

## Proposed Far North District Plan – s42A Report Table

### Appendix 2 - Officer's Recommended Decisions on Submissions (Orongo Bay Special Purpose Zone).

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of s42A report
<b>S454.139</b>	Transpower New Zealand Ltd	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	Amend the provisions in the Orongo Bay Special Purpose zone to ensure that critical infrastructure, such as transmission facilities, is provided for.		Reject	Section 5.2.1 Key Issue 1: Specific recognition of the National Grid
<b>FS369.021</b>	Top Energy		Support	Top Energy support the provision of critical infrastructure (including electricity) within the Orongo Bay Special Purpose Zone.	Allow	allow the original submission	Reject	Section 5.2.1 Key Issue 1: Specific recognition of the National Grid
<b>S179.057</b>	Russell Protection Society (INC)	OBZ-O1	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-O1		Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
<b>S179.058</b>	Russell Protection Society (INC)	OBZ-O2	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-O2		Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
<b>S179.059</b>	Russell Protection Society (INC)	OBZ-P1	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P1		Accept	Section 5.2.7 Key Issue 7: General support for notified provisions

## Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of s42A report
S179.060	Russell Protection Society (INC)	OBZ-P2	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P2	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S179.061	Russell Protection Society (INC)	OBZ-P3	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P3	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S179.062	Russell Protection Society (INC)	OBZ-P4	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P4	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S179.063	Russell Protection Society (INC)	OBZ-P5	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P5	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S179.064	Russell Protection Society (INC)	OBZ-P6	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P6	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S179.065	Russell Protection Society (INC)	OBZ-P7	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P7	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S179.066	Russell Protection Society (INC)	OBZ-P8	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P8	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S179.067	Russell Protection Society (INC)	Rules	Not Stated	Rules and standards do not provide clarity for the storage of second hand houses, some of which can be in a poor state of repair. this serves to detract from the visual amenity of the area, something that the zone specifically aims to protect	Insert rule around storage of second hand buildings that is not permitted	Reject	Section 5.2.2 Key Issue 2: Storage of Second Hand Buildings

**Proposed Far North District Plan – s42A Report Table**

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of s42A report
<b>FS398.001</b>	Waitoto Developments Limited		Oppose	The submission promotes a rule limiting relocatable / removable houses. Such a rule is not required and can be managed under existing provisions proposed within the PDP	Disallow	disallow the original submission	Accept	Section 5.2.2 Key Issue 2: Storage of Second Hand Buildings
<b>S512.070</b>	Fire and Emergency New Zealand	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	Insert new rule for Emergency service facilities included as a permitted activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings		Accept in part	Section 5.2.4 Key Issue 4: Specific recognition of Emergency Services

## Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of s42A report
<b>FS398.002</b>	Waitoto Developments Limited		Support	The submission seeks a permitted activity control into the Orongo Bay Special Zone for Emergency Services. This is supported as an activity that could be located in the Zone.	Allow	allow the original submission	Accept in part	Section 5.2.4 Key Issue 4: Specific recognition of Emergency Services
<b>S263.003</b>	Waitoto Development Limited	OBZ-R1	Support	The submitter considers that rule OBZ-R1 replicates the operative district plan management structure.	Retain rule OBZ-R1.		Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
<b>S512.117</b>	Fire and Emergency New Zealand	OBZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	Insert new standard and/or matter of discretion across zones on infrastructure servicing (including emergency response transport/access and adequate water supply for firefighting)		Reject	Section 5.2.4 Key Issue 4: Specific recognition of Emergency Services
<b>S482.020</b>	House Movers Section of New Zealand Heavy Haulage Association Inc	OBZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	amend OBZ-R1 to: provide for relocated building as a permitted activity when relocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report (schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards		Accept in part	Section 5.2.3 Key Issue 3: Relocatable buildings as a permitted activity
<b>FS23.167</b>	Des and Lorraine Morrison		Support	It is important that provision is made in all zones for relocatable buildings to	Allow	allow the relief sought	Accept in part	Section 5.2.3

