



SECTION 42A REPORT

Officer's written right of reply 15 December 2025

Hearing 15C – Rezoning

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Appendix 1: Officer's Recommended mapping Amendments (Hearing 15C Urban)

Appendix 2: Officers Recommended Decisions on Submissions (Hearing 15C Urban)

Appendix 3: Officers Recommended Haruru Development area



1 Introduction

1.1 Background

1. This right of reply addresses the Urban Rezoning topic that was considered in Hearing 15C on the Proposed Far North District Plan (PDP) held on 29 September – 2 October 2025. It has been prepared by myself (Sarah Trinder), as the author of the section 42A report for the Urban Rezoning topic.
2. In the interests of succinctness, I do not repeat the information contained in Section 2.1 of the Section 42A report and request that the Hearings Panel ("the Panel") take this as read.

2 Purpose of Report

3. The purpose of this report is primarily to respond to the evidence of submitters that was pre-circulated and presented at Hearing 15C – Urban, in relation to rezoning requests in the urban environment outside of Kerikeri/ Waipapa and to reply to questions raised by the Panel during the hearing. This report does not respond to evidence presented on the Rural rezoning topic (also heard as part of Hearing 15C) as this will be addressed separately by Ms Melissa Pearson as the section 42A reporting officer for that topic.

3 Consideration of evidence recieved

4. The following submitters and further submitters provided evidence, hearing statements and/or attended Hearing 15C, requesting rezoning of land to an urban zone. Note that this Right of Reply does not respond to evidence that was pre-circulated in accordance with the Minute 14 process, as I have addressed this in my section 42A report, but it does respond to rebuttal evidence from those 'opt in' submitters where provided.
5. The 'opt in' submitters that provided pre-circulated evidence are as follows – I have indicated where rebuttal evidence has also been provided:
 - a. Ken Lewis (S9) – including rebuttal evidence and evidence subsequent to the hearing
 - b. Cavalli Properties (S177)– including rebuttal evidence.
 - c. Per Lugnet (S321, S322, S324).
 - d. Andre Galvin and Vicotria Yorke (S397) – Presented at Hearing 17.
 - e. Jeff and Robby Kemp (S51) – including rebuttal evidence.
 - f. Nigel Ross Surveyor Ltd (S367, S374, S380, S381)
6. The following submitters opted into the Minute 14 evidence exchange timetable but did not file any pre-circulated evidence by the 9 June deadline. However, they did file rebuttal evidence and/or appeared at the hearing:

- a. Ngā Kaingamaha o Ngāti Hine Charitable Trust
7. The following submitters and further submitters did not opt in to the Minute 14 evidence exchange process but appeared at the hearing in response to the section 42A report for Hearing 15C – Urban:
 - a. Gabriele Pfaender (S582)
 - b. Fiona King (S485, S519)
 - c. Timothy Partington (S54).
8. Some submitters support the rezoning recommendations in the section 42A reports for Hearing 15C Urban. Other submitters have provided evidence or hearing statements raising key matters that I have already addressed in the section 42A report. As such, I have only addressed evidence where I consider additional comment is required. Where submitters raised common issues and/or are interested in the same area of land, I have grouped the issues where appropriate. This report is structured under the following headings:
 - a. Urban zoning Kaitaia
 - b. Cavalli Properties Limited
 - c. Ken Lewis Limited
 - d. Timothy Partington
 - e. Ngā Kaingamaha o Ngāti Hine Charitable Trust
 - f. Andrew Galvin and Victoria Yorke
 - g. Additional information
9. For all other submissions not addressed in this report, I maintain my position as set out in my original section 42A report. For clarity, I do not make any additional comments on evidence/hearing statements presented at Hearing 15C by the following submitters beyond what I have already stated in my section 42A report:
 - a. Per Lugnet
10. **Appendix 2** provides an overview of the updated Recommended Decisions on Submissions.

