

Far North Proposed District Plan

29 September
2025

Hearing 15C – Rezoning General – Urban and Rural

Introduction

Reporting officers

- Sarah Trinder, FNDC – section 42A author for the Urban topic
- Jerome Wyeth, SLR Consulting – section 42A author for Health New Zealand and Ngāwhā Generation submissions
- Melissa Pearson, SLR Consulting – section 42A author for the Rural topic

Other experts

- Dr Reece Hill, Landsystems – Expert soil analyst
- Mat Collins, Abley – Expert transport planner
- Melean Absolum, MAL – Expert landscape architect
- Elizabeth Morrison, SLR Consulting – Expert ecologist
- Victor Hensley, FNDC – Infrastructure
- *Lawrence McIlrath, M.E Consulting – Expert economist (not available for this hearing but available for 15D)*

Procedural matters

Submitters presenting at alternate hearings

- Audrey Campbell-Frear – presenting at Hearing 15D (as sites of interest span both topics)
- Victoria Yorke and André Galvin – presenting at Hearing 17
- Range of submitters covering Hearing 15D matters at this hearing, e.g. Jeff Kemp

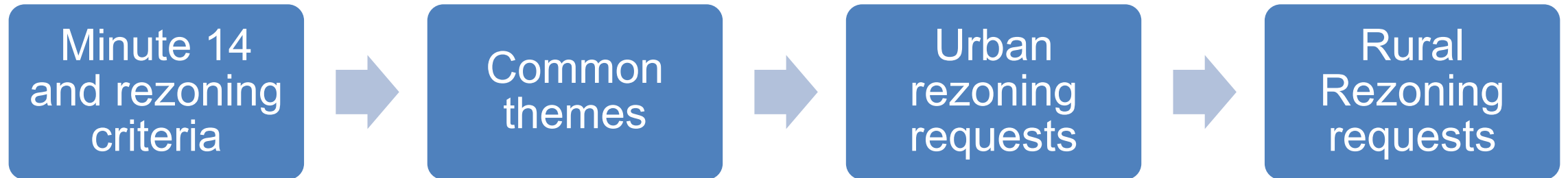
Clarification of information relied on

- Robert Sintes – only considered publicly available information as additional context, s42A position would remain the same without that information

Alleged omission of submitter

- Rebuttal evidence of Mr Kemp considers the 15C Rural report does not address the submission of Brian and Katherine Susan Hutching (S70.001)
- S70.001 is addressed in paragraphs 386 and 407 of the 15C Rural report

Presentation outline



Minute 14

- Strategic direction
- Alignment with zone outcomes
- Higher order direction
- Reasons for the request
- Assessment of site suitability
- Potential effects of rezoning
- Infrastructure (three waters servicing)
- Transport infrastructure
- Consultation and further submissions
- Section 32AA evaluation

Rezoning criteria

- A. Location:** Within existing urban areas or adjacent to existing urban areas (consistent with a defensible urban boundary and achieves a well-functioning urban environment (Policy 1 of the NPS-UD), including good accessibility, and resilience to current and future effects of climate change).
- B. Land use:** Existing land uses are consistent with the purpose of the zone (aligned with the objectives, policies and intended outcomes for the zone)
- C. Site suitability:** No identified significant natural hazard risks, effects on natural environment values, and the rezoning is generally compatible with surrounding land uses.
- D. Infrastructure:** the land (and development enabled by the rezoning) is or will be supported by adequate development infrastructure servicing and existing transport infrastructure (for example funding and delivery of the infrastructure e.g. the 30-year infrastructure strategy adopted as part of the Long-Term Plan).
- E. Growth demand:** Clear evidence of growth pressure or need to provide for sufficient development capacity. In the case of land within or near Kerikeri- Waipapa the rezoning would not undermine the growth objectives and outcomes of the Kerikeri-Waipapa Spatial Plan being met.

Common themes

- **Key gaps in supporting information from submitters**, particularly for larger scale areas. Common gaps relate to:
 - Traffic effects
 - Landscape effects, particularly in the coastal environment, ONL/ONF, HNC overlays
 - Economic evidence to justify the need for additional residential capacity
- **Lack of engagement with either affected landowners and/or adjoining landowners**
- **Lack of engagement with NZTA** for rezoning requests that either require a state highway access or would result in potential upgrades to a state highway intersection
- **Lack of engagement with tangata whenua**
- **Absence of mechanism to ensure key elements of a rezoning proposal are met** e.g. no master/structure plan included in the PDP through a precinct or development area, over-reliance on future consent processes to address issues

Common themes

- **Some submitters consider that upzoning of rural residential land around Kerikeri and Waipapa is required to provide for growth** – package of alternatives is provided:
 - Creation of MDRZ and TCZ
 - Greenfield upzoning around town centre
 - Minor residential unit permitted pathway plus other urban zone provision changes, as per Hearing 14 recommendations
 - PDP as notified already provided for areas of upzoning, particularly around Kerikeri and Waipapa, to accommodate growth
- **Some submitters consider that the Kerikeri Waipapa Spatial Plan should not be given any weight and has compromised the Schedule 1 process by being introduced part way through** - goal of compact urban form stems from PDP Strategic Direction, not just the Kerikeri Waipapa Spatial Plan
- **Other options are being considered as part of the Subdivision chapter to provide other pathways for subdivision without exacerbating potential reverse sensitivity effects**

ODP



PDP



Urban rezoning requests

- 77 original submissions and 85 further submissions
- 8 submissions in support of notified zone
- 6 'opt in' submitters with relatively high engagement
- **Key spatial areas:**
 - Paihia
 - Ahipara
 - Kaitaia
 - Kaikohe
 - Omapere
- Most common request was upzoning from Rural Production, Rural Residential or Mixed Use to General Residential Zone

Urban rezoning requests that are supported

- Zoning errors amended (various)
- Zone and provisions amendments in relation to Matauri bay subdivision – **Cavalli Properties Limited (S177)**
- General residential zoning for 6 Bedggood Close, Paihia – **Ed and Inge Amsler (S341)**
- Additional parcels added to the Hospital special purpose zone – **Health New Zealand (S42)**
- Additional Light industrial land – **Ngāwhā Generation Limited (S432)**

Urban rezoning requests – new evidence/rebuttal

- Ngā Kaingamaha o Ngāti Hine Charitable Trust (Ngāti Hine – S555)– has provided planning evidence along with corporate evidence/ statements. Presented a narrowed relief seeking approximately 4 ha for GRZ zoning.
- Cavalli Properties (S177) – planning rebuttal evidence, supporting recommendation and seeking zoning of stage 2 land.
- Ken Lewis (S9) – Planning and economic rebuttal evidence

