



1 April 2025

SUBMITTERS AND COUNCIL OFFICERS

NOTICE OF HEARING – PROPOSED FAR NORTH DISTRICT PLAN

1. Far North District Council advises that Robert Scott (Chairperson), Alan Watson and Felicity Foy will hear and consider submissions and further submissions on the following topic for the Council's Proposed District Plan.

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|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hearing Number | 15B Rezoning Requests for new Special Purpose Zones |
| Topic(s) | This hearing relates to submissions and further submissions on: <ul style="list-style-type: none"> • Rezoning Requests for new Special Purpose Zones |

2. The details for the hearing are:

Dates: **Monday 1 to Thursday 4 September 2025**

Time: **9.00am**

Venue: Monday 1, Tuesday 2 and Thursday 4 September - **Far North District Council Chambers, 5 Memorial Ave, Kaikohe 0405**
Wednesday 3 September – **Te Kona, 74 Guy Road, Kaikohe**

| Key Dates for this hearing (for more information see below) | | |
|---------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------|
| Submitters formally advise if they wish to opt in to the "reverse timetable" process | Tuesday 8 April <u>by 12 noon</u> | 21 weeks before the hearing starts |
| Submitters file their evidence for their rezoning submission | Monday 12 May 2025 <u>by 12 noon</u> | Sixteen weeks before hearing starts |
| Further submitters supporting or opposing the rezoning submission file their evidence | Monday 9 June 2024 <u>by 12 noon</u> | Twelve weeks before hearing starts |
| Council planner's (s42A) report due | Monday 4 August 2025 | Four weeks before hearing starts |
| Submitters can file rebuttal evidence | Monday 18 August 2025 | Two weeks before hearing starts |
| Appearance confirmation due | Monday 18 August 2025 | Two weeks before hearing starts |



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|-------------------------------------|-----------------------|--------------------------------------------------------------------------|
| Indicative hearing timetable online | Monday 25 August 2025 | One week before hearing starts |
| Legal submissions due | Friday 29 August 2025 | No later than one working day prior submitter's allocated speaking time. |

3. As a submitter and/or further submitter, you are invited to attend the hearing where the Hearing Commissioners will consider the submissions in support of/opposing the Proposed District Plan Provisions.
4. A list of submissions being considered for Hearing 15B is provided in Table 1, attached to this Hearing Notice.

Procedure for Hearing of Submissions

5. This letter sets out matters relating to the hearing. Further detail is available in Panel Minute 1: [Procedures for Hearing of Submissions](#).

Rezoning Criteria and Process

6. Submitters are encouraged to review the process and criteria to review [Final Panel Minute 14](#): Rezoning Criteria and Process, which sets out the following process for information/evidence exchange:
 - 16 weeks before hearing (earlier if possible) – submitters file their evidence for their rezoning submission, addressing the criteria below as applicable and providing supporting section 32AA evaluation.
 - 12 weeks before hearing – further submitters supporting or opposing the rezoning submission file their evidence.
 - 4 weeks before hearing - reporting officers provide section 42A report for the rezoning sub-topic.
 - 2 weeks before hearing – submitters can file rebuttal evidence.

Note that any submitters who do not wish to “opt in” may provide their evidence two weeks prior to the hearing. The Panel has strongly encouraged submitters with substantial or complex rezoning requests to engage in the Minute 14 process as amended as a means of having a more collaborative, and overall efficient, approach to having their requests considered.

7. Providers of expert evidence are referred to paragraphs 56 to 64, and 68 to 69 of Panel Minute 1: Procedures for Hearing of Submissions. The evidence should clearly outline any changes in Plan wording proposed (along with the rationale for these changes) together with an assessment pursuant to S32AA of the RMA.
8. When a submitter speaks to their submission only (i.e. is not giving expert evidence), this is considered **lay evidence**. Submitters can present written lay evidence on the day of the hearing and read it aloud. It is not required to be pre-circulated. However, it would be of benefit to the Hearing Panel and other parties if any lay evidence is pre-circulated and able to be read before the hearing. Submitters need to bring ten (10) copies of any written



material to the hearing and supply an electronic copy to the Hearings Administrator within two (2) working days of completing their presentation.

