

# MEMO

<b>To:</b>	Independent Hearings Panel	<b>Date:</b>	13/10/2025
<b>From:</b>	Sarah Robson – Principal Planner   Associate	<b>CC:</b>	Far North District Council
		<b>CKL Ref:</b>	A24315
<b>Re:</b>	<b>Rezoning - Donald Road &amp; Allen Bell Drive, Kaitaia</b>		

---

This memo has been prepared to provide additional information requested by the Hearing Panel to support the justification for a partial rezoning of the site.

## Flooding Extent

A memo has been prepared by Neil Yin from CKL NZ Ltd (dated 8/10/25) detailing the extent of General Residential Zoned land in the Kaitaia Township that is located within the 1% AEP Floodplain. The key findings are below:

- **1,099 properties** zoned General Residential are located within the floodplain, being **65%** of total properties proposed to be zoned General Residential.
- Over **104 hectares** of land zoned General Residential is affected by flooding, being **48%** of the total land within the General Residential zone.

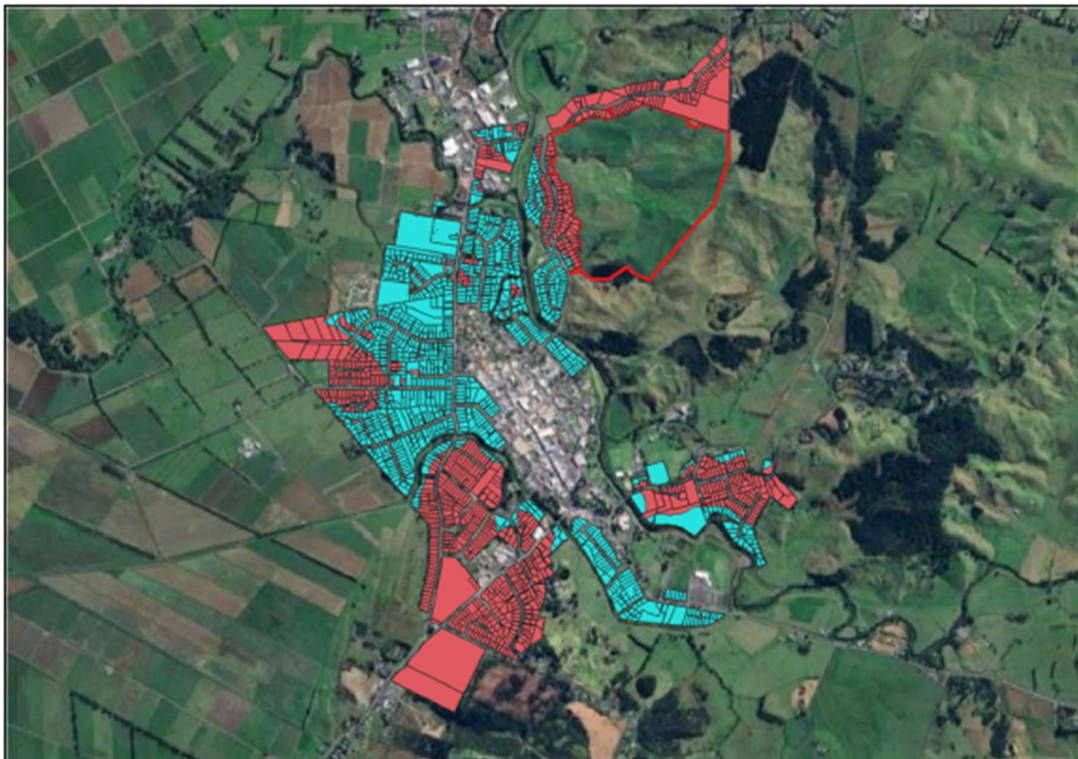


Figure 1: Flooded General Residential zoned land (blue) and non-flooded General Residential land (red)

The memo also outlines the importance of providing additional land for residential purposes to encourage development intensification outside of the floodplain and enable retreat from flood affected areas.

For context, the site subject to the requested rezoning is **62 hectares** in area and has the potential to generate **500 additional lots**.

### Partial Rezoning

While I still am of the opinion that there is adequate information to support the rezoning of the entire site, an alternative option for partial rezoning is provided for Council and the Panel to consider (see the attached rezoning plan prepared by Bespoke Landscape Architects, Rev 1, dated October 2025).