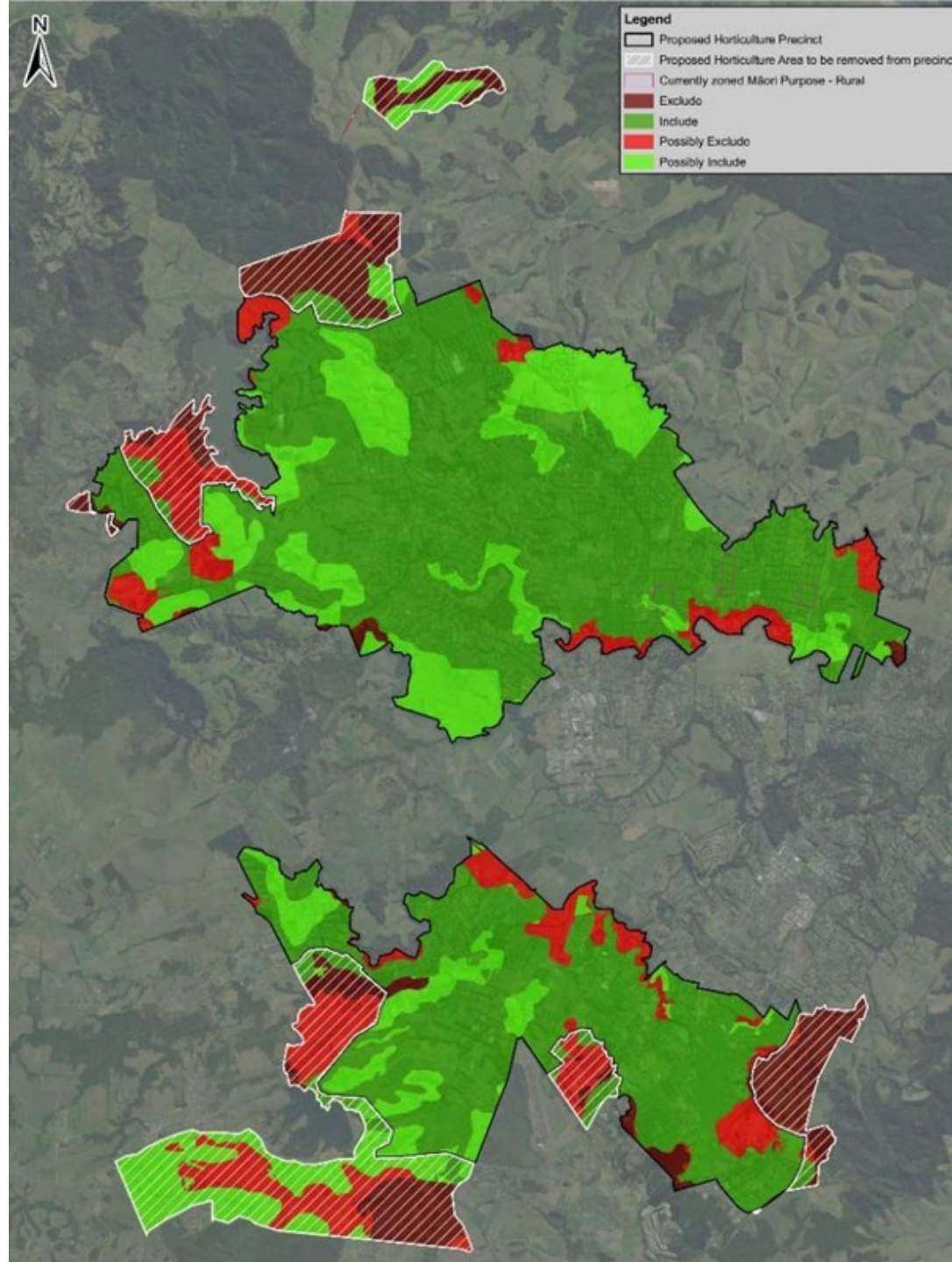
Questions

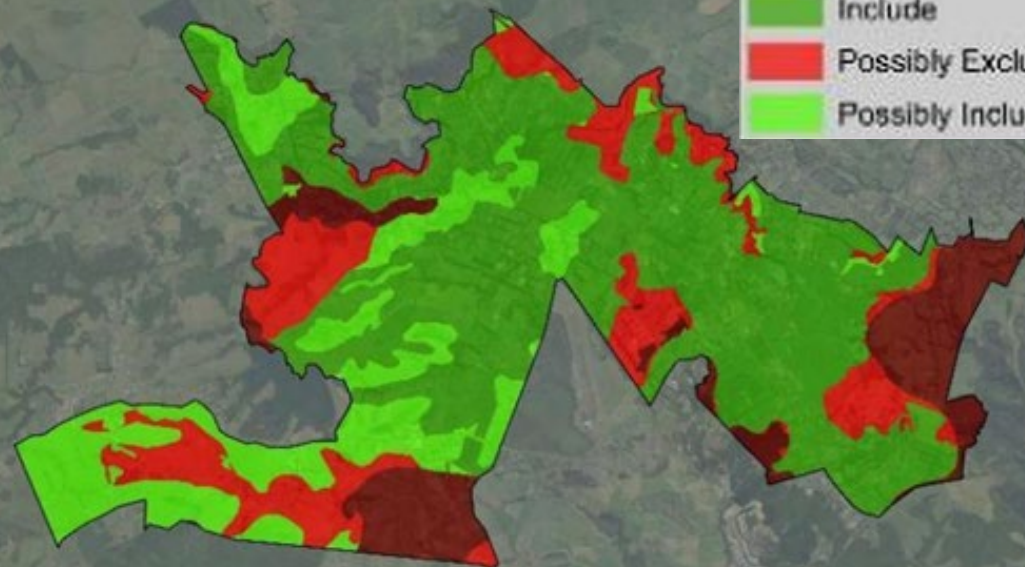
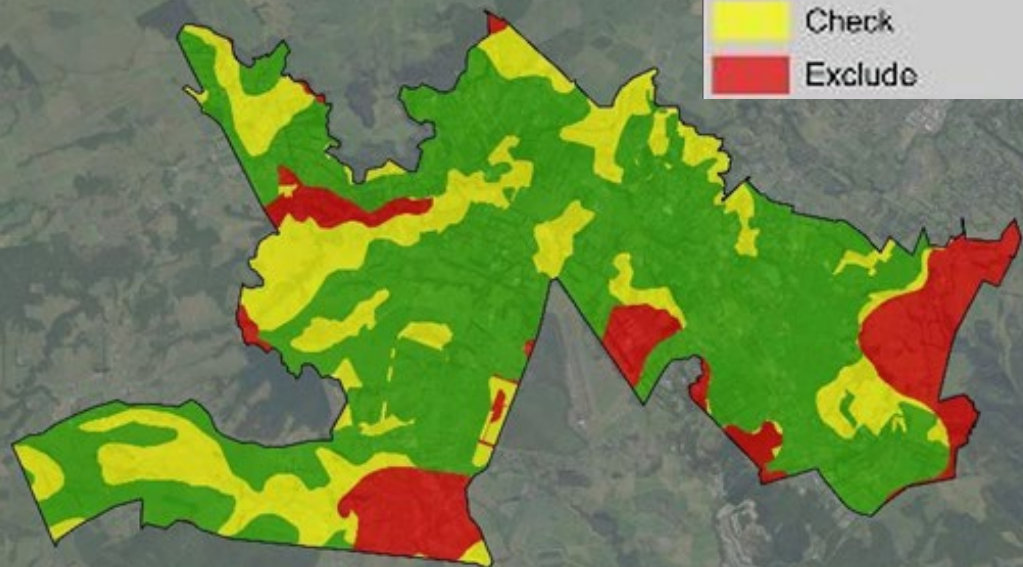
