

Place Names	Criteria					Zoning Recommendation	Rationale
	No Council reticulated W/W	Existing urban zoning or coastal residential zone	Existing commercial activities	Existing community infrastructure	15+ cluster of houses		
Reinga Heights	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Houhora Heads/Pukenui	✓	✓	✓	✓	✓	Settlement zone	Meets all criteria, could potentially have been urban zoned because of its size but did not meet the wastewater servicing requirements of the urban environment
Ohaeawai	✓	✓	✓	✓	✓	Settlement zone	Meets all criteria for Settlement zone
Rangitane	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Okaihau	✓	✓	✓	✓	✓	Settlement zone	Meets all criteria for Settlement zone
Okiato	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Tapuaetahi	✓	✓	X	X	✓	Māori Purpose zone	Unserviced, meets house cluster and existing zoning criteria but land tenure means Māori Purpose zone <b>must be applied</b>
Opito Bay	✓	✓	X	✓	✓	Settlement zone	Unserviced, meets house cluster, community infrastructure and existing zoning criteria
Doves Bay	✓	✓	X	✓	✓	Settlement zone	Unserviced, meets house cluster, community infrastructure and existing zoning criteria
Skudders beach	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Waipapakauri Beach	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Lichen Grove, Russell	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Jacks Bay	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Matauri Bay Cliff Top	✓	✓	✓	✓	✓	Māori Purpose zone and Settlement zone	Meets all criteria for Settlement zone but some land must be zoned Māori Purpose due to land tenure
Matauri Beach	✓	✓	X	X	✓	Settlement zone	Meets all criteria for Settlement zone but some land must be zoned Māori Purpose due to land tenure

Matauri X Development	X	X	X	X	✓	Settlement zone	Council owned waste water infrastructure, but not activated nor is it listed in the Long Term Plan or Infrastructure strategy as programmed for use. No rates yet struck to fund it either. Large scale development for residential uses only - housing has been delayed due to change in ownership and multiple attempts prior to that for the local hapū to develop the land
Waimamaku	✓	✓	✓	✓	✓	Settlement zone	Meets all criteria for Settlement zone
Totara North	✓	✓	✓	✓	✓	Settlement zone	Meets all criteria for Settlement zone
Te Ngaere Bay	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Mahinepua	✓	X	X	X	X	Rural Lifestyle zone	Not sufficient clustering of houses and all lots (regardless of whether a house is built or not) are of a lifestyle size. Rural Lifestyle is a more appropriate zoning as existing zoning is Coastal Living
Kaimaumau	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Parekura Bay	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Taupo Bay	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Horeke	✓	✓	✓	✓	✓	Māori Purpose zone and Settlement zone	Meets all criteria for Settlement zone but some land must be zoned Māori Purpose due to land tenure
Tauranga Bay	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria
Ota Point Whangaroa	✓	✓	X	X	✓	Settlement zone	Unserviced, meets house cluster and existing zoning criteria. The communal waste water plan is privately owned by the residents that benefit from it
Mitimiti	✓	✓	X	✓	✓	Māori Purpose zone and Settlement zone	Unserviced, meets house cluster, meets community infrastructure and existing zoning criteria. Some land must be zoned Māori Purpose due to land tenure
Te Hapua	✓	✓	X	✓	✓	Māori Purpose zone and Settlement zone	Unserviced, meets house cluster, meets community infrastructure and existing zoning criteria. Some land must be zoned Māori Purpose due to land tenure
Taumatamakuku	✓	✓	X	X	✓	Māori Purpose zone and Settlement zone	Unserviced, meets house cluster and existing zoning criteria. Some land must be zoned Māori Purpose due to land tenure

Moerewa	✓	✓	✓	✓	✓	Māori Purpose zone and Settlement zone	Meets all criteria, could potentially have been urban zoned because of its size and character except for no wastewater servicing. One landholding has been zoned Heavy Industrial due to it supporting the Districts only Freezing works. The Settlement zone does not provide for this type of industry
Kaitaia-Awaroa Rd / Herekino	✓	✓	✓	✓	X	Rural Production zone	Although there is historical evidence of a settlement in this location e.g. a pub, there is no cluster of houses and the commercial land is separate from where historical settlement development has occurred to justify this land being zoned as Settlement. Rural Production zone is the most appropriate
Umawera	✓	✓	X	✓	X	Rural Production zone	Although there is historical evidence of a settlement in this location e.g. a school and hall, there is no cluster of houses and historically commercial development has been spreadout and in different locations. Rural Production zone is the most appropriate
Broadwood	✓	X	✓	✓	✓	Settlement zone	Meets all criteria for Settlement zone except for existing urban or coastal residential zoning
Mangamuka	✓	X	✓	✓	✓	Settlement zone	Meets all criteria for Settlement zone except for existing urban or coastal residential zoning.
Te Kao	✓	X	X	✓	✓	Māori Purpose zone and Settlement zone	Meets all criteria for Settlement zone except for existing commercial activities and existing urban or coastal residential zoning. Land tenure determines which lots are Settlement zone and which are Māori Purpose zone
Rawhiti	✓	X	X	✓	x	Māori Purpose zone and Rural Lifestyle zone	Not sufficient clustering of houses and lots are of a lifestyle zone. Rural Lifestyle is a more appropriate zoning as existing zoning is Coastal Living. Additionally most lots will be Māori Purpose zone based on land tenure

