



1 April 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 Felicity Foy will hear and consider submissions and further submissions on the following topic for the Council's Proposed District Plan.

Hearing Number	15B Rezoning Requests for new Special Purpose Zones
Topic(s)	This hearing relates to submissions and further submissions on: <ul style="list-style-type: none"> <li>• Rezoning Requests for new Special Purpose Zones</li> </ul>

2. The details for the hearing are:

**Dates:** **Monday 1 to Thursday 4 September 2025**

**Time:** **9.00am**

**Venue:** Monday 1, Tuesday 2 and Thursday 4 September - **Far North District Council Chambers, 5 Memorial Ave, Kaikohe 0405**  
Wednesday 3 September – **Te Kona, 74 Guy Road, Kaikohe**

<b>Key Dates for this hearing (for more information see below)</b>		
Submitters formally advise if they wish to opt in to the "reverse timetable" process	Tuesday 8 April <b><u>by 12 noon</u></b>	21 weeks before the hearing starts
Submitters file their evidence for their rezoning submission	Monday 12 May 2025 <b><u>by 12 noon</u></b>	Sixteen weeks before hearing starts
Further submitters supporting or opposing the rezoning submission file their evidence	Monday 9 June 2024 <b><u>by 12 noon</u></b>	Twelve weeks before hearing starts
Council planner's (s42A) report due	Monday 4 August 2025	Four weeks before hearing starts
Submitters can file rebuttal evidence	Monday 18 August 2025	Two weeks before hearing starts
Appearance confirmation due	Monday 18 August 2025	Two weeks before hearing starts



Indicative hearing timetable online	Monday 25 August 2025	One week before hearing starts
Legal submissions due	Friday 29 August 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 15B 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](#).

### Rezoning Criteria and Process

6. Submitters are encouraged to review the process and criteria to review [Final Panel Minute 14](#): Rezoning Criteria and Process, which sets out the following process for information/evidence exchange:
  - 16 weeks before hearing (earlier if possible) – submitters file their evidence for their rezoning submission, addressing the criteria below as applicable and providing supporting section 32AA evaluation.
  - 12 weeks before hearing – further submitters supporting or opposing the rezoning submission file their evidence.
    - 4 weeks before hearing - reporting officers provide section 42A report for the rezoning sub-topic.
    - 2 weeks before hearing – submitters can file rebuttal evidence.

Note that any submitters who do not wish to “opt in” may provide their evidence two weeks prior to the hearing. The Panel has strongly encouraged submitters with substantial or complex rezoning requests to engage in the Minute 14 process as amended as a means of having a more collaborative, and overall efficient, approach to having their requests considered.

7. 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.
8. 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.

9. 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.
10. All evidence is expected to be provided electronically. Evidence can be sent to the Hearings Administrator [alicia-kate.taihia@fndc.govt.nz](mailto:alicia-kate.taihia@fndc.govt.nz).
11. The Hearing Administrator will email the hearing parties to advise when new material is on the Council's website.
12. 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**

13. If you wish to speak at the hearing, please email Alicia-Kate Taihia [alicia-kate.taihia@fndc.govt.nz](mailto:alicia-kate.taihia@fndc.govt.nz) with your hearing timetable response by Monday 18 August 2025. Your email should be titled "Hearing 15B – 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).
14. 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.



15. 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.
16. 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.
17. 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.
18. Video recordings of the hearing will be posted to the Council's website as soon as practical after each hearing session.
19. 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](mailto:alicia-kate.taihia@fndc.govt.nz).