9. Where a submitter or their representative is unable to attend the hearing for a particular topic, and are not supplying expert evidence, they may choose to table written lay evidence in support of their submission. Submitters must provide any tabled evidence to the Hearings Administrator at least 5 working days prior to the hearing on the topic commencing.
10. All evidence is expected to be provided electronically. Evidence can be sent to the Hearings Administrator alicia-kate.taihia@fndc.govt.nz.
11. The Hearing Administrator will email the hearing parties to advise when new material is on the Council's website.
12. If you have any additional written material to present at the hearing, please bring ten (10) copies to the hearing and supply an electronic copy to the Hearings Administrator within two (2) working days of completing your presentation. The Hearing Commissioners have received a copy of all submissions. You do not need to provide additional copies.

Presentations at the hearing

13. If you wish to speak at the hearing, please email Alicia-Kate Taihia alicia-kate.taihia@fndc.govt.nz with your hearing timetable response by Monday 18 August 2025. Your email should be titled "Hearing 15B – Timetable Response", and needs to provide the following information:
 - Your daytime phone number. Your submission number(s).
 - The name(s) of who will be speaking to your submission (including any expert witnesses). An indication of how much time yourself and each of your representatives require to speak. Due to pre-circulation of evidence, the Commissioners expect each expert witness to require no more than 15 minutes to present their evidence.
 - Whether you will attend the hearing in-person or are making a request to appear online using the "TEAMS" platform. If making a request to appear online, please include an outline of reasons for the request.
 - Whether you will do a digital presentation (e.g. PowerPoint).
 - Whether you intend to present evidence in sign language or Te Reo Māori (requiring an interpreter).
14. Please note the following:
 - We do not automatically assign people with speaking slots. If you wish to be heard, you need to provide the above information by the specified date.
 - Any submitter who has been allocated additional hearing time is required to advise the Hearings Advisor if the additional time is no longer necessary.
 - The safety and wellbeing of our customers, team members and communities is important to us. If you are sick or have COVID-19 symptoms, please do not attend the hearing in-person. You will still be able to participate in the hearing online. If you are presenting, please advise the hearings administrator.



15. The Hearing Administrator will prepare an indicative hearing schedule and post it on the website one week (5 working days) prior to the hearing commencing. The Hearing Administrator will email all hearing parties a link to the schedule as soon as it is confirmed.
16. Any submitter wishing to speak to their submission using a power-point presentation is required to provide the power-point in an electronic format to the Hearings Administrator at least three (3) working days prior to their scheduled hearing time.
17. Council intends to make all information for the Hearings available via the Council's website <https://pdp.fndc.govt.nz>. However, hard copies of documents can be provided to submitters on request.
18. Video recordings of the hearing will be posted to the Council's website as soon as practical after each hearing session.
19. If you have any questions in relation to the hearing, please contact me on 09 401 5247 or at alicia-kate.taihia@fndc.govt.nz.

Ngā mihi

Alicia-Kate Taihia
Submissions & Hearings Administrator



Table 1 Submissions with submission points being considered as part of Hearing 15B