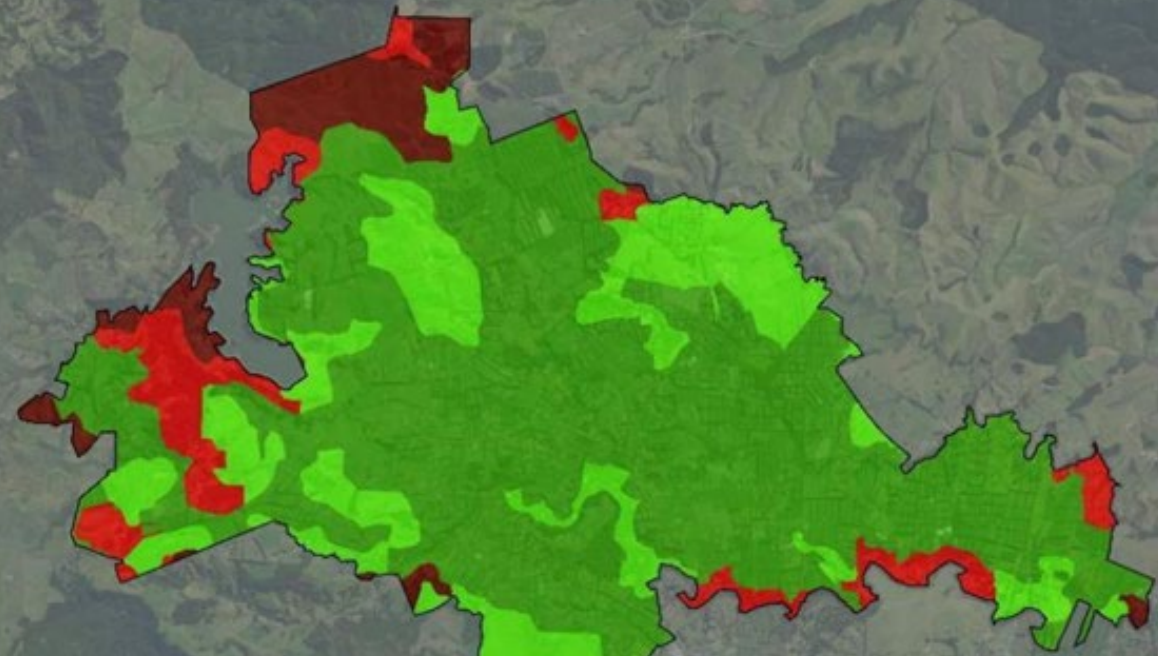
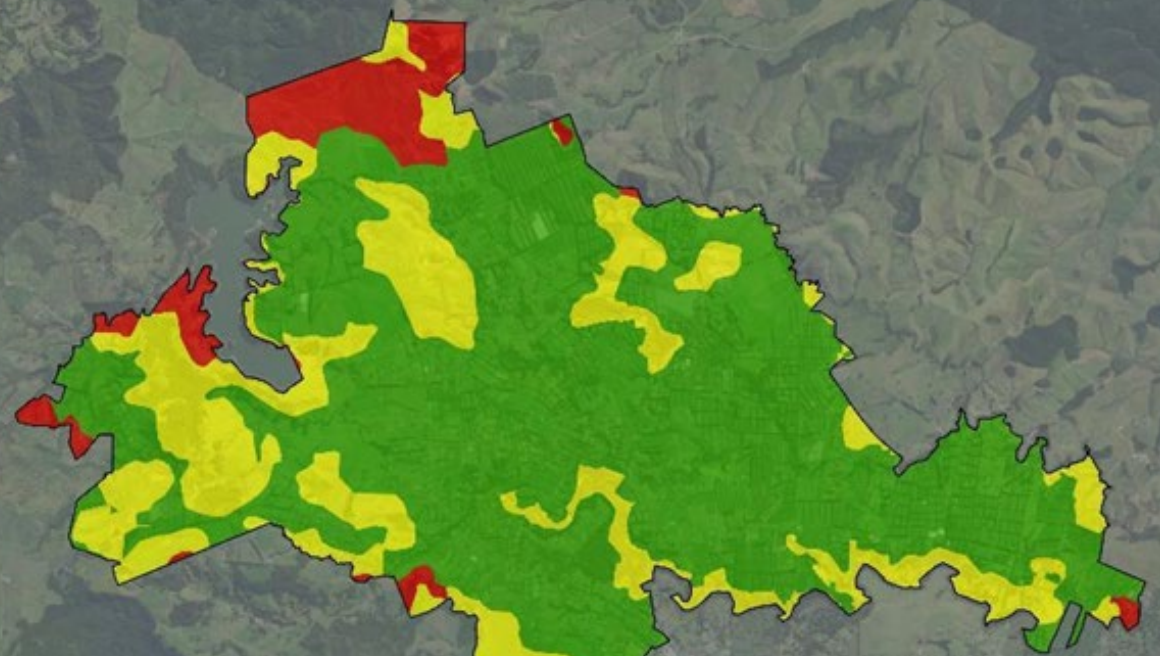
Rural rezoning requests

