



9 June 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 Kelly Stratford will hear and consider submissions and further submissions on the following topic for the Council's Proposed District Plan.

Hearing Number	14 Urban Zones
Topic(s)	This hearing relates to submissions and further submissions on: <ul style="list-style-type: none"> • General Residential Zone • Mixed Use & Industrial Zones

2. The details for the hearing are:

Dates: **Monday 21 to Thursday 24 July 2025**

Time: **9.00am**

Venue: **St Johns, 357 Kerikeri Road, Kerikeri**

Key Dates for this hearing (for more information see below)		
Council planner's (s42A) report due	Monday 23 June 2025	Four weeks before hearing starts
Submitter expert evidence due	Monday 7 July by 12 noon 2025	Two weeks before hearing starts
Appearance confirmation due	Monday 7 July 2025	Two weeks before hearing starts
Indicative hearing timetable online	Monday 14 July 2025	One week before hearing starts
Legal submissions due	Friday 18 July 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 14 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](#).

Pre-Circulation of Evidence

6. The Hearing Panel requires the Council to provide its Section 42A Report and any other Council evidence at least 20 working days prior to the hearing.
7. Submitters and further submitters are required to provide all **expert evidence** to the Hearings Administrator **at least 10 working days before** the hearing. An expert is a professional such as a planner, traffic engineer or similar. Submitters may provide non-expert evidence (ie personal submissions) at the hearing. The required delivery dates for evidence are set out at the start of this letter.
8. 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.
9. 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.
10. 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.
11. All evidence is expected to be provided electronically. Evidence can be sent to the Hearings Administrator alicia-kate.taihia@fndc.govt.nz.
12. The Hearing Administrator will email the hearing parties to advise when new material is on the Council's website.
13. 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

14. 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 7 July 2025. Your email should be titled "Hearing 14 – 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).
15. 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.
16. 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.
17. 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.
18. 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.
19. Video recordings of the hearing will be posted to the Council's website as soon as practical after each hearing session.
20. 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

AK Taihia

Alicia-Kate Taihia
Submissions & Hearings Administrator



Table 1 Submissions with submission points being considered as part of Hearing 14

Submission number	Submitter name	Reporting topic (s)
S325, FS441	Adrian and Sue Knight	Mixed Use Zone
S214	Airbnb	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S170, FS348	Alec Brian Cox	Mixed Use Zone, General Residential Zone
S158, FS42	Ara Poutama Aotearoa the Department of Corrections	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S79	Archibald Northland Limited	Mixed Use Zone
S165	Arvida Group Limited	General Residential Zone
S209, FS172	Audrey Campbell-Frear	Mixed Use Zone, General Residential Zone
S335	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited	Mixed Use Zone
S400	BR and R Davies	General Residential Zone
S267, S268, S269	Brad Hedger	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S74	Brownie Family Trust	Mixed Use Zone
S293, S294	Bruce and Kim Rogers	Mixed Use Zone
S371, FS370	Bunnings Limited	Mixed Use Zone, Light and Heavy Industrial Zone
FS270	C Otway Ltd	Mixed Use Zone
S529	Carbon Neutral NZ Trust	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S476	David Truscott	Mixed Use Zone
FS175	Denis Thomson	Mixed Use Zone
FS23	Des and Lorraine Morrison	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S341, FS396	Ed and Inge Amsler	Mixed Use Zone, General Residential Zone
S485, S519, S541	Elbury Holdings	Mixed Use Zone, General Residential Zone
S368	Far North District Council	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S320, FS407	Far North Holdings Limited	Mixed Use Zone
S512	Fire and Emergency New Zealand	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S437	FNR Properties Limited	Mixed Use Zone, Light and Heavy Industrial Zone
S363, FS542	Foodstuffs North Island Limited	Mixed Use Zone, Light and Heavy Industrial Zone