Ngā mihi

Alicia-Kate Taihia  
Submissions & Hearings Administrator



**Table 1 Submissions with submission points being considered as part of Hearing 15B**

<b>Submission number</b>	<b>Submitter name</b>	<b>Reporting topic (s)</b>
FS227	Angela Marinkovic	Hearing 15B - Rezoning - New Special Purpose Zones
S405, FS276	Antoinette Pot	Hearing 15B - Rezoning - New Special Purpose Zones
S158	Ara Poutama Aotearoa the Department of Corrections	Hearing 15B - Rezoning - New Special Purpose Zones
S167	Bentzen Farm Limited	Hearing 15B - Rezoning - New Special Purpose Zones
S423	Bernard Sabrier	Hearing 15B - Rezoning - New Special Purpose Zones
FS112	Carly McIlroy	Hearing 15B - Rezoning - New Special Purpose Zones
S236	Connemara Black Limited	Hearing 15B - Rezoning - New Special Purpose Zones
FS224	Diane & Ian Wood	Hearing 15B - Rezoning - New Special Purpose Zones
FS28	Dr John L Craig	Hearing 15B - Rezoning - New Special Purpose Zones
S505	Dr Lynn Kincla	Hearing 15B - Rezoning - New Special Purpose Zones
S435	Elka Gouzer	Hearing 15B - Rezoning - New Special Purpose Zones
S237	Evan Williams and Katherine Williams	Hearing 15B - Rezoning - New Special Purpose Zones
S320	Far North Holdings Limited	Hearing 15B - Rezoning - New Special Purpose Zones
S434	Francois Dotta	Hearing 15B - Rezoning - New Special Purpose Zones
S164	Green Inc Ltd	Hearing 15B - Rezoning - New Special Purpose Zones
FS58	Harold Corbett	Hearing 15B - Rezoning - New Special Purpose Zones
FS51	Heritage New Zealand Poutere Taonga	Hearing 15B - Rezoning - New Special Purpose Zones
S227	Isles Casey Trustee Services Limited, WWC Trustee Company Limited	Hearing 15B - Rezoning - New Special Purpose Zones
S228	Jayesh Govind and Others	Hearing 15B - Rezoning - New Special Purpose Zones
S238	John Gowing and Miriam Van Lith	Hearing 15B - Rezoning - New Special Purpose Zones
S239	John Gowing, Miriam Van Lith, Ellis Gowing, James Gowing, Byron Gowing	Hearing 15B - Rezoning - New Special Purpose Zones
FS566	Kapiro Conservation Trust 2	Hearing 15B - Rezoning - New Special Purpose Zones
FS107	Laurell Douglas	Hearing 15B - Rezoning - New Special Purpose Zones
S229	Laurie Pearson	Hearing 15B - Rezoning - New Special Purpose Zones
FS220	Lynn kincla	Hearing 15B - Rezoning - New Special Purpose Zones
FS162	Maria Bright	Hearing 15B - Rezoning - New Special Purpose Zones



Submission number	Submitter name	Reporting topic (s)
S402, FS283	Mark Spaans	Hearing 15B - Rezoning - New Special Purpose Zones
FS306	Mary Stanners	Hearing 15B - Rezoning - New Special Purpose Zones
S230, FS143	Mataka Residents' Association Inc	Hearing 15B - Rezoning - New Special Purpose Zones
S241, S347	Matthew Draper and Michaela Jannard	Hearing 15B - Rezoning - New Special Purpose Zones
S240	Matthew Watson, Kaylene Watson, D R Thomas Limited	Hearing 15B - Rezoning - New Special Purpose Zones
S422	Maurice Dabbah	Hearing 15B - Rezoning - New Special Purpose Zones
S183	MLP LLC	Hearing 15B - Rezoning - New Special Purpose Zones
S32, FS344	Mr Lewis Thomas Grant, Mr Jake Ryan Lockwood, Mr Luke Stephen Lockwood and Mr Stephen Graham Lockwood	Hearing 15B - Rezoning - New Special Purpose Zones
FS83	Neil Mitchell	Hearing 15B - Rezoning - New Special Purpose Zones
FS345	Ngawha Generation Limited	Hearing 15B - Rezoning - New Special Purpose Zones
FS272	Nicole Way and Christopher Huljich	Hearing 15B - Rezoning - New Special Purpose Zones
S345	Nicole Way and Christopher Huljich as Trustees of the Trssh Birnie Settlement Trust	Hearing 15B - Rezoning - New Special Purpose Zones
S502	Northland Planning and Development 2020 Limited	Hearing 15B - Rezoning - New Special Purpose Zones
S231	Ovisnegra Limited	Hearing 15B - Rezoning - New Special Purpose Zones
S346, FS165	Paradise Found Developments Limited	Hearing 15B - Rezoning - New Special Purpose Zones
S352	Philibert Jean-G Frick	Hearing 15B - Rezoning - New Special Purpose Zones
S232	Tobias Groser	Hearing 15B - Rezoning - New Special Purpose Zones
S226	Tryphena Trustees Limited, David Haythornwaite	Hearing 15B - Rezoning - New Special Purpose Zones
FS569	Vision Kerikeri 2	Hearing 15B - Rezoning - New Special Purpose Zones
FS570	Vision Kerikeri 3	Hearing 15B - Rezoning - New Special Purpose Zones
S503	Waitangi Limited	Hearing 15B - Rezoning - New Special Purpose Zones
FS36	Waka Kotahi NZ Transport Agency	Hearing 15B - Rezoning - New Special Purpose Zones
FS311	Warren McKay	Hearing 15B - Rezoning - New Special Purpose Zones
S222	Wendover Two Limited	Hearing 15B - Rezoning - New Special Purpose Zones
S233, S234	Whale Bay Limited	Hearing 15B - Rezoning - New Special Purpose Zones
S235	WW Trustee Services 2016 Limited, Eloise Caroline Caswell, Donald Gordon Chandler	Hearing 15B - Rezoning - New Special Purpose Zones