3.1 Urban zoning Kaitaia

Overview

| Relevant Document | Relevant Section |
|--|--|
| Section 42A Report | Key Issue 4.2.11 From Paragraph 243 |
| Lay Evidence in chief Gabriele Pfaender | Whole document |
| Lay Evidence in chief Fiona King | Whole document |

Analysis

11. Ms Pfaender spoke at Hearing 15C, presenting lay evidence in support of General Residential zoning sought for 97 Okahu Road. She stated:

- a. That the current rural zoning no longer reflects the intended use of the land.
- b. The land directly adjoins other residential properties and is situated within the urban area of Kaitaia.
- c. The land already benefits from direct access to a road and is surround by properties that have access to mains water, wastewater and electricity.
- d. The land is located on a hillside, above any flood plain.

12. Ms Pfaender has narrowed the relief sought in the original submission, seeking approximately 3ha of the site to be zoned General Residential with the remaining as notified Rural Residential.

13. I still maintain my position in my S42A Report for the following reasons:

- a. Uncertainty around servicing.
- b. The area sought adjoins a recreation reserve, Rural Residential zoned land and would create a zoning without a defensible boundary.

14. Ms King spoke to a hearing statement covering the following matters, in particular:

- a. The characteristics of Wireless Road, specifically its transition from a rural environment to one that now includes schools, play centres etc.
- b. Wireless road and the beginning of Bell Road have town services available.
- c. Other areas in northern Kaitaia, areas where there is urban housing and Awanui should have alternative zoning.

15. I still maintain my position in my S42A Report for the following reasons:

- a. Capacity of the wastewater network and other services available.
- b. Demand for zoning in this location.
- c. Zoning changes would create a zoning anomaly.
- d. Wider community consultation.

Section 32AA Evaluation

16. No changes recommended.

3.2 Cavalli Properties

Overview

| Relevant Document | Relevant Section |
|------------------------------|---------------------------------------|
| Section 42A Report | Key Issue 4.2.5 From Paragraph 127 |
| Evidence in chief Mr Putt | Whole document |

Analysis

17. Mr Putt prepared and presented rebuttal evidence which covered the following matters:

- a. The submitter accepts the position that a Settlement zone is appropriate for the Matauri Bay subdivision.
- b. The submitter accepts the agreed relief relating to the removal of the Māori Purpose zone – Rural from the 11 lots in the Matauri Bay Subdivision stage 1, a minor change to the Settlement zone rules and a minor change to the Coastal environment section.
- c. Although Mr Putt did not speak to the rezoning of stage 2, it is sought in his rebuttal evidence that Settlement zone also apply to stage 2 of the subdivision.

18. The only remaining issue of contention is the zoning of stage 2 for the Matauri Bay subdivision. As confirmed by Mr Putt at the Hearing, the 223 application for stage 2 will likely be sought in April 2026. Mr Putt produced a digital title plan at the Hearing titled Lots 185 to 195 (stage 2) being a subdivision of Pt Matauri X Block, dated 23/07/2008. This plan shows the proposed Coastal Residential zone. I consider based on the impending application for 223 and existing subdivision consent it is appropriate to zone stage 2 of the subdivision, Settlement zone.

19. I recommend that the abovementioned requested changes are not accepted. This amendment will not result in any changes to the provisions, but the maps will need to be updated as per Appendix 1.

Section 32AA Evaluation

20. This change will mean alignment with the original recommendation in my S42A report to amend the zoning of land in stage 1 of the subdivision. The sites already have an approved subdivision consent and applying the same zoning to stage 2 minimises consenting complexity and ensures integrated development outcomes. With Section 223 application anticipated in April 2026, rezoning now provides certainty for landowners and avoids unnecessary plan changes or consent processes later.