Submission number	Submitter name	Reporting topic (s)
S82	Good Journey Limited	Mixed Use Zone
S372	Grant Alan Billington and Georgina McGarry	Light and Heavy Industrial Zone
S252	Hall Nominees Ltd	Mixed Use Zone
S470	Helmut Friedrich Paul Letz and Angelika Eveline Letz	General Residential Zone
FS547	Heron Point Limited	Mixed Use Zone, General Residential Zone
S482	House Movers Section of New Zealand Heavy Haulage Association Inc	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S560	Jane E Johnston	Mixed Use Zone, General Residential Zone
FS32	Jeff Kemp	Mixed Use Zone, General Residential Zone
FS277	Jenny Collison	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
FS196	Joe Carr	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S41	Joel Vieviorka	General Residential Zone
S535	John and Rose Whitehead	Mixed Use Zone
S431	John Andrew Riddell	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S439	John Joseph and Jacqueline Elizabeth Matthews	General Residential Zone
S256	Josh Henwood	Mixed Use Zone
S163	Julianne Sally Bainbridge	General Residential Zone
S561, FS243	Kāinga Ora Homes and Communities	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S138	Kairos Connection Trust and Habitat for Humanity Northern Region Ltd	Mixed Use Zone, General Residential Zone
S501	Kaitaia Business Association	Mixed Use Zone
S443, S446, S449	Kapiro Conservation Trust	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
FS566	Kapiro Conservation Trust 2	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S427, S428	Kapiro Residents Association	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S471	Karen and Graeme Laurie	Mixed Use Zone
S544	Kelvin Richard Horsford	General Residential Zone
S9, FS392	Ken Lewis Limited	General Residential Zone
S410	Kerry-Anne Smith	General Residential Zone
S554, FS25	Kiwi Fresh Orange Company Limited	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone



Submission number	Submitter name	Reporting topic (s)
S416	KiwiRail Holdings Limited	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
FS107	Laurell Douglas	Mixed Use Zone
S384	LD Family Investments Limited	Light and Heavy Industrial Zone
FS391	LD Family Investments Ltd	Mixed Use Zone, Light and Heavy Industrial Zone
S358	Leah Frieling	Mixed Use Zone, General Residential Zone
S285	Leisa Henwood	Mixed Use Zone
FS565	Levin Stone Holdings Limited	Mixed Use Zone
S549	Levin Stones Holding Limited, Keri Keri Park Lodge Limited	Mixed Use Zone
S370	Linda Gigger	Light and Heavy Industrial Zone
S543, S547	LJ King Limited	Mixed Use Zone, General Residential Zone
S464	LJ King Ltd	Mixed Use Zone, General Residential Zone
S419, FS327	LMD Planning Consultancy	General Residential Zone
S124, S125, S126, S134, S137	Lynley Newport	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S509	Mainfreight Limited	Light and Heavy Industrial Zone
S318	Mangonui Haulage	Light and Heavy Industrial Zone
S140, FS399	Mark and Emma Klinac	Light and Heavy Industrial Zone
S378	Marshall Investments Trustee (2012) Limited	Light and Heavy Industrial Zone
S40	Martin John Yuretich	General Residential Zone
S385, FS406	McDonalds Restaurants (NZ) Limited	Mixed Use Zone
S72	Mhairi Wylde and Ted Davis	Mixed Use Zone
S472	Michael Foy	Mixed Use Zone, General Residential Zone
S67	Michael John Winch	Light and Heavy Industrial Zone
S331	Ministry of Education Te Tāhuhu o Te Mātauranga	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S251	New Zealand Maritime Parks Ltd	Mixed Use Zone
S438	New Zealand Motor Caravan Association	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S555, FS307	Ngā Kaingamaha o Ngāti Hine Charitable Trust	General Residential Zone
S516	Ngā Tai Ora - Public Health Northland	Mixed Use Zone



