The word 'for' should be 'to' and correct grammatical error	Neutral minor amendments to correct grammar	Natural open spaces where appropriate are accessible for to the public <u>where appropriate</u> for the use of leisure and customary activities.
	NOSZ-P1	Typo requiring the second space in 'enhances the' to be replaced with a single spacing	Neutral minor amendment to correct punctuation error	Enable land use that conserves, protects and enhances -the natural, ecological, historic heritage, cultural and natural character values of the zone.
	NOSZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;
OPEN SPACE	OSZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;
SPORT AND ACTIVE RECREATION	SARZ-O1	The word 'zone' is missing	Neutral correction of minor error	The Sport and Active Recreation <u>zone</u> is predominantly used for recreation activity
	SARZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;
HORTICULTURE ZONE	HZ-R11	Reference in title should be HZ-R11 not HZR11	Neutral minor amendment to correct typo	HZR11 <u>HZ-R11</u>
	HZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;
HORTICULTURE PROCESSING FACILITIES ZONE	HPFZ-S4	Spelling error in point d – 'constricts' should be 'constraints'	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;

Section	Provision	Description of Amendment	Reason for Amendment	Correction
HOSPITAL ZONE	Overview	Spelling error in point 1 of first paragraph – ‘Kawakawka’ should be ‘Kawakawa’	Neutral correction of minor error	1. Bay of Islands Hospital - Kawakawka;
		Sentence structure and grammar in second paragraph	Neutral minor amendment to correct grammatical errors	The three hospitals are vital to the health of communities in the Far North District. They three hospitals enable Far North residents to access local hospital and healthcare services, which reduces reducing pressure on Whangarei Hospital and allows allowing Whangarei Hospital # to focus on providing more specialised services for the region . All three hospital sites have the potential for further development to better support the health and well-being of people and communities in the Far North District, and u Upgrades and extensions of buildings are anticipated as the hospitals adapt to the needs of their service catchments.
	Chapter	Where the word ‘Zone’ follows Hospital, it should be in lower case	Neutral correction of minor error	Hospital Zone zone
	HOSZ-R1	Misspelt word in right column	Neutral correction of minor error	Matters of discretion are restricted to:
	HOSZ-S3	Remove repetition in wording and correct grammar	Neutral minor amendment to correct grammatical error	The building or structure, or extension or alteration to an existing building or structure, must be set back at least must be setback at least 10m from all site boundaries.
KORORAREKA RUSSELL TOWNSHIP	KRT-P2	Points a, b and c need to be combined (as per other policies in Plan), points e and f should be combined, and requires plural tense in new point c, use common plan reference to electricity distribution network	Neutral minor amendment to correct grammatical errors	Require all subdivision in the Kororāreka Russell Township zone to provide the following reticulated services to the boundary of each lot: <ul style="list-style-type: none"> a. telecommunications; <ul style="list-style-type: none"> <u>i.</u> fibre where it is available; or <u>ii.</u> copper where fibre is not available; <u>b.</u> local network power supply electricity distribution network; and <u>c.</u> wastewater, and portable water and stormwater where it is they are available.
	KRT-S4	Spelling error in point d – ‘constricts’ should be ‘constraints’	Neutral correction of minor error	d. natural hazard mitigation and site constricts <u>constraints</u> ;

Section	Provision	Description of Amendment	Reason for Amendment	Correction
ORONGO BAY	OBZ-P4	Missing the word 'in' between 'marine farming operations' and 'the coastal marine area'	Neutral minor amendment to correct grammar	Ensure that infrastructure for stormwater and sewerage is designed to ensure that any effects on the adjoining coastal environment, Orongo Bay and the integrity of the adjacent marine farming operations in the coastal marine area are avoided, remedied or mitigated.
	OBZ-R14	Spelling error in subpoint k – 'waahi tapu' should be 'wāhi tapu'	Neutral correction of minor error	waahi wāhi tapu (create hyperlinking)
APPENDIX 1	Emap left hand dropdown menu	Dropdown to 'APP1 - Mapping methods and criteria' includes an unnecessary duplication	Neutral minor amendment to correct formatting error	Delete 'Appendix 1 - Mapping methods and criteria' from the dropdown to 'APP1 - Mapping methods and criteria'
APPENDIX 2	APPENDIX 2	Errors in the title – 'Acknowledgements' should not be plural, the word 'area' is missing, and text should be lower case as per Plan formatting	Neutral minor amendment to correct typo	APPENDIX 2- STATUTORY ACKNOWLEDGEMENTS Appendix 2 – Statutory acknowledgement areas
APPENDICES 2A TO 2F	Emap left hand dropdown menu	Dropdowns to APP2A to APP2F include unnecessary duplications	Neutral minor amendment to correct formatting error	Delete the duplication in references to Appendices 2A to 2F in left hand dropdown menu
	APPENDICES 2A TO 2F	Title text should be lower case as per Plan formatting	Neutral minor amendment to correct typo	Amend titles to lower case
	APPENDIX 2A	Title text is missing the word 'Act'	Neutral minor amendment to correct typo	Appendix 2A – Te Roroa Claims Settlement Act 2008
APPENDIX 3	APPENDIX 3	There is no title to the text and dropdown will include unnecessary duplication, headers should not be upper case	Neutral minor amendment to correct formatting error	Insert following title Appendix 3 – Subdivision management plan criteria , delete duplication to title, change titles/headers to lower case
APPENDIX 4	Emap left hand dropdown menu	Dropdown to 'APP4 – Airport protection surfaces' includes an unnecessary duplication	Neutral minor amendment to correct formatting error	Delete 'Appendix 4 – Airport protection surfaces ' from the dropdown to 'APP4 – Airport protection surfaces'

