



6 May 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, Felicity Foy and Peter Kensington will hear and consider submissions and further submissions on the following topic for the Council's Proposed District Plan.

Hearing Number	15D Rezoning Kerikeri-Waipapa
Topic(s)	This hearing relates to submissions and further submissions on: • Rezoning Requests for land within Kerikeri-Waipapa Spatial Plan Study Area

2. The details for the hearing are:

Dates: **Monday 6 October to Wednesday 8 October 2025**
(with a reserve day set for 9 October 2025)

Time: **9.00am**

Venue: **St Johns, 357 Kerikeri Road, Kerikeri**

Key Dates for this hearing (for more information see below)		
Submitters formally advise if they wish to opt in to the "reverse timetable" process	Tuesday 13 May <u>by 12 noon</u>	21 weeks before the hearing starts
Submitters file their evidence for their rezoning submission	Monday 16 June 2025 <u>by 12 noon</u>	Sixteen weeks before hearing starts
Further submitters supporting or opposing the rezoning submission file their evidence	Monday 14 July <u>by 12 noon</u> 2025	Twelve weeks before hearing starts
Council planner's (s42A) report due	Monday 8 September 2025	Four weeks before hearing starts
Submitters can file rebuttal evidence	Monday 22 September <u>by 12 noon</u> 2025	Two weeks before hearing starts
Appearance confirmation due	Monday 22 September 2025	Two weeks before hearing starts



Indicative hearing timetable online	Monday 29 September 2025	One week before hearing starts
Legal submissions due	Friday 3 October 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 15D 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.
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 with your hearing timetable response by Monday 15 September 2025. Your email should be titled "Hearing 15D – 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.

Ngā mihi

Alicia-Kate Taihia
Submissions & Hearings Administrator



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

Submission number	Submitter Name	Reporting Topic (s)
S325, FS441	Adrian and Sue Knight	Hearing 15D - Rezoning Kerikeri-Waipapa
FS353	Al Panckhurst	Hearing 15D - Rezoning Kerikeri-Waipapa
S20	Alan and Pat Strang	Hearing 15D - Rezoning Kerikeri-Waipapa
FS348	Alec Brian Cox	Hearing 15D - Rezoning Kerikeri-Waipapa
S165	Arvida Group Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
S209, FS172	Audrey Campbell-Frear	Hearing 15D - Rezoning Kerikeri-Waipapa
S139	BOI Enterprises Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
S297	Bay of Islands Kerikeri Golf Club	Hearing 15D - Rezoning Kerikeri-Waipapa
S400	BR and R Davies	Hearing 15D - Rezoning Kerikeri-Waipapa
S371, FS370	Bunnings Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
S393, FS270	C Otway Ltd	Hearing 15D - Rezoning Kerikeri-Waipapa
S529	Carbon Neutral NZ Trust	Hearing 15D - Rezoning Kerikeri-Waipapa
FS342	Chris Baker	Hearing 15D - Rezoning Kerikeri-Waipapa
FS335	Craig and Mary Sawers	Hearing 15D - Rezoning Kerikeri-Waipapa
S329	Davies Kerikeri Family Trust, MR Davies, and BR & R Davies	Hearing 15D - Rezoning Kerikeri-Waipapa
FS175	Denis Thomson	Hearing 15D - Rezoning Kerikeri-Waipapa
FS23	Des and Lorraine Morrison	Hearing 15D - Rezoning Kerikeri-Waipapa
FS137	Elizabeth Irvine	Hearing 15D - Rezoning Kerikeri-Waipapa
S92	Ernie Cottle	Hearing 15D - Rezoning Kerikeri-Waipapa
FS334	Fiona Clarke	Hearing 15D - Rezoning Kerikeri-Waipapa
S363	Foodstuffs North Island Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
FS99	Frederick Laurence & Ellen June Voigt	Hearing 15D - Rezoning Kerikeri-Waipapa