Submission number	Submitter name	Reporting topic (s)
FS151	Ngāi Tukairangi No.2 Trust	Mixed Use Zone, General Residential Zone
S432, FS345	Ngawha Generation Limited	Light and Heavy Industrial Zone
S259, FS323	Nicole Wooster	General Residential Zone
FS44	Northland Planning & Development 2020 Ltd	Mixed Use Zone, General Residential Zone
S502	Northland Planning and Development 2020 Limited	Mixed Use Zone, General Residential Zone
S359	Northland Regional Council	Light and Heavy Industrial Zone
S271, S338, FS47	Our Kerikeri Community Charitable Trust	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S344	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	Mixed Use Zone
S324	Per Lugnet	General Residential Zone
FS584	Peter Malcolm	Mixed Use Zone, General Residential Zone
S425	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust	General Residential Zone
FS111	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (PHTTCCT)	Mixed Use Zone
S45	Puketona Business Park Limited	Light and Heavy Industrial Zone
FS350	Puketona Lodge Ltd	Mixed Use Zone
S188, S481	Puketotara Lodge Ltd	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S489, FS304	Radio New Zealand	General Residential Zone, Light and Heavy Industrial Zone
S520	Retirement Villages Association of New Zealand Incorporated	Mixed Use Zone, General Residential Zone
S475	Robert Keith Beale	Mixed Use Zone
S69	Robyn Josephine Baker	General Residential Zone
S569	Rodney S Gates and Cherie R Gates	General Residential Zone
S534	Roger Atkinson	Mixed Use Zone
S411	Roger Myles Smith	General Residential Zone
S413	Roman Catholic Bishop of the Diocese of Auckland	General Residential Zone
S296	Rosemary Archibald	General Residential Zone



Submission number	Submitter name	Reporting topic (s)
FS346	Royal Forest and Bird Protection Society of New Zealand Inc.	Light and Heavy Industrial Zone
S377	Rua Hatu Trust	General Residential Zone
FS332	Russell Protection Society	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S179	Russell Protection Society (INC)	Mixed Use Zone
S348	Sapphire Surveyors Limited	General Residential Zone
FS405	Sarah Ballantyne and Dean Agnew	Light and Heavy Industrial Zone
S357	Sean Frieling	Mixed Use Zone, General Residential Zone
S395	Sean Jozef Vercammen	General Residential Zone
FS389	Smartlife Trust	Mixed Use Zone, General Residential Zone
FS88	Stephanie Lane	Mixed Use Zone, Light and Heavy Industrial Zone
S218	Summerset Group Holdings Limited	Mixed Use Zone, General Residential Zone
S257	Te Hiku Community Board	Mixed Use Zone, General Residential Zone
S498	Te Rūnanga Ā Iwi O Ngapuhi	General Residential Zone
S390	Te Runanga o Ngai Takoto Trust	General Residential Zone
S559	Te Rūnanga o Ngāti Rēhia	Mixed Use Zone, General Residential Zone
S486	Te Rūnanga o Whaingaroa	General Residential Zone
FS403	Te Whatu Ora - Nga Tai Ora	Mixed Use Zone
S289	Terry Henwood	Mixed Use Zone
S330, FS400	The Paihia Property Owners Group	Mixed Use Zone, General Residential Zone
S262, FS395	Ti Toki Farms Limited	Mixed Use Zone, Light and Heavy Industrial Zone
FS369	Top Energy	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S454	Transpower New Zealand Ltd	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S328	Traverse Ltd	General Residential Zone
S26, S27, S283, FS29	Trent Simpkin	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S146	Trevor John Ashford	General Residential Zone
FS171	Trish Routley	Light and Heavy Industrial Zone
S174, S287, FS45	Tristan Simpkin	Mixed Use Zone, General Residential Zone



Submission number	Submitter name	Reporting topic (s)
S499	Turnstone Trust	Mixed Use Zone
FS325	Turnstone Trust Limited	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
S50, S536	Vaughan Norton-Taylor	Mixed Use Zone
S521, S522, S524	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
FS569	Vision Kerikeri 2	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
FS570	Vision Kerikeri 3	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
FS374	Waipapa Pine Limited	Light and Heavy Industrial Zone
S342	Waipapa Pine Limited and Adrian Broughton Trust (now Fletcher Building Ltd)	Light and Heavy Industrial Zone
S503, FS284	Waitangi Limited	Mixed Use Zone, General Residential Zone
S356, FS36	Waka Kotahi NZ Transport Agency	Mixed Use Zone, General Residential Zone, Light and Heavy Industrial Zone
FS129	Waste Management New Zealand Limited	Light and Heavy Industrial Zone
S360	Waste Management NZ Limited	Light and Heavy Industrial Zone
FS361	Willowridge Developments Limited	Mixed Use Zone, Light and Heavy Industrial Zone
S458	Woolworths New Zealand Limited	Mixed Use Zone
S336, FS55	Z Energy Limited	Mixed Use Zone, Light and Heavy Industrial Zone