3.3 Ken Lewis Limited

Overview

| Relevant Document | Relevant Section |
|---|--------------------------------------|
| Section 42A Report | Key Issue 4.2.1 From Paragraph 65 |
| Rebuttal Evidence in chief Ms Robson | The whole document |
| Rebuttal Evidence in chief Mr | The whole document |
| Additional rebuttal Evidence in chief Ms Robson | The whole document |
| Additional rebuttal Evidence in chief | The whole document |

Analysis

21. Ms Robson presented rebuttal evidence to the panel in particular she addressed the following points:

- a. Technical assessments confirm the site is suitable for higher-density development, with feasible solutions for transport, infrastructure, and stormwater.
- b. The evidence argues that the Section 42A Report underestimates Kaitia's long-term housing demand and does not adequately address flood risks affecting other residential land.
- c. Rezoning the site would provide a resilient, strategically located area for growth, enabling integrated planning for infrastructure, open space, and ecological enhancement.



- d. While full rezoning is preferred, a partial approach could be considered if it reflects the site's natural features.
 - e. Overall, General Residential zoning is seen as the best way to support safe, efficient, and sustainable urban growth in Kaitaia.
22. The Panel directed questions to the submitter's representatives around the consideration of a staged approach and indicated that there could be some middle ground and that the Panel would like to explore that. Other questions from the Panel related to the master plan, including connectivity between different areas on the site.
23. In response subsequent to the hearing Ms Robson provided an updated master plan and associated memo for partial rezoning of the site, along with a response from Mr Yin, Environmental Engineer addressing Kaitaia flood information.
24. Ms Robsons additional rebuttal evidence included a planning memo and updated master plan demonstrating:
- a. A partial rezoning of the site, with approx. 35ha sought as General Residential zone and the remaining 30ha as rural residential zoning (as per notified PDP zone). This proposed rezoning will potentially enable 300-350 additional lots.
 - b. The proposed zoning pattern provides a logical extension of the General Residential Zone adjacent to established development, enabling residential intensification on flatter, easily accessible areas while maintaining a Rural Residential buffer to protect Rural Production land to the east. It reflects the masterplan's intended development sequence, preserves natural features and overland flow paths within the Rural Residential Zone, and ensures balanced growth by adding land north and west of the two commercial hubs. These reasons collectively support a coherent and sustainable development approach that integrates existing patterns, terrain suitability, and environmental considerations.
 - c. Development of the rezoned land will depend on market demand and infrastructure availability and is expected to occur in stages. Developers will only create additional lots where financially feasible to avoid undue burden, and development cannot proceed without adequate infrastructure capacity. Where upgrades are needed, agreements for developer-funded improvements can be made with council at the resource consent stage, which is standard practice. These mechanisms ensure residential growth happens when required and in a managed way.
25. Mr Yins additional rebuttal evidence addressed:
- a. A recent flood model shows that a large proportion of Kaitaia's existing urban and residentially zoned land is within the 1% AEP



(Annual Exceedance Probability) floodplain, meaning it is at significant risk of flooding.

- b. Spatial analysis reveals that approximately half of the General Residential zoned land and over 1,000 existing dwellings in Kaitaia are affected by this floodplain.
 - c. This widespread flood exposure limits opportunities for safe intensification and future residential development within the current zoning boundaries.
 - d. The area proposed for rezoning at Donald Road & Allen Bell Drive is located outside the floodplain, making it a lower-risk and more resilient option for future residential growth.
 - e. Providing additional residential land outside flood-prone areas would support long-term resilience, enable managed retreat from flood-affected zones, and discourage further development in high-risk areas.
 - f. The memo concludes that partial rezoning to include land outside the floodplain is appropriate to ensure sustainable development, climate resilience, and sufficient residential capacity for Kaitaia's future.
26. While the revised proposal to partially rezone approximately 35 hectares of the Ken Lewis site is a reduction from the original request. Even at this reduced scale, the proposed General Residential zoning would enable residential capacity that significantly exceeds Kaitaia's projected long-term demand (estimated at around 210 dwellings). This risks inefficient land use, potential land banking, and may undermine the district's objectives for consolidated urban growth and intensification.
27. The current Rural Residential zoning is intended to provide for low-density, lifestyle development that acts as a transition between urban and rural land uses, helping to manage the pace and pattern of growth in a way that aligns with infrastructure capacity and community needs. Infrastructure assessments indicate that development of this scale would still require substantial upgrades to water, wastewater, and stormwater systems, with associated costs and staging complexities that may place additional burdens on council resources. Retaining the Rural Residential zoning allows for a more measured, demand-responsive approach to growth, and ensures that future development is aligned with actual market needs and infrastructure capacity. On balance, the evidence supports maintaining the existing zoning to protect the integrity of Kaitaia's urban form and to manage infrastructure investment prudently.
28. A more refined and fully assessed proposal might have more officer support at a later date.