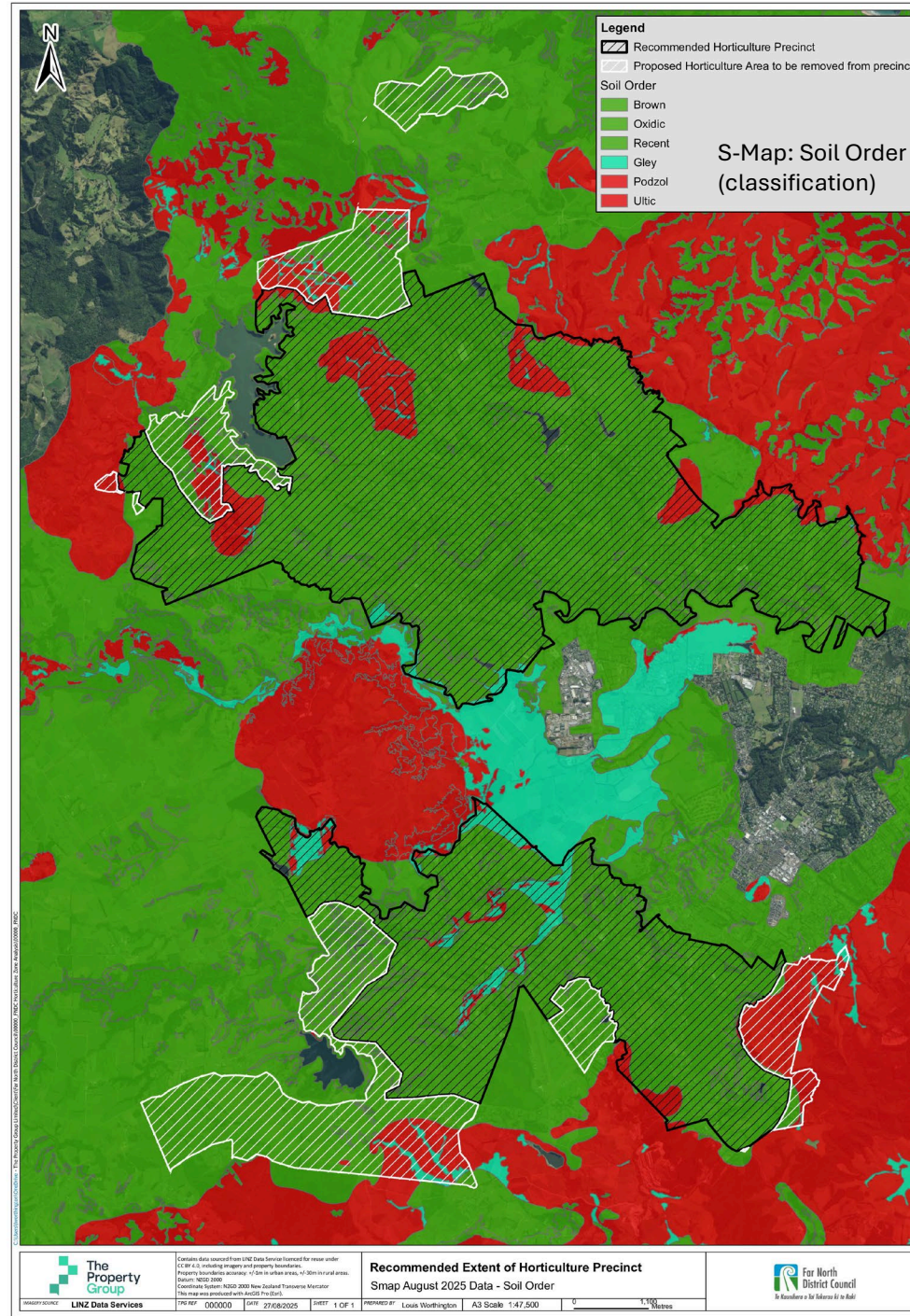
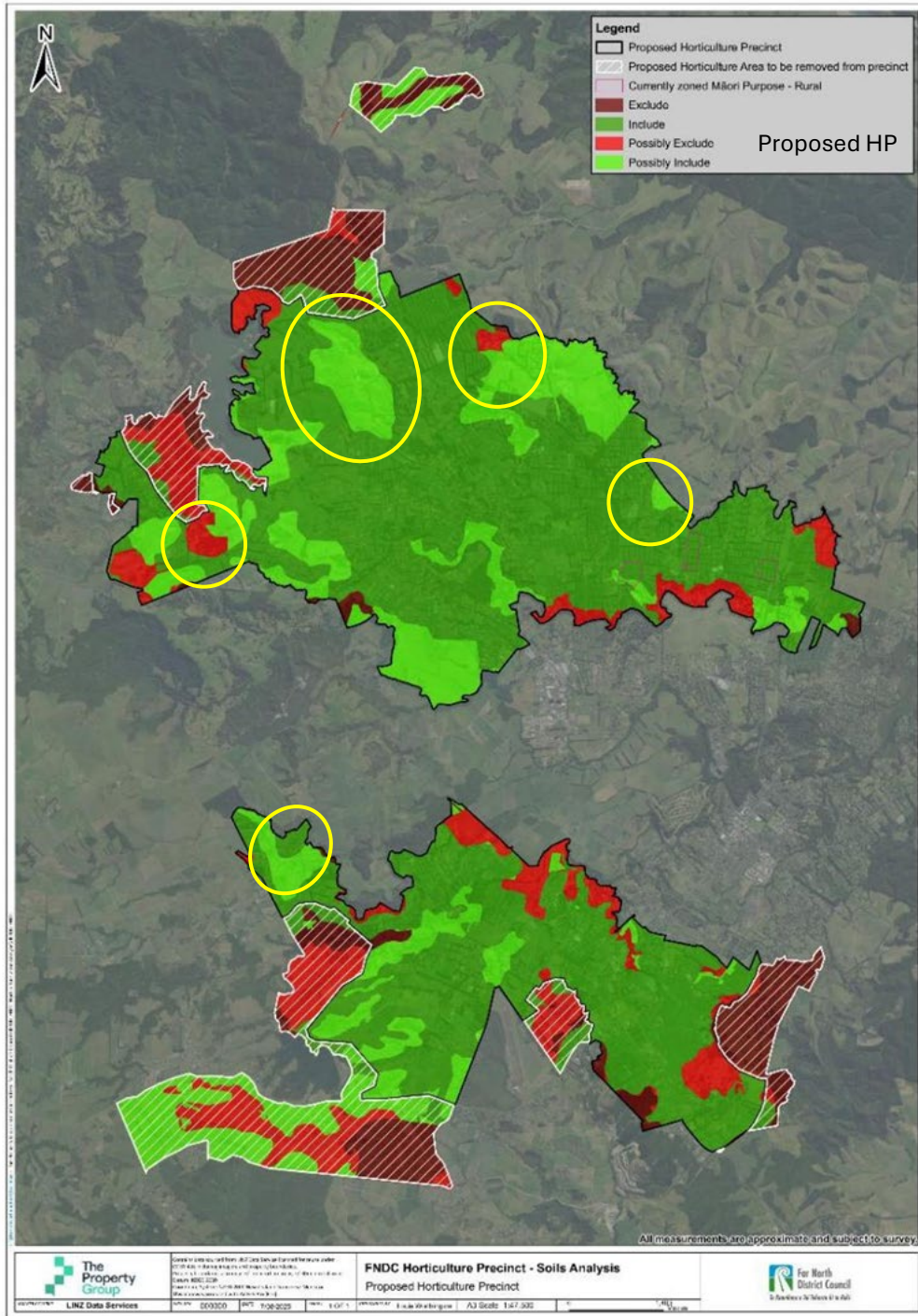
- 147 original submissions and 628 further submissions
- 16 submissions in support of notified zone
- 24 'opt in' submitters with relatively high engagement
- **Key spatial areas:**
 - Edge of Kerikeri/Waipapa
 - Ahipara
 - Kaitaia
 - Russell Peninsula
 - Karikari Peninsula (Rangiputa, Tokerau Beach)
 - South Hokianga (Omapere, Opononi, Koutu)
- Most common request was upzoning from Rural Production to either Rural Lifestyle or Rural Residential Zone