S252	Hall Nominees Ltd	Hearing 15D - Rezoning Kerikeri-Waipapa
S361	Ian Bridle	Hearing 15D - Rezoning Kerikeri-Waipapa
S560	Jane E Johnston	Hearing 15D - Rezoning Kerikeri-Waipapa
S51	Jeff and Robby Kemp	Hearing 15D - Rezoning Kerikeri-Waipapa
FS32	Jeff Kemp	Hearing 15D - Rezoning Kerikeri-Waipapa
FS277	Jenny Collison	Hearing 15D - Rezoning Kerikeri-Waipapa
S535	John and Rose Whitehead	Hearing 15D - Rezoning Kerikeri-Waipapa
S561, FS243	Kāinga Ora Homes and Communities	Hearing 15D - Rezoning Kerikeri-Waipapa
S446, S449	Kapiro Conservation Trust	Hearing 15D - Rezoning Kerikeri-Waipapa
FS62	Kapiro Conservation Trust 1	Hearing 15D - Rezoning Kerikeri-Waipapa
FS566	Kapiro Conservation Trust 2	Hearing 15D - Rezoning Kerikeri-Waipapa
S427	Kapiro Residents Association	Hearing 15D - Rezoning Kerikeri-Waipapa
S471	Karen and Graeme Laurie	Hearing 15D - Rezoning Kerikeri-Waipapa
FS352	Kathryn Panckhurst	Hearing 15D - Rezoning Kerikeri-Waipapa
S362	Kerikeri Heights Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
FS337	Kevin Mahoney	Hearing 15D - Rezoning Kerikeri-Waipapa
S554, FS25	Kiwi Fresh Orange Company Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
S384, FS391	LD Family Investments Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
FS565	Levin Stone Holdings Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
S549	Levin Stones Holding Limited, Keri Keri Park Lodge Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
S370	Linda Gigger	Hearing 15D - Rezoning Kerikeri-Waipapa
FS550	Lloyd Anderson	Hearing 15D - Rezoning Kerikeri-Waipapa
FS24	Lynley Newport	Hearing 15D - Rezoning Kerikeri-Waipapa
S318	Mangonui Haulage	Hearing 15D - Rezoning Kerikeri-Waipapa
FS333	Maree Hart	Hearing 15D - Rezoning Kerikeri-Waipapa



S140, FS399	Mark and Emma Klinac	Hearing 15D - Rezoning Kerikeri-Waipapa
S385	McDonalds Restaurants (NZ) Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
FS189	Michael Schofield	Hearing 15D - Rezoning Kerikeri-Waipapa
FS445	Neil Construction Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
S516	Ngā Tai Ora - Public Health Northland	Hearing 15D - Rezoning Kerikeri-Waipapa
FS151	Ngāi Tukairangi No.2 Trust	Hearing 15D - Rezoning Kerikeri-Waipapa
S271, S274, S338, FS47	Our Kerikeri Community Charitable Trust	Hearing 15D - Rezoning Kerikeri-Waipapa
S344	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	Hearing 15D - Rezoning Kerikeri-Waipapa
S280, S301	Paul Wright	Hearing 15D - Rezoning Kerikeri-Waipapa
FS338	Pearl Mahoney	Hearing 15D - Rezoning Kerikeri-Waipapa
FS138	Peter Andrew Irvine	Hearing 15D - Rezoning Kerikeri-Waipapa
FS584	Peter Malcolm	Hearing 15D - Rezoning Kerikeri-Waipapa
FS443	Peter O'Neil Donnellon	Hearing 15D - Rezoning Kerikeri-Waipapa
S16	Picture Perfect Properties Ltd	Hearing 15D - Rezoning Kerikeri-Waipapa
S408	Pukanui Investments Ltd & The Ridge Childcare Ltd	Hearing 15D - Rezoning Kerikeri-Waipapa
FS350	Puketona Lodge Ltd	Hearing 15D - Rezoning Kerikeri-Waipapa
S188	Puketotara Lodge Ltd	Hearing 15D - Rezoning Kerikeri-Waipapa
S475	Robert Keith Beale	Hearing 15D - Rezoning Kerikeri-Waipapa
S534	Roger Atkinson	Hearing 15D - Rezoning Kerikeri-Waipapa
FS336	Roger Holman	Hearing 15D - Rezoning Kerikeri-Waipapa
S15, FS389	Smartlife Trust	Hearing 15D - Rezoning Kerikeri-Waipapa
S559	Te Rūnanga o Ngāti Rēhia	Hearing 15D - Rezoning Kerikeri-Waipapa
FS403	Te Whatu Ora - Nga Tai Ora	Hearing 15D - Rezoning Kerikeri-Waipapa
S514	The General Trust Board of the Diocese of Auckland	Hearing 15D - Rezoning Kerikeri-Waipapa



S262, FS395	Ti Toki Farms Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
FS390	Tracey Schubert	Hearing 15D - Rezoning Kerikeri-Waipapa
FS29	Trent Simpkin	Hearing 15D - Rezoning Kerikeri-Waipapa
S288, FS45	Tristan Simpkin	Hearing 15D - Rezoning Kerikeri-Waipapa
S499	Turnstone Trust	Hearing 15D - Rezoning Kerikeri-Waipapa
FS325	Turnstone Trust Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
FS549	Vanessa Anderson	Hearing 15D - Rezoning Kerikeri-Waipapa
S522, S524, S528	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Hearing 15D - Rezoning Kerikeri-Waipapa
FS569	Vision Kerikeri 2	Hearing 15D - Rezoning Kerikeri-Waipapa
FS570	Vision Kerikeri 3	Hearing 15D - Rezoning Kerikeri-Waipapa
FS374	Waipapa Pine Limited	Hearing 15D - Rezoning Kerikeri-Waipapa
S342	Waipapa Pine Limited and Adrian Broughton Trust (now Fletcher Building Ltd)	Hearing 15D - Rezoning Kerikeri-Waipapa
FS36	Waka Kotahi NZ Transport Agency	Hearing 15D - Rezoning Kerikeri-Waipapa
S336	Z Energy Limited	Hearing 15D - Rezoning Kerikeri-Waipapa