29. It is to be noted that the FNDC HBA¹ did take into account hazards and overlays in the capacity calculations, but not a detailed flood risk analysis. This means that flood-prone land was factored into the assessment, reducing feasible development capacity where flooding constraints exist.
30. The further evidence provided has not provided any further detail that changes my position in my S42A report.
31. I recommend that the abovementioned requested changes are not accepted.

Section 32AA Evaluation

32. No changes are recommended.

3.4 Jacqueline and Timothy Partington

Overview

| Relevant Document | Relevant Section |
|--|--|
| Section 42A Report | Key Issue 4.2.11 Insert reference paragraph From Paragraph 234. |
| Lay evidence in chief Mr Partington | All of the document |

Analysis

33. Mr Partington presented to the Hearings Panel on behalf of various submitters in relation to the zoning of Wharo way, Ahipara. He made the following points:
- This is an existing single residential subdivision with inappropriate mixed zoning that creates regulatory inequity.
 - The Hazards exposure at the access has already been consented.
 - Current lot sizes could create additional subdivision opportunities.
 - Insufficient evidence of growth demand.
34. I would like to clarify the subdivision was not spilt zoned. The residential zoning was a zoning legacy before the subdivision consent.
35. I have obtained a copy of the original subdivision consent (RC 2030509), to understand the reasons for consent and any conditions, covenants or consent notices. There is nothing in particular that restricts further development.

¹ FNDC HBA

36. I have undertaken a further desk top study of all the lots in the subdivision. In my opinion there are 4 possible sites with possible development potential, and a few with limited development potential. Additionally, I consider this potential is further limited by the topography of this subdivision.

| | |
|--|---|
| Lot 5 DP 381292 612m2 | Dwelling - limited to no development potential |
| Lot 6 DP 381292 608m2 | No dwelling – limited additional development |
| Lot 7 DP 381292 707m2 | No dwelling - limited additional development |
| Lot 8 DP 381292 675m2 | Dwelling – limited to no development potential |
| Lot 9 DP 381292 919m2 | No dwelling - limited to no development potential |
| Lot 10 DP 381292 1044m2 | Small dwelling - limited development potential |
| Lot 11 DP 381292 1169m2 | Dwelling – limited additional development potential |
| Lot 12 DP 381292 1376m2 | No dwelling- possible additional development potential |
| Lot 13 DP 381292 1255m2 | No dwelling - possible additional development potential |
| Lot 14 DP 381292 1160m2 | No dwelling - possible additional development potential |
| Lot 15 DP 381292 1640m2 | Dwelling - possible additional development potential |
| Lot 16 DP 381292 1669m2 (covenant bush lot) | Dwelling - limited additional development potential |

| | |
|---------------------------|------------------|
| Lot 19 DP 381292 544m2 | Bush lot reserve |
| Lot 20 DP 381292 392m2 | Bush lot reserve |