Horticulture Precinct

- Hearing 9 direction to determine an appropriate spatial extent for the Horticulture Precinct as an alternative tool to the Horticulture Zone
- Extensive process with Dr Reece Hill and GIS analysts to determine an evidence based spatial extent
- Horticulture Precinct is 22% smaller than the Horticulture Zone as notified

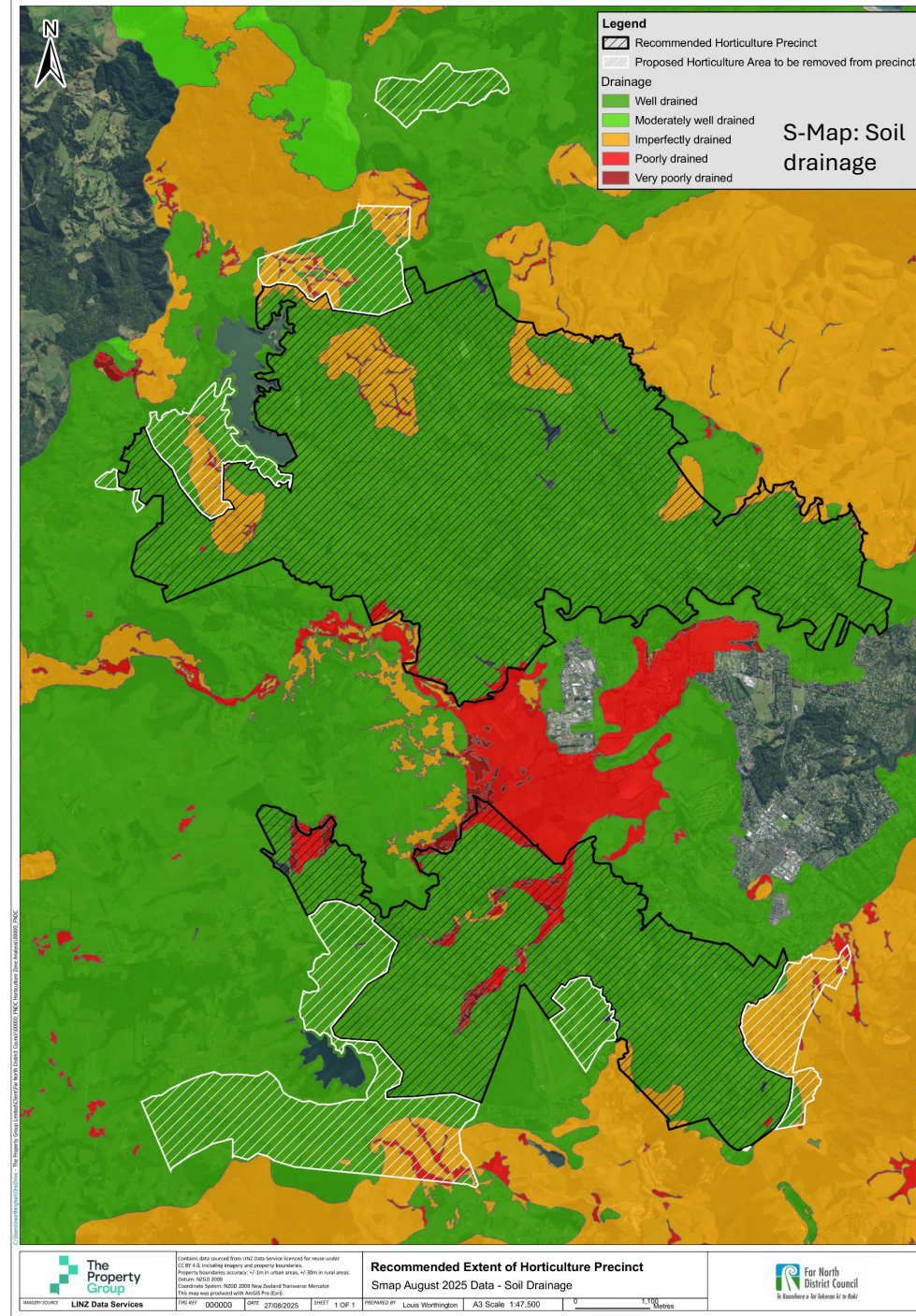
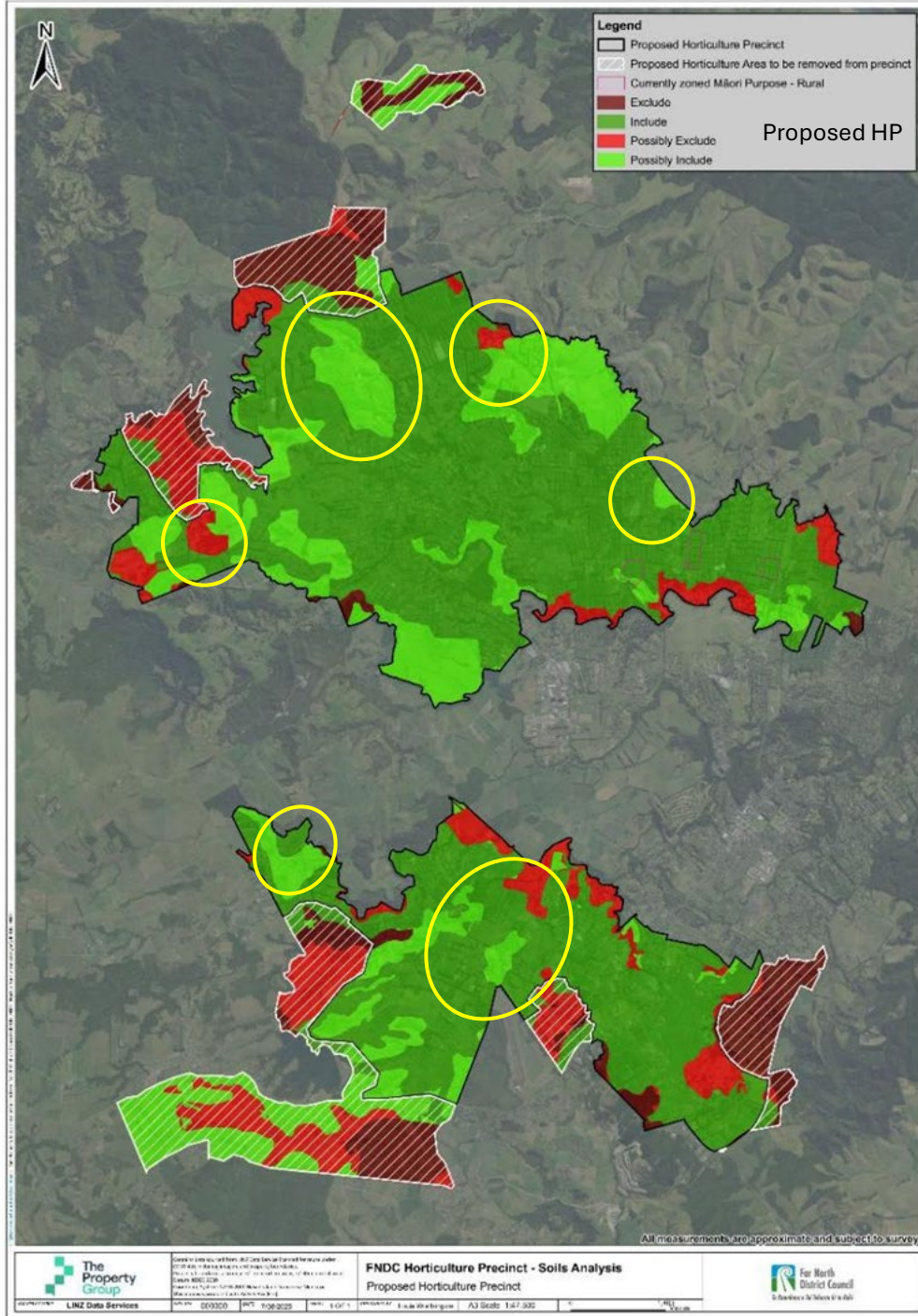