| Submission number | Submitter name | Reporting topic (s) |
|--------------------------|------------------------------------------------------------------------|----------------------------------------------------|
| FS227 | Angela Marinkovic | Hearing 15B - Rezoning - New Special Purpose Zones |
| S405, FS276 | Antoinette Pot | Hearing 15B - Rezoning - New Special Purpose Zones |
| S158 | Ara Poutama Aotearoa the Department of Corrections | Hearing 15B - Rezoning - New Special Purpose Zones |
| S167 | Bentzen Farm Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| S423 | Bernard Sabrier | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS112 | Carly McIlroy | Hearing 15B - Rezoning - New Special Purpose Zones |
| S236 | Connemara Black Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS224 | Diane & Ian Wood | Hearing 15B - Rezoning - New Special Purpose Zones |
| S185 | Dougs Opuia Boatyard | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS28 | Dr John L Craig | Hearing 15B - Rezoning - New Special Purpose Zones |
| S505 | Dr Lynn Kincla | Hearing 15B - Rezoning - New Special Purpose Zones |
| S435 | Elka Gouzer | Hearing 15B - Rezoning - New Special Purpose Zones |
| S237 | Evan Williams and Katherine Williams | Hearing 15B - Rezoning - New Special Purpose Zones |
| S320 | Far North Holdings Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| S434 | Francois Dotta | Hearing 15B - Rezoning - New Special Purpose Zones |
| S164 | Green Inc Ltd | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS58 | Harold Corbett | Hearing 15B - Rezoning - New Special Purpose Zones |
| S409, FS51 | Heritage New Zealand Poutere Taonga | Hearing 15B - Rezoning - New Special Purpose Zones |
| S227 | Isles Casey Trustee Services Limited, WWC Trustee Company Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| S228 | Jayesh Govind and Others | Hearing 15B - Rezoning - New Special Purpose Zones |
| S238 | John Gowing and Miriam Van Lith | Hearing 15B - Rezoning - New Special Purpose Zones |
| S239 | John Gowing, Miriam Van Lith, Ellis Gowing, James Gowing, Byron Gowing | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS566 | Kapiro Conservation Trust 2 | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS107 | Laurell Douglas | Hearing 15B - Rezoning - New Special Purpose Zones |
| S229 | Laurie Pearson | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS220 | Lynn kincla | Hearing 15B - Rezoning - New Special Purpose Zones |



| Submission number | Submitter name | Reporting topic (s) |
|-------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| FS162 | Maria Bright | Hearing 15B - Rezoning - New Special Purpose Zones |
| S402, FS283 | Mark Spaans | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS306 | Mary Stanners | Hearing 15B - Rezoning - New Special Purpose Zones |
| S230, FS143 | Mataka Residents' Association Inc | Hearing 15B - Rezoning - New Special Purpose Zones |
| S241, S347 | Matthew Draper and Michaela Jannard | Hearing 15B - Rezoning - New Special Purpose Zones |
| S240 | Matthew Watson, Kaylene Watson, D R Thomas Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| S422 | Maurice Dabbah | Hearing 15B - Rezoning - New Special Purpose Zones |
| S183 | MLP LLC | Hearing 15B - Rezoning - New Special Purpose Zones |
| S32, FS344 | Mr Lewis Thomas Grant, Mr Jake Ryan Lockwood, Mr Luke Stephen Lockwood and Mr Stephen Graham Lockwood | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS83 | Neil Mitchell | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS345 | Ngawha Generation Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS272 | Nicole Way and Christopher Huljich | Hearing 15B - Rezoning - New Special Purpose Zones |
| S345 | Nicole Way and Christopher Huljich as Trustees of the Trssh Birnie Settlement Trust | Hearing 15B - Rezoning - New Special Purpose Zones |
| S502, FS44 | Northland Planning and Development 2020 Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| S231 | Ovisnegra Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| S346, FS165 | Paradise Found Developments Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| S352 | Philibert Jean-G Frick | Hearing 15B - Rezoning - New Special Purpose Zones |
| S232 | Tobias Groser | Hearing 15B - Rezoning - New Special Purpose Zones |
| S226 | Tryphena Trustees Limited, David Haythornwaite | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS569 | Vision Kerikeri 2 | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS570 | Vision Kerikeri 3 | Hearing 15B - Rezoning - New Special Purpose Zones |
| S503, FS284 | Waitangi Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS36 | Waka Kotahi NZ Transport Agency | Hearing 15B - Rezoning - New Special Purpose Zones |
| FS311 | Warren McKay | Hearing 15B - Rezoning - New Special Purpose Zones |
| S222 | Wendover Two Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| S233, S234 | Whale Bay Limited | Hearing 15B - Rezoning - New Special Purpose Zones |
| S235 | WW Trustee Services 2016 Limited, Eloise Caroline Caswell, Donald Gordon Chandler | Hearing 15B - Rezoning - New Special Purpose Zones |