37. The subdivision is located within the Coastal Environment Overlay, meaning any further subdivision would be a discretionary activity. Recent amendments to Rule CE-R1 introduce a permitted pathway for dwellings in the coastal environment, providing a more flexible approach to land use for these sites. Under the General Residential Zone, minor residential units are permitted, whereas in the Rural Production Zone they are also allowed but with different servicing expectations.
38. After reviewing the evidence and undertaking further analysis, I have reconsidered the appropriateness of the proposed zoning change. I consider the risk in upzoning the sites in this subdivision outweigh any of the potential implications due to the limited availability of additional development rights.
39. I recommend that the abovementioned requested changes are accepted and have made these amendments as an addition to the recommended zone change maps in Appendix 1.
40. This recommendation in the following submission points being accepted or accepted in part:
- 22.001
 - 52.001
 - 54.001
 - 85.001
 - 85.002
 - 502.104
 - 572.001
 - 284.012
 - 288.012

Section 32AA Evaluation

41. The zoning change simplifies the planning framework and reduces costs for landowners pursuing residential development, aligning with the original

intent of the subdivision. While the zone provides only limited additional development rights, it offers more straightforward resource consent pathways for residential activities, consistent with the purpose for which these lots were created.

3.5 Ngā Kaingamaha o Ngāti Hine Charitable Trust

Overview

| Relevant Document | Relevant Section |
|--|--|
| Section 42A Report | Key Issue 4.2.13 From Paragraph 283 |
| Evidence in chief Mr Jung and Ms Dalton | Whole document |

Analysis

42. Ngā Kaingamaha o Ngāti Hine Charitable Trust provided the following rebuttal evidence, which I largely agree with.

- Planning evidence from Mr Jung and Ms Dalton.
- Corporate evidence from Ngāti Hine.
- Corporate statement of Ngāti Hine Health Trust.

43. The planning evidence presented revised relief to only re-zone part of Section 25 SBRS of Kawakawa to General Residential zone (which has since been subdivided off).

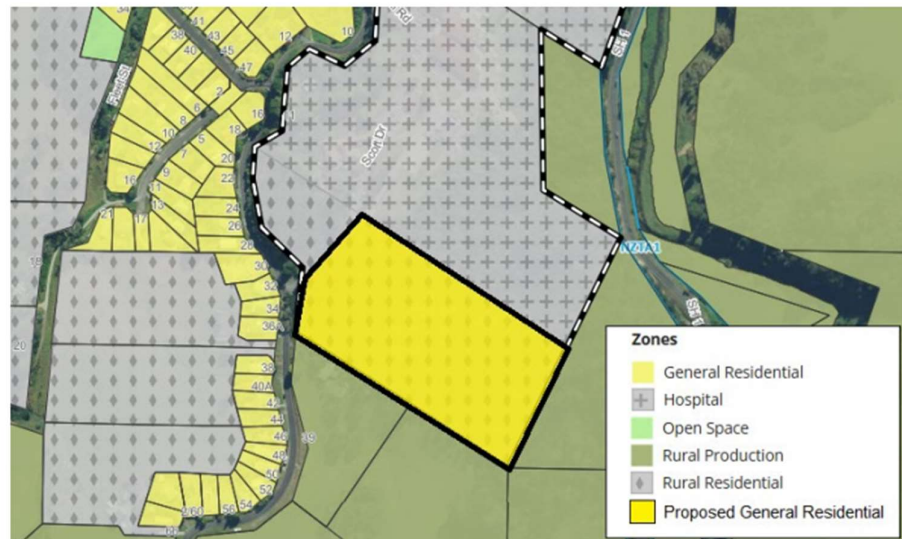


Figure 1 Ngā Kaingamaha o Ngāti Hine Charitable Trust extent of land sought for rezoning