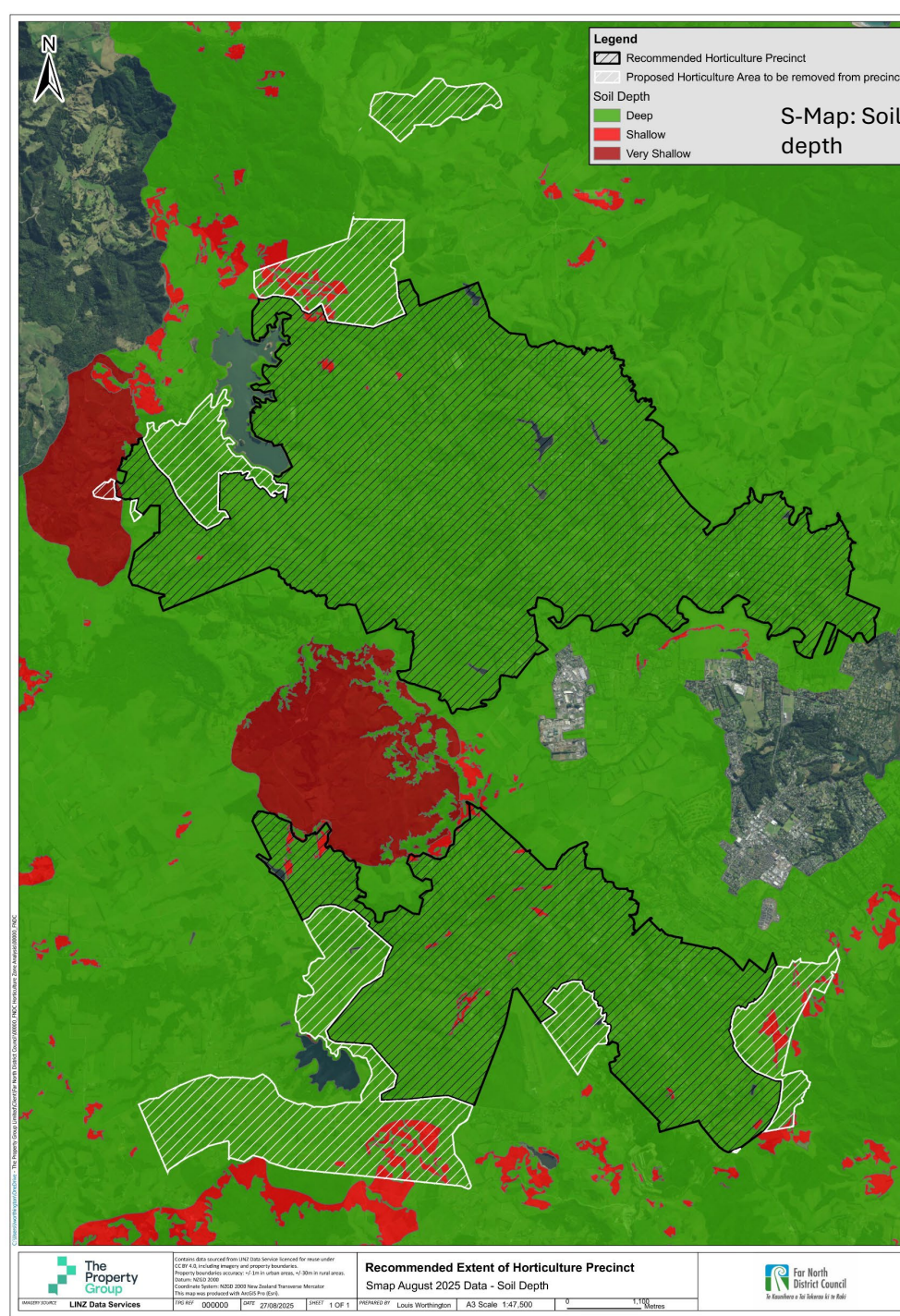
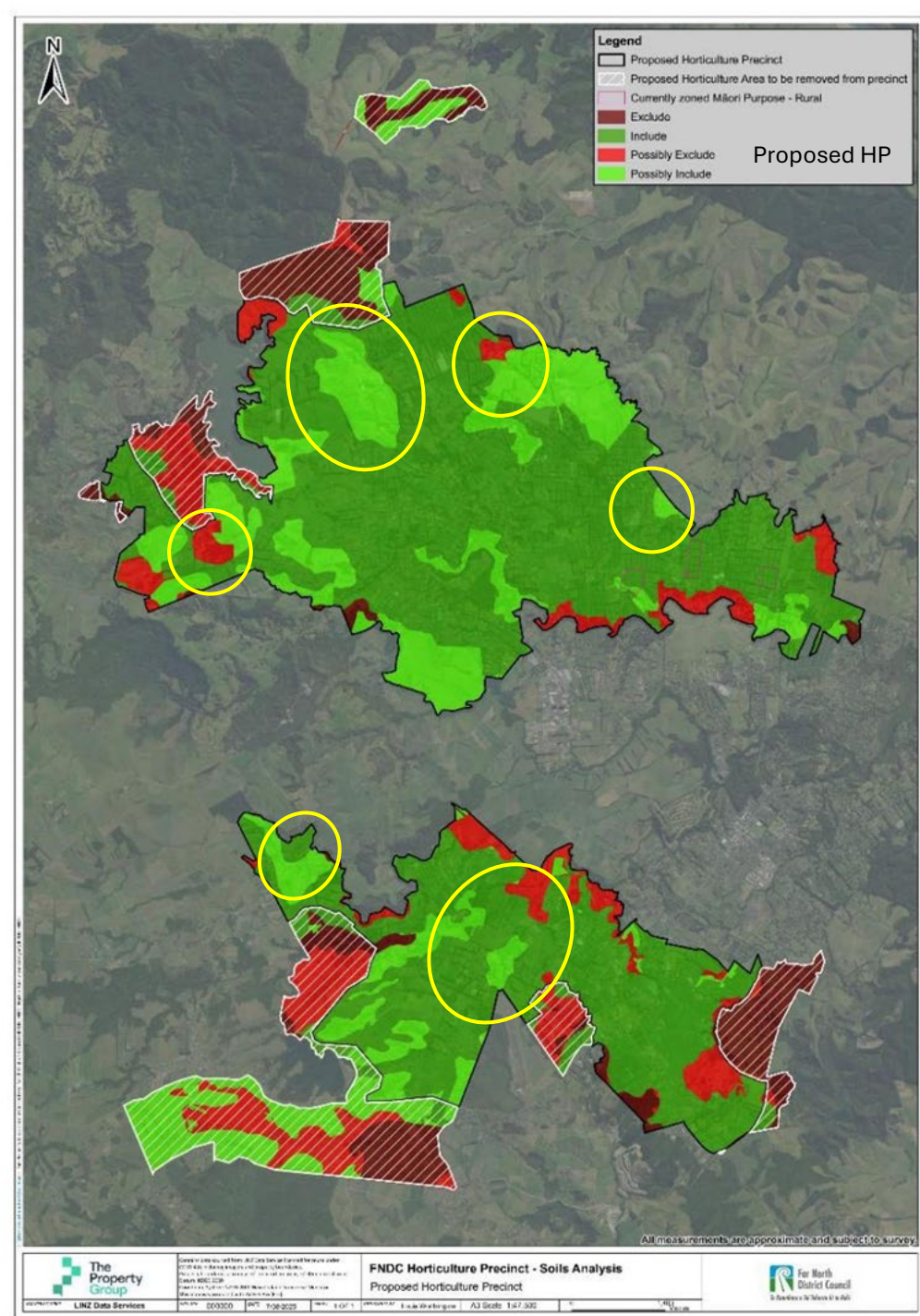
**S-Map
data:**