Panguru	✓	X	X	✓	✓	Māori Purpose zone and Settlement zone	Meets all criteria for Settlement zone except for existing commercial activities and existing urban or coastal residential zoning. Land tenure determines which lots are Settlement zone and which are Māori Purpose zone. Note that although there is currently Rural Production zone lots, the size of lots and current subdivision pattern is more aligned with the Settlement zone as opposed to Rural Lifestyle zone.
Te Wahapu	✓	X	✓	✓	✓	Settlement zone and Rural Lifestyle zone	Unserviced, meets house cluster and community infrastructure. Larger lots will be Rural Lifestyle zone <u>as per that criteria</u>
Omanaia	✓	X	X	✓	x	Māori Purpose zone and Rural Production zone	Most of this area is Māori land and there are not enough houses clustered around a focal point to justify a <u>Settlement zone</u>
Koutu	✓	X	X	✓	✓	Settlement zone with Rural Lifestyle zone around it	Unserviced, meets house cluster and community infrastructure. Larger lots will be Rural Lifestyle zone as per that criteria
Whirinaki	✓	X	X	X	x	Māori Purpose zone and Rural Production zone	Most land is Māori Purpose zone. Flood hazards risk and lack of clustered housing
Taheke	✓	✓	✓	✓	x	Rural Production zone	Pub and shops are now closed, only health clinic remains. Insufficient houses in a ribbon development pattern, and current and historical commercial land uses are not clustered
Waima	✓	X	X	X	x	Māori Purpose zone and Rural Production zone	Most land is Māori Purpose zone. Insufficient clustering of housing around a focal point to justify a <u>Settlement zone</u> . Rural Production zone is more <u>appropriate</u>
Towai	✓	X	✓	X	x	Rural Production zone	Despite some commercial activity, houses are dispersed. Rural Production zone is more appropriate
Waimate North	✓	X	X	X	x	Rural Production zone	Versatile soils area and an important heritage landscape. Large lots and lack of clustered housing. Rural Production zone is more appropriate
Pakanae	✓	X	X	✓	x	Rural Production zone	Lot sizes are large and housing is not clustered. Rural Production is the most <u>appropriate zoning</u>

Karetu/Tamaurere	✓	X	X	✓	x	Māori Purpose zone and Rural Production zone	Lot sizes are large and housing is not clustered. Most land is Māori land and there are also flood hazards in this area. More appropriate to be a mixture of Māori Purpose zone and Rural Production zone
Maromaku	✓	X	X	✓	x	Rural Production zone	Lot sizes are large and housing is not clustered. Rural Production is the most appropriate zoning
Wainui	✓	X	X	X	x	Māori Purpose zone	Land tenure means Māori Purpose zone is most appropriate.
Te Tii	✓	X	X	✓	✓	Māori Purpose zone and Settlement zone	Land tenure means Māori Purpose zone is most appropriate. Enough appropriately sized lots infilling between Māori Purpose zone lots to justify Settlement zone as well.
Waiharara	✓	X	X	✓	x	Rural Production zone	Lot sizes are large and housing is not clustered. Rural Production is the most appropriate zoning
Waikare	✓	X	X	✓	x	Māori Purpose zone	Land tenure means Māori Purpose zone is most appropriate. Plus does not meet the clustering criteria
Pukepototo	✓	✓	X	X	✓	Māori Purpose zone and Rural Production zone	Land tenure means Māori Purpose zone is most appropriate. Versatile soils and does not meet the clustering criteria
Shipwreck Bay	✓	✓	X	✓	x	Rural Production zone and Māori Purpose zone	Does not meet the clustering criteria. Due to surrounding zoning Rural Production zone the most appropriate. Land tenure means Māori Purpose zone is applied where it applies