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of s42A report
				enable choice, reuse of existing housing, and to make it clear what the activity status is for such buildings. This is particularly the case in urban zones.				Key Issue 3: Relocatable buildings as a permitted activity
S263.004	Waitoto Development Limited	OBZ-R2	Support	The submitter considers that rule OBZ-R2 replicates the operative district plan management structure.	Retain rule OBZ-R2.		Accept in part	Section 5.2.5 Key Issue 5: Stormwater provisions
S481.019	Puketotara Lodge Ltd	OBZ-R2	Not Stated	<p>The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites. The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.</p> <p>There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage.</p> <p>It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<p>Amend point c of the matters of discretion as follows:</p> <p>c. the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining <b>adjacent</b> waterbodies (including groundwater and aquifers) or on adjoining <b>adjacent</b> sites;</p> <p>Insert the following as additional matters of discretion:</p> <ul style="list-style-type: none"> <li>• <b>Avoiding nuisance or damage to adjacent or downstream properties;</b></li> <li>• <b>The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes;</b></li> <li>• <b>The extent to which the diversion and discharge mimics natural run-off patterns.</b></li> </ul>	Reject	Section 5.2.5 Key Issue 5: Stormwater provisions	
FS398.006	Waitoto Developments Limited		Oppose	The additional assessment criteria proposed by the submission are	Disallow	disallow the original submission	Accept	Section 5.2.5 Key Issue 5: Stormwater provisions

## Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of s42A report
				not considered required and already covered by existing criteria				
<b>S283.027</b>	Trent Simpkin	OBZ-R2	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)		Reject	Section 5.2.5 Key Issue 5: Stormwater provisions
<b>FS570.841</b>	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.5 Key Issue 5: Stormwater provisions
<b>FS566.855</b>	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.5 Key Issue 5: Stormwater provisions
<b>FS569.877</b>	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.5 Key Issue 5: Stormwater provisions

## Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of s42A report
S263.005	Waitoto Development Limited	OBZ-R3	Support	The submitter considers that rule OBZ-R3 replicates the operative district plan management structure.	Retain rule OBZ-R3.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S263.006	Waitoto Development Limited	OBZ-R4	Support	The submitter considers that rule OBZ-R4 replicates the operative district plan management structure.	Retain rule OBZ-R4.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S263.007	Waitoto Development Limited	OBZ-R5	Support	The submitter considers that rule OBZ-R5 replicates the operative district plan management structure.	Retain rule OBZ-R5.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S263.008	Waitoto Development Limited	OBZ-R6	Support	The submitter considers that rule OBZ-R6 replicates the operative district plan management structure.	Retain rule OBZ-R6.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S263.009	Waitoto Development Limited	OBZ-R7	Support	The submitter considers that rule OBZ-R7 replicates the operative district plan management structure.	Retain rule OBZ-R7.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S263.010	Waitoto Development Limited	OBZ-R8	Support	The submitter considers that rule OBZ-R8 replicates the operative district plan management structure.	Retain rule OBZ-R8.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S263.011	Waitoto Development Limited	OBZ-R9	Support	The submitter considers that rule OBZ-R9 replicates the operative district plan management structure.	Retain rule OBZ-R9.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S263.012	Waitoto Development Limited	OBZ-R10	Support	The submitter considers that rule OBZ-R10 replicates the operative district plan management structure.	Retain rule OBZ-R10.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions

## Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of s42A report
S263.013	Waitoto Development Limited	OBZ-R11	Support	The submitter considers that rule OBZ-R11 replicates the operative district plan management structure.	Retain rule OBZ-R11.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S263.014	Waitoto Development Limited	OBZ-R12	Support	The submitter considers that rule OBZ-R12 replicates the operative district plan management structure.	Retain rule OBZ-R12.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S263.015	Waitoto Development Limited	OBZ-R13	Support	The submitter considers that rule OBZ-R13 replicates the operative district plan management structure.	Retain rule OBZ-R13.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S263.016	Waitoto Development Limited	OBZ-R14	Support	The submitter considers that rule OBZ-R14 replicates the operative district plan management structure.	Retain rule OBZ-R14.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S512.046	Fire and Emergency New Zealand	OBZ-R14	Support in part	Fire and Emergency consider that the provision of this information to Council will result in better outcomes. Fire and Emergency request that emergency responder access and firefighting water supply information should also be explicitly requested to ensure reduced risk to life and property. Fire and Emergency support the matter of discretion relating to fire hazards and consider that the additional information requested would allow for better assessment of this matter.	amend OBZ-R14 3. internal access ways, car parking, vehicle circulation and storage areas <b>including how emergency response access has been provided for;</b> 4. location of all infrastructure and services including stormwater and effluent collection, treatment and disposal, <b>and access to adequate firefighting water supply;</b>	Reject	Section 5.2.4 Key Issue 4: Specific recognition of Emergency Services
S263.017	Waitoto Development Limited	OBZ-R15	Support	The submitter considers that rule OBZ-R15 replicates the operative district plan management structure.	Retain rule OBZ-R15.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
S263.018	Waitoto Development Limited	OBZ-R16	Support	The submitter considers that rule OBZ-R16 replicates the operative district plan management structure.	Retain rule OBZ-R16.	Accept	Section 5.2.7



## Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of s42A report
							Key Issue 7: General support for notified provisions
<b>S263.019</b>	Waitoto Development Limited	OBZ-R17	Support	The submitter considers that rule OBZ-R17 replicates the operative district plan management structure.	Retain rule OBZ-R17.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
<b>S263.020</b>	Waitoto Development Limited	OBZ-R18	Support	The submitter considers that rule OBZ-R18 replicates the operative district plan management structure.	Retain rule OBZ-R18.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
<b>S263.021</b>	Waitoto Development Limited	OBZ-R19	Support	The submitter considers that rule OBZ-R19 replicates the operative district plan management structure.	Retain rule OBZ-R19.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
<b>S263.022</b>	Waitoto Development Limited	OBZ-R20	Support	The submitter considers that rule OBZ-R20 replicates the operative district plan management structure.	Retain rule OBZ-R20.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
<b>S263.023</b>	Waitoto Development Limited	OBZ-R21	Support	The submitter considers that rule OBZ-R21 replicates the operative district plan management structure.	Retain rule OBZ-R21.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
<b>S263.024</b>	Waitoto Development Limited	OBZ-R22	Support	The submitter considers that rule OBZ-R22 replicates the operative district plan management structure.	Retain rule OBZ-R22.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
<b>S263.025</b>	Waitoto Development Limited	OBZ-S1	Support	The submitter considers that standard OBZ-S1 replicates the operative district plan management structure.	Retain standard OBZ-S1.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
<b>S263.026</b>	Waitoto Development Limited	OBZ-S2	Support	The submitter considers that standard OBZ-S2 replicates the operative district plan management structure.	Retain standard OBZ-S2.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions

## Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of s42A report	
S431.198	John Andrew Riddell	OBZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.	Accept	Section 5.2.7 Key Issue 7: General support for notified provisions	
S263.027	Waitoto Development Limited	OBZ-S3	Support	The submitter considers that standard OBZ-S3 replicates the operative district plan management structure.	Retain standard OBZ-S3.	Accept	Section 5.2.4 Key Issue 4: Specific recognition of Emergency Services	
S512.091	Fire and Emergency New Zealand	OBZ-S3	Support in part	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).	Insert advice note to setback standard <b>Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted</b>	Reject	Section 5.2.4 Key Issue 4: Specific recognition of Emergency Services	
S263.029	Waitoto Development Limited	OBZ-S4	Oppose	The submitter considers that standard OBZ-S4 is unnecessary as the original development plans for the site accounted for the appropriate scale and intensity of the development.	Delete standard OBZ-S4.	Accept	Section 5.2.6 Key Issue 6: Building and Structure coverage provisions	
FS332.243	Russell Protection Society		Oppose	Existing building/structure coverage rules are necessary for this highly visible coastal site.	Disallow in part	Disallow the original in part.	Reject	Section 5.2.6 Key Issue 6: Building and Structure coverage provisions
S283.038	Trent Simpkin	OBZ-S4	Oppose	This submission applies to all Building Coverage rules within all zones. Amend	Amend the maximum building or structure coverage to be larger or offer an alternative pathway around this rule, by inserting a	Accept in part	Section 5.2.6	

## Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of s42A report
				to be larger, considering the size of allotments allowed for in the zone.	PER-2 which says if a building is above the maximum, it is permitted if a visual assessment and landscape plan is provided as part of the building consent.			Key Issue 6: Building and Structure coverage provisions
<b>FS570.852</b>	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part	Section 5.2.6 Key Issue 6: Building and Structure coverage provisions
<b>FS566.866</b>	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part	Section 5.2.6 Key Issue 6: Building and Structure coverage provisions
<b>FS569.888</b>	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part	Section 5.2.6 Key Issue 6: Building and Structure coverage provisions
<b>S263.028</b>	Waitoto Development Limited	OBZ-S5	Support	The submitter considers that standard OBZ-S5 replicates the operative district plan management structure.	Retain standard OBZ-S5.		Accept	Section 5.2.7 Key Issue 7: General support for notified provisions
<b>S263.001</b>	Waitoto Development Limited	Orongo Bay Zone	Support	The submitter considers that the Orongo Bay Special Purpose Zone over the landholdings identified as Lot 20 DP 437503 effectively replicates the operative district plan zone.	Retain the Orongo Bay Special Purpose Zone over the landholdings identified as Lot 20 DP 437503.		Accept	Section 5.2.7 Key Issue 7: General support for notified provisions