44. During the Hearing, the Panel asked questions of the Council officers as to what we would consider is still outstanding in order for us to provide a recommendation that supports the rezoning of the site to General Residential.
45. Ngāti Hine planners and Council Officers met 31/10/2025 to clarify any outstanding issues. It was generally agreed on the process moving forward including obtaining additional ecological specialist assessment and the pre prepared geotechnical report.
46. On Friday 5th December, Ngāti Hine's planner submitted the following updated information:
 - a. Additional statement of evidence prepared by Mr Jung and Ms Dalton including:
 - i. Geotechnical report
 - ii. Ecology memo
 - iii. Recommended amendments
 - iv. S32AA evaluation – further evidence
47. This evidence package presented and alternative management approach for the site. Retaining the relief sought for the General residential zone but site specific precinct provisions to be applied in combination with the General residential zone to account for the ecological features, Māori cultural values, relationship of Ngāti Hine to the site that is not otherwise recognised or provided for by the PDP and to give effect to the relevant higher order national direction.
48. I have not had the opportunity to provide an assessment of the precinct provisions presented but consider that General Residential zone with possibly additional controls to be appropriate to manage the wetlands on the site. Further work on the precinct provisions prepared by the panel can be undertaken if directed to do so.

Section 32AA Evaluation

49. The additional evidence package presented Mr Jung and Ms Dalton includes a s32AA assessment I largely agree with this assessment insofar as it creates a tailored framework to deal with the site specific characteristics.

3.6 Andre Galvin and Victoria Yorke

Overview

| Relevant Document | Relevant Section |
|--------------------------|--------------------------------------|
| Section 42A Report | Key Issue 4.2.2 From Paragraph 78 |

| Relevant Document | Relevant Section |
|---|------------------|
| Lay Evidence in chief Ms Yorke and Mr Galvin | Whole document |

Analysis

50. With regard to the two separate submissions from Andre Galvin and Victoria Yorke, I would first just like to provide some clarity to the panel regarding their content and scope. Submission 567 specifically sought Settlement zone for the site. Submission 530 sought the High Natural Character overlay to be redrawn to pull back from 3.9 ha of the site and that portion be zoned residential. In this submission there was no zone specifically sought for the remainder of the property. I agree submission 567 does provide some degree of scope to consider an alternative zone for the remainder of the property.
51. Various landscape experts have been involved in the assessment of the site. Most recently a meeting was held with myself, Ms Absolum and Mr Stephen Brown followed by a site visit which informed the most recent technical memo. Although Ms Absolum and Mr Brown have slightly different views on the location and extent of the High Natural Character overlay, the key matters to note, is that they were both supportive of the need to retain the overlay over most of the site. In addition, both could see merit in a small number of appropriate building platforms outside the overlay. Ms Absolum's view was that there were possibly 5 platforms, Mr Brown 1 or 2 more.
52. As Mr Collins stated in his technical memo and addressed at the hearing there are implications with access onto the State Highway, but he could be supportive of an access off Goffe Drive. Mr Galvin and Ms Yorke have provided documentation stating their ownership of 42 Goffe Drive.
53. Building upon Ms Absolum recommendations in her memo dated 24th September, the information provided at the Hearing and the line of questioning from the panel I make the following recommendations for the site:
 - a. Revised recommendation for the reduction of HNC 409 and 422.
 - b. Insertion to the PDP of the Haruru development area over the property at Lot 1 DP 53506.
54. The reduction in HNC 409 and 422 is the result of Ms Absolum site visit and recommendation in her technical memo dated 24th September 2025. This would see the HNC pulled back from a small area as per the following revised recommendation. Figure 2.

55. As stated above, both Ms Absolum and Mr Brown could support a small number of building platforms on the site. Rather than rezoning the property to allow development, I consider that an appropriate tool would be a development area overlay, whilst retaining the underlying Rural Production zone. This would allow for limited development outside the revised High natural character overlay but appropriately limit further subdivision. The recommended Haruru development area provisions are included in Appendix 3.
56. The Haruru Development Area (6.9 ha in Upper Waitangi catchment) is a coastal site with high natural character and substantial areas of native vegetation. The first application must include a comprehensive development area plan showing building platforms, servicing, and vegetation management, along with an assessment of ecological, cultural, heritage, and landscape effects. Development must follow this plan, with buildings confined to identified areas and designed to protect landscape and ecological values, while encouraging conservation outside these areas.
57. District-wide rules also apply, alongside and Coastal Environment provisions, except where overridden by development area rules. Objectives focus on maintaining natural character and enabling appropriate-scale development. Policies require compliance with the development plan, ecological enhancement, and consideration of effects on the environment. Key rules permit residential use, to one residential unit per allotment, unlisted activities are non-complying. Subdivision is a restricted discretionary activity if consistent with the development area plan, outside the High Natural Character area, and a maximum of 5 allotments.