**Soil
Order**



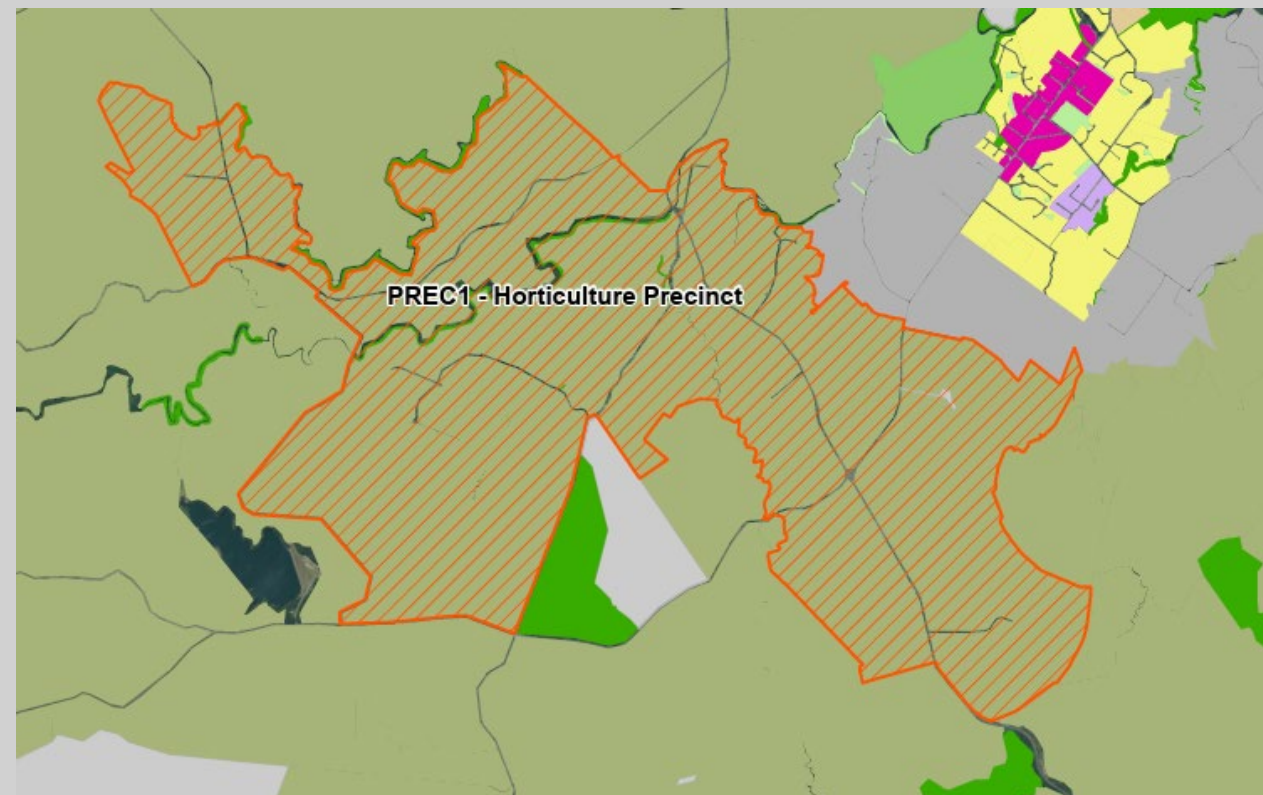
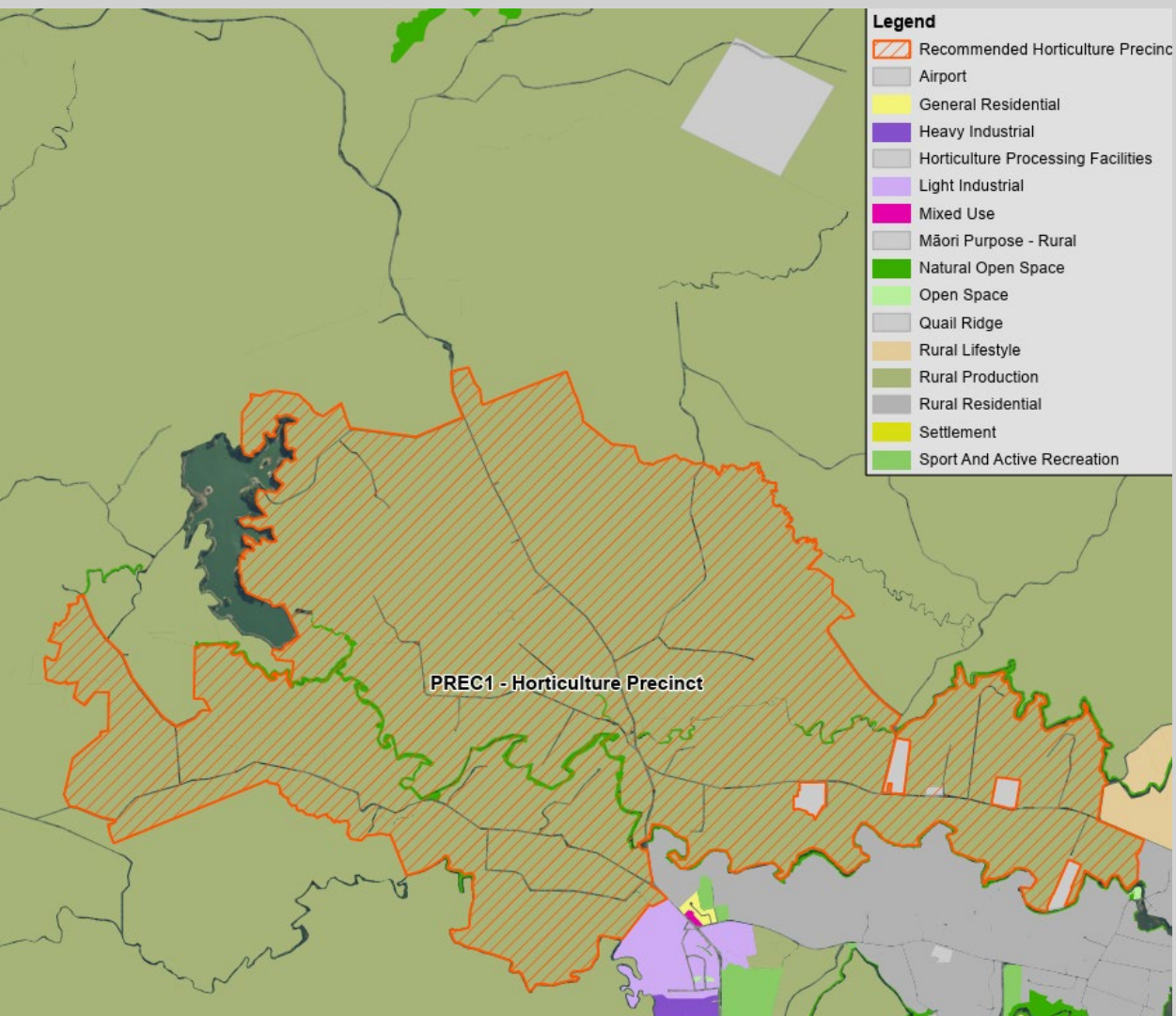
**S-Map
data:**

