

# Far North Proposed District Plan

23 July 2025

Hearing 14

Urban Zones – General Residential, Mixed Use, Light Industrial and Heavy Industrial



**Te Kaunihera  
o Te Hiku o te Ika**  
Far North District Council

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# Contents of S42A Report Writers Overview

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## Urban Zones:

- Overview of Submissions
- Key Conclusions
- Evidence and Statements

# Urban Zones - Overview of Submissions

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- 816 Original Submission Points
- 1,173 Further Submission Points
- Submissions came from Central and Local Government organisations, local planning companies, Iwi Authorities, Hapū and marae, key interest groups, individuals and others. These submissions covered a range of matters.

# New Zones - Key Conclusions



- 
- Introducing a “Medium Density Residential Zone” and a “Town Centre Zone” to Kerikeri (further details to be provided in Hearing 15D).
  - Consequential removal of specific multi-unit residential provision GRZ-R9 for Kerikeri, so that the provision for multi-unit development in the GRZ of Kerikeri does not undermine medium density development in the new Medium Density Residential Zone closer to the town centre.



# Urban Wide - Key Conclusions



- Amendments to the Objectives and Policies throughout the Urban Zones framework to refer to “planned” character, make reference to well-functioning urban environment, greater consideration of reverse sensitivity, and allow consideration of alternative telecommunications options.
- Insert a new definition and associated rules for supermarkets in the MUZ and LIZ.
- Waipapa control area for Waipapa that provides for commercial, large format retail and supermarkets.
- New rules for “Light Industrial activity” in the urban zones.
- Amendments to coverage standards to better manage stormwater effects and provide consistency with the plan wide approach to stormwater management and decoupling the Engineering Standards from the PDP.

# General Residential Zone - Key Conclusions

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- Amendments to residential intensity rule GRZ-R1 to allow 1 residential unit per site or per 600m<sup>2</sup> and amendments to introduce a Restricted Discretionary framework for 2 units.
- Amendments to several Standards for the GRZ including changing façade length standard to a fencing standard, decreasing the outdoor living space to 40m<sup>2</sup> (from 50m<sup>2</sup>), and providing a 3m setback from the Kiwirail designation boundary for the rail corridor.



# Mixed Use zone - Key Conclusions



- Amendments to manage visitor accommodation and residential activity outside the pedestrian frontage in the MUZ as a Restricted Discretionary activity.
- Removal of reference to GFA in Rule MUZ-R1.
- New rules for community corrections facilities and supported residential care within the MUZ.
- Insertion of a minimum net floor area for the MUZ for residential units.

# Industrial Zones - Key Conclusions

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- New rules for “trades training” activities in the Industrial Zones, waste management facilities in the HIZ
- Amendment to increase the height limit to 15m for the HIZ
- Amendments to simplify and clarify the landscaping requirements on road boundaries for the Industrial Zones
- Removing the building or structure GBA limit in the LIZ
- Removing boundary setback rules between HIZ sites



# Evidence and Statements

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- Issues in pre-circulated evidence and statements include:
  - Request to permit visitor accommodation on the Ground floor in Paihia
  - Enabling pathway for supermarkets in the MUZ
  - Urban design considerations
  - Community corrections facilities in the MUZ
  - Increased height limits in Industrial Zones
  - New definitions for “Retail Activity” and “Food and Beverage Activity” and deletion of ‘Large format retail’
  - Ancillary activities in the HIZ
  - Alternative stormwater provisions in the HIZ
  - Increased setbacks from KiwiRail designation boundaries
  - Request that LIZ provisions enable renewable electricity infrastructure

# Resolved Issues Pre Hearing



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- Radio New Zealand
    - Amendments to GRZ-S1 and LIZ –S1 to include a note related to the need for consultation with Radio New Zealand when a building or structures is greater than 40metres in height within 1,000m of the Waipapakauri transmitter.