Section	Provision	Description of Amendment	Reason for Amendment	Correction
APPENDIX 5	Emap left hand dropdown menu	Dropdown to 'APP5 – NIEP Design Guidelines and Masterplan' includes an unnecessary duplication. NIEP should not be abbreviated.	Neutral minor amendment to correct formatting error	Delete 'Appendix 5 – Ngawha Innovation and Enterprise Park Design Guidelines and Masterplan' from the dropdown to 'APP5 – NIEP Design Guidelines and Masterplan'. Provide full text for NIEP.
	APPENDIX 5	Title to the text is incomplete	Neutral minor amendment to correct formatting error	Appendix 5 - Ngawha Innovation and Enterprise Park Design Guidelines and Masterplan
SCHEDULE 1	Emap left hand dropdown menu	Delete dropdown to Schedule 1 and rename title 'Schedule 1: Schedule of Notable Trees'	Neutral minor amendment to correct error	Appendix 2 Schedule 1 : Schedule of Notable Trees
SCHEDULE 2	Emap left hand dropdown menu	Delete dropdown to Schedule 2 and rename title 'Schedule 2: Schedule of Historic Sites, Buildings and Objects'	Neutral minor amendment to correct error	Appendix 3 Schedule 2 : Schedule of Historic Sites, Buildings and Objects
SCHEDULES 3, 5, 6, 7 and 8	Emap left hand dropdown menu	Dropdowns includes an unnecessary duplication	Neutral minor amendment to correct formatting error	Delete dropdown from 3, 5, 6, 7 and 8
SCHEDULES 1, 2, 3, 4, 5, 6, 7 AND 8	Emap left hand dropdown menu	Title text should be lower case as per Plan formatting, title should refer to 'Schedule' not 'Appendix', and/or incorrect numbering	Neutral minor amendment to correct typos	Amend titles to lower case, to correct to refer to 'Schedule', and amend numbering as required
SCHEDULE 5	Schedule of Outstanding natural landscapes	Misspelt word 'landscapers' should be 'landscapes'	Neutral minor amendment to correct typo	Refer to Chapter Natural features and landscapes for relevant rules.
SCHEDULES 3, 5, 6, 7 AND 8	Schedules	The title should include 'Schedule of' as per other schedules	Neutral minor amendment to correct formatting error	Amend title to include 'Schedule of'

Section	Provision	Description of Amendment	Reason for Amendment	Correction
MAPPING	133 and 211 Okokako Road, Waimate North	The zone boundary between 133 and 211 Okokako Road, Waimate North, does not align with the title boundaries, resulting in multiple zonings within the properties. Amend the interface of the Rural Production and Māori Purpose - Rural zones to align with the title boundaries where the two titles abut, thereby ensuring that neither of the properties include multiple zones.	Neutral minor amendment to correct zone boundary that does not fully align with title boundaries, insignificant change which is not easily discernible in mapping but indicated in summary column to the left of the map	Amend the interface of the Rural Production and Māori Purpose zones to align with the title boundaries of 133 and 211 Okokako Road, Waimate North
	Designation KL230 – Kordia Limited, Flagstaff Road, Russell - Broadcasting, telecommunications, including access and electricity route	Amend the mapping of designation KL230 to remove 15 Flagstaff Road (Lot 1 DP 497245)	Kordia Limited's correspondence seeking a rollover of the designation sought to include additional land within the designation area, nominating a 100m diameter area extending from the mast, yet subject to the exclusion of an adjacent private property. The mapping only had regard to the 100m diameter threshold. The private property was incorporated within the mapped area and should be removed. This will not undermine the designation.	Remove 15 Flagstaff Road (Lot 1 DP 497245) from the mapped area of designation KL230