

MEMO

To: Robert Scott, Hearing Panel Chair,
Proposed Far North District Plan

CC: James Witham, Team Leader - District
Plan, Far North District Council

From: Jerome Wyeth, Reporting Officer,
Hearing 15B (The Landing Precinct)

Date: 12 December 2025

Subject: The Landing Precinct – Outstanding Subdivision Issues

Dear Mr Chair,

As indicated in earlier correspondence, I was contacted by Mr Lala following the Hearing 15B Right of Reply¹ who has identified some outstanding issues with the provisions for The Landing Precinct in relation to subdivision. These outstanding issues have arisen due to some miscommunication, namely a lack of explanation for the proposed rule in the provisions provided by MLC LLC dated 18 September 2025² and no response provided by Mr Lala prior to the deadline for the Hearing 15B Right of Reply, for reasons explained in his accompanying memo.

As a result, it was agreed that a post-hearing planning assessment should be provided to clearly set out the issue and relief sought which Mr Lala has helpfully done in his memo “The Landing Precinct Provisions” dated 11 December 2025. I have discussed this issue with Mr Lala and reviewed his memo and agree it is appropriate to include a new controlled activity subdivision rule in the Landing Precinct. The alternative would be to rely on ongoing variations to the existing subdivision consent which Mr Lala has indicated may not be granted, creating a high degree of uncertainty, and undermining the overall intent of including The Landing Precinct in the Proposed District Plan.

I therefore recommend the two additional subdivision rules requested by Mr Lala are included in The Landing Precinct for the reasons set out in his memo. I am happy to incorporate these rules into a revised set of provisions for The Landing Precinct if that would be helpful for the Hearing Panel.

Regards,

Jerome Wyeth

¹ Dated 31 October 2025, refer: [Far-North-PDP-Hearing-15B-Right-of-Reply-V1_31.10.25.pdf](#)

² Refer: [MLP-LLC.-S183-Response-to-Additional-Information-request-at-the-Hearing.pdf](#)