

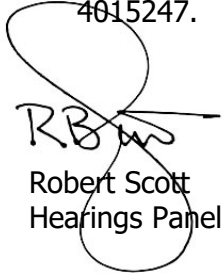
## PROPOSED FAR NORTH DISTRICT PLAN

### MINUTE 33 OF THE INDEPENDENT HEARINGS PANEL

#### EXPERT CONFERENCING WITH WAITANGI ESTATE LIMITED RELATING TO HEARING 15B

1. The purpose of this minute is direct expert conferencing between Council and Waitangi Estate Limited regarding a requested Special Purpose Zone to apply to the Estate.
2. After hearing the evidence on the Waitangi Estate Special Zone (**WEZ**) in Hearing 15B, it was apparent that, while there was a high degree of agreement between the parties on the provisions of the WEZ, there are a few narrow issues where Council officers, Waitangi Estate Limited and Heritage New Zealand Pouhere Taonga (**HNZPT**) have not been able to achieve consensus. Now that the Panel has heard all evidence we see merit in a final round of focussed expert conferencing between the planners to resolve those remaining issues. We consider the most appropriate process would be expert planning conference, resulting in the preparation of a joint witness statement. The procedures for conferencing are set out in [Minute 1](#) and the parties should also refer to Clauses 9.4 and 9.6 of the [Environment Court Practice Note 2023](#).
3. The scope of the caucusing is to be limited to the following provisions in the draft WEZ chapter and the Natural Features and Landscapes (**NFL**) chapter:
  - a. NFL -R1 (as it applies to the WEZ) and/or any necessary amendments to WEZ standards to address scale of buildings in the Te Pitowhenua sub-zone;
  - b. WEZ rule(s) for signs;
  - c. WEZ rule(s) for temporary activities; and
  - d. Definition of Waitangi commercial activities (in terms of how it might accommodate activities otherwise caught by the temporary activities rule).
4. The Panel wishes the participants to note that as the WEZ is a special purpose zone, it is comfortable with exploring the option of providing specific place-based definitions or rules for activities at Waitangi Estate to avoid any district-wide issues.
5. At the conclusion of conferencing the parties will prepare a joint witness statement (see Clause 9.5 of the Practice Note 2023) setting out any agreed wording of the above listed provisions and the grounds on which that agreement was reached. If agreement between all planners was not able to be reached, the joint witness statement will clearly record the specific provisions and reasons for disagreement, which will assist the Panel make our final recommendation to the Council.
6. The planners attending the conferencing will be Ms Lynette Morgan (WEZ section 42A author), Ms Melissa Pearson (Heritage section 42A author), Ms Rochelle Jacobs (expert planner for Waitangi Limited), and Stuart Bracey (expert planner for HNZPT). Given the limited number and narrow focus of the issues we do not see a need to appoint an independent facilitator.

7. We will leave it to the parties to arrange a suitable time for expert conferencing. However, following conferencing the timetabling (as suggested by Council officers) is as follows:
- a. A joint witness statement reporting the outcome of the expert witness caucusing provided to the Panel by 22 September 2025;
  - b. Council's right of reply by 28 October 2025.
8. If you have any questions regarding this Minute, please contact the Hearings Administrator Alicia-Kate (AK) Taihia - Submissions & Hearings Administrator District Plan: [alicia-kate.taihia@fndc.govt.nz](mailto:alicia-kate.taihia@fndc.govt.nz) or (09) 4015247.



Robert Scott  
Hearings Panel Chairperson

10 September 2025