

Far North Proposed District Plan – Appeals Version



Te Mahere ā-Rohe Hukihuki – Te Putanga Whakatau: Te Puka Meka Whānui

Decisions on submissions

Far North District Council (FNDC) advises submitters to refer to the hearing panel recommendation reports, and the council's decision, as these documents reflect the council's decisions on FNDC's [Proposed District Plan](#).

What is the Decisions version of the Proposed District Plan (PDP-DV)?

On 30 June 2026 the Far North District Council notified its decisions on submissions to the Proposed District Plan. The Decision Version is the updated Proposed District Plan that includes all changes made in response to submissions. It is based on the recommendations of the Hearings Panel, which the council adopted as its decisions¹ (at an extraordinary Council meeting on 11 June 2026) under the Resource Management Act 1991 (RMA).

These decisions follow a [multi-year review process](#) that included input from the community, expert evidence, and recommendations from a hearings panel. The process involved 40 days and 320 hours of hearings over 18 months, considering 605 submissions (with over 8,725 individual submission points) and 589 further submissions (with 26,088 further submission points). The hearings involved 20+ topics, 800+ briefs of evidence, SS Section 42A reports and 26 written right of reply reports by council officers. Appeals on decisions were received on 12 August 2026 and Council released the Appeals Version of the Proposed District Plan in August 2026.

What does this mean for plan users?

During the appeal period, both the Operative District Plan (2009) (ODP) and the Proposed District Plan – Appeals Version (PDP-AV) will apply when assessing resource consent applications. In summary:

- All rules had legal effect when council notifies its decisions on submissions (s86B(1) of the RMA) on 30 June 2026.
- The Proposed District Plan – Appeals Version clearly identifies the provisions that are subject to appeal. Any non-appealed rule in the PDP-DV must be treated as operative and the equivalent ODP rule becomes inoperative (s86F(1) of the RMA).
- If there are live appeals against a proposed provision, the proposed provision and any equivalent operative provisions may need to be considered through the resource consent process.
- Appropriate 'weighting' will be applied by council planners during consideration of resource consent applications.
- PDP-AV objectives and policies are relevant considerations for s104 assessments from 30 June 2026 onwards and continue to be relevant through all stages.
- The Proposed District Plan will only become operative once all appeals are resolved.

¹ With the exception of two amendments that recognise district land drainage infrastructure in the Infrastructure Chapter and Planning Maps, and rezoning Section 25 SBRS of Kawakawa from Rural Residential to General Residential with the Te Mataora Precinct Overlay

Where can I find a copy of the Decisions and Recommendation reports?

The Hearings panel recommendation reports are available [here](#). They are grouped by topic and are preceded by an overview outlining statutory requirements and the hearings process.

Each Hearing Panel report includes the following appendices:

- A schedule of hearing attendances.
- Tracked-change versions of the relevant chapters.
- Tracked-change versions of any associated schedules.
- Recommended amendments to the Planning Maps (where applicable).
- Recommended decisions on submissions.

A copy of the council's decision and reasoning is provided here [11 June 2026 Extraordinary Council meeting](#).

Do I have to follow the old plan or the new plan?

Potentially both. As explained above:

- You might need a resource consent under the Proposed District Plan – Decisions Version.
- You might also need a resource consent under the Operative District Plan.
- This continues until the Proposed District Plan becomes fully operative.

Think of this as a transition period where the new rules are 'live', but the old ones aren't fully switched off yet. You may need to seek planning advice before applying for a resource consent.

When does the new plan fully take over?

Only after all appeals are finished. Once that happens:

- The council tidies up any final changes.
 - The council formally approves the plan.
 - A public notice is issued.
 - The Proposed Plan becomes "operative".
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Can part of the plan become Operative earlier?

Yes, the plan can become operative in stages. If some chapters or zones aren't appealed, the council can make those sections operative early, while the appealed parts continued through the process.

Appeals process and timeframes

- Decisions have been publicly notified on 30 June 2026.
- The appeal period runs until 12 August 2026.
- Only people who made a submission can appeal, and only on matters they submitted on. They cannot request withdrawal of the entire Proposed District Plan.
- Appeals are made to the Environment Court.
- Other parties may join an appeal within 15 working days after the appeal period closes.

You can find out more about the appeal requirements via this link: [Clause 14 of the 1st Schedule of the Resource Management Act](#).

Any appeal to the Environment Court must be in the prescribed form, and a copy must also be sent to the council and any other relevant submitters. The appeal forms can be found on the Environment Court website – here's the link [Forms & fees | Environment Court of New Zealand](#).

We will publish appeal notices and other information at [Proposed district plan | Far North District Council](#) as the project progresses.

Any questions can be directed to the District Plan Team at pdp@fndc.govt.nz or [0800 920 029](tel:0800920029)