A total area of **approximately 35 hectares** (likely to be **20-24 hectares** when accounting for roads and stormwater management devices and topography) are proposed to be rezoned, enabling potentially **300-350 additional lots**.

The reasons for this zoning pattern are:

- Provides for a logical extension of the General Residential Zone adjacent to well established residential development.
- Enables residential intensification in flatter and easily accessible portions of the site.
- Allows a Rural Residential buffer to the Rural Production zoned land to the east.
- Roughly reflects a logical development pattern established through the masterplan.
- Keeps most of the natural features and overland flow paths within the Rural Residential Zone.
- It provides more land to the north and west of the two commercial hubs, balancing the General Residential zone.

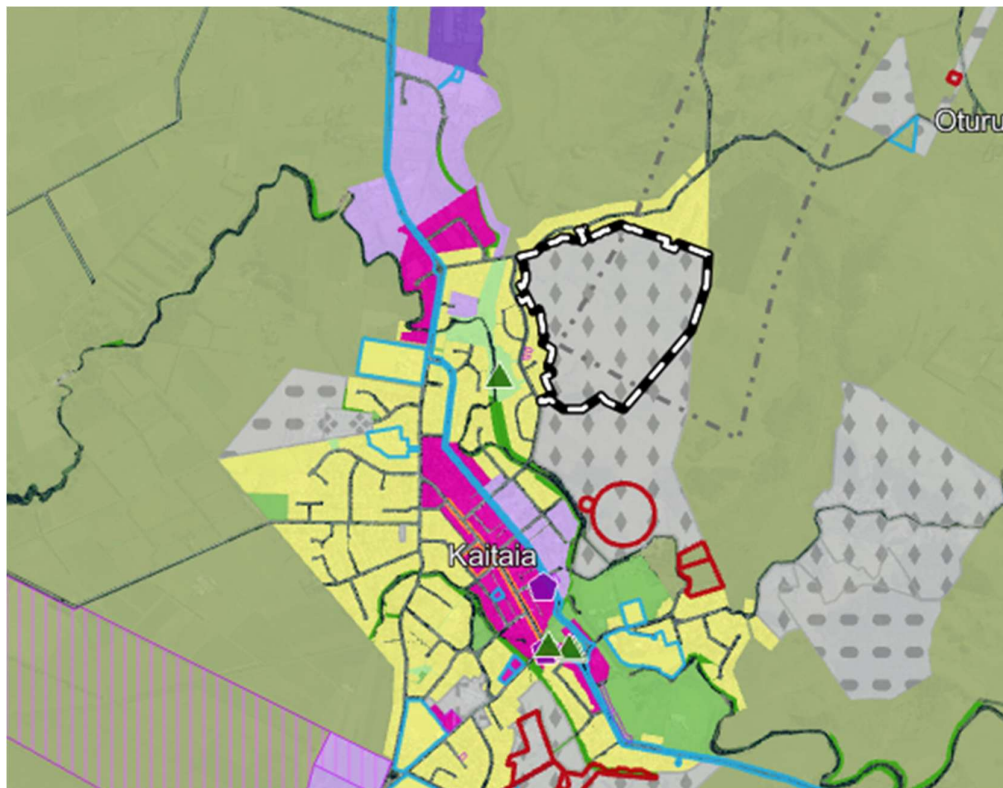


Figure 2: Current proposed Zoning Pattern for Kaitaia

### Staging of Development

I am of the view that development of the potentially rezoned land will be driven by market demand and provision of infrastructure.

Development will undoubtedly be undertaken in a staged approach, specifically:

- **Market demand and financial feasibility** – developers will not create additional lots where there is no demand. This will place an undesirable financial burden on developers.
- **Infrastructure provision and upgrades** – Development cannot occur unless there is sufficient infrastructure capacity. Should development proceed council planned upgrades, agreements for developer funded upgrades can be entered into with council at the time of resource consent, which is the common approach where infrastructure capacity is insufficient.

On this basis, there are suitable mechanisms in places to allow residential growth to occur when it is required.

### Conclusion

The proposed rezoning provides an opportunity to futureproof growth and residential resilience in Kaitaia, and there is a clear indication that additional residential land is required given the extent of flooding affecting the town centre and General Residential zoned land.