**Soil
drainage**



**S-Map
data:**

**Soil
Depth**



Recommendation – Horticulture Precinct

- **22% of land removed from Precinct and zoned Rural Production, including land that is the subject of the following submissions:**
 - Robert Sintes (S61)
 - Fred and Ellen Voigt (FS99)
 - New Zealand Eco Farms Ltd (S456)

Rural rezoning requests that are supported

- The properties known as ‘Tubbs Farm’ are rezoned from Rural Lifestyle to Rural Residential Zone – **Neil Construction Ltd (S349.001), Trent Simpkin (S22.003, S284.004) and Tristan Simpkin (S288.004).**
- The site at 17B Snowdon Avenue is rezoned Settlement Zone to ensure that all of Lot 1 DP 533343 is contained within the same zone – **Roman Catholic Bishop of the Diocese of Auckland (S382.001).**
- The properties at 98A to 110, and 109 to 115 State Highway 12 in Opononi are fully zoned Rural Lifestyle Zone (as opposed to split zoned Rural Lifestyle and Rural Production) – **Nigel Ross Surveyor Ltd (S381.001).**
- 153 Waipapa Road is fully zoned Horticultural Processing Facilities Zone as opposed to partially zoned Rural Residential – **Seeka Limited (S34.001).**
- The three properties identified by Ngamaia Farms Ltd incorrectly zoned Natural Open Space are rezoned Rural Production Zone – **Ngamaia Farms Ltd (S3.001).**

Rural rezoning requests – new evidence/rebuttal

- **No evidence received from submitters who had not ‘opted in’ to the Minute 14 process**
- **Rebuttal evidence received from:**
 - Gray Gilraine Holdings Limited
 - Ian Ray (Joe) Carr
 - Jeff and Robby Kemp
 - Kingheim Ltd
 - Lucklaw Farm Limited, Trustees of the Taranaki Trust, and Grace Anne Sturgess
 - The McCaughan Road landowners (opt in submitters but first evidence received)
 - Meridian Farm Ltd
 - Musson Family Trust
 - Neil Construction Ltd

Rural rezoning requests – new evidence/rebuttal

- **Ian Ray (Joe) Carr** – reduced the extent of rezoning request from 8ha to 5.3ha and provided scheme plan to demonstrate how split zoning would be addressed in the future. Has also introduced new site suitability information with respect to servicing and geotechnical suitability
- **Meridian Farm Ltd** – reduced the extent of rezoning request from 68ha to 50ha to address concerns over illogical zone boundary, however this would create a split zone site

Rural rezoning requests – Lucklaw

- **Lucklaw Farm Limited, Trustees of the Taranaki Trust, and Grace Anne Sturgess**
- Rezoning request has been amended as follows:
 - Proposed Puwheke Development Area and associated chapter
 - Reduction in extent of land to be rezoned General Residential/Mixed Use and clarification about the proportions of each
 - New transport evidence provided
- Will respond in full in ROR once evidence has been heard however there are outstanding concerns, including (but not limited to):
 - Chapter provisions focused on residential activities only, no controls on structures or other activities e.g. zipline structures, mountain bike park
 - Development area plan signalling future activities pre-empts the consent process
 - Issues with joint ownership of wastewater assets for 120 homes + commercial activities
 - Landscape and ecological concerns about cluster subdivision in the RLZ
 - Consultation/engagement, including landowners impacted by the proposal

Questions