58. In my Section 42A report, I raised concerns about access onto the State Highway, which Mr. Collins expanded on in his transport memo and at the Hearing. He noted the implications of State Highway access but indicated potential support for an alternative via Goffe Drive. Mr. Galvin and Ms. Yorke have provided documentation confirming their ownership of 42 Goffe Drive. The development area approach requires a comprehensive plan that addresses safe and appropriate site access before any development could proceed. I see this an appropriate mechanism to ensure safe access from either of the available options with the appropriate mitigation and or upgrades, the state highway access would require consultation with NZTA.

59. A development area was considered an appropriate tool compared to a rezoning of the site as there are limited opportunities for development on the site, therefore does not justify broader changes.

Recommendations

60. Insert Haruru development area into the PDP into the Rural Production chapter with consequential amendments to the Subdivision provisions. As per Appendix 3.

61. Reduce the extent of HNC 409 and 422 and update the planning maps as per Appendix 1.

Section 32AA Evaluation

62. Three reasonably practicable options were considered for the site. These included:

- a. Option A - retain current zone and HNC overlay. This option maintains strong protection for natural character, but limits flexibility for more than one dwelling on the site.
- b. Option B - rezone the site. This option enables greater development potential but risks adverse effects on the natural character values of the site.
- c. Option C - Apply a Development area overlay. This option provides a framework for a limited amount of development in appropriate locations whilst still maintaining the High Natural Character of this site.

63. Applying a development area overlay was considered the most appropriate option as it provides for a limited amount of development outside the High Natural Character overlay with a focus on the High Natural Character area. The approach offers limited development opportunities for the site. It achieves PDP objectives by balancing development needs with environmental protection, is consistent with higher order planning instruments and minimises adverse effects compared to rezoning.

3.7 Additional Information / Questions from the Hearing Panel

64. On the 5th October 2025, the Hearings Panel emailed the Council Hearing team requesting infrastructure information on Council system capacity and proposed plant and pipe upgrades that could allow for increased connections and subsequent loading for reticulated wastewater and stormwater networks.
65. The list includes:
- a. Kerikeri - addressed in Hearing 15D
 - b. Taipa
 - c. Rangiputa
 - d. Whatuwhiwhi
 - e. Kaitaia
 - f. Ahipara
 - g. Paihia/ Waitangi / Opuia
 - h. Russell
66. Information on the status of reticulated networks was obtained from Council's infrastructure team for the specific zoning requests that could be supported from a planning perspective. Additional site-level work was then undertaken by WSP. Initially, high-level reticulation capacity and status were provided using a traffic light model. I have consolidated all this information to inform my response for each location.
67. It is to be noted that the results presented for the reticulation capacity assessment are based on preliminary hydraulic calculations. It is important to emphasize that these checks are simplified and localized - they assess only a single pipe segment directly next to the development and do not reflect the capacity or performance of the broader network.
68. Most subdivisions were situated at the upstream ends of the wastewater network. While the local pipe may appear to have sufficient capacity, this does not account for downstream accumulation of flow, particularly where it enters trunk mains, pump stations, or constrained infrastructure. A conservative 25% full-pipe threshold was applied for screening. Additionally, some sites lacked proposed lot numbers, limiting the accuracy of flow estimates.
69. Similarly, the water supply assessment is based on simple checks of pipe velocity and head loss in the first downstream segment only. Standard demand rates and conservative hydraulic limits were used, but the analysis does not consider full network behaviour, such as combined demand,

pressure zones, or peak-hour usage. Larger developments, including Kaitaia and Kawakawa, will require detailed hydraulic modelling to confirm serviceability.

70. The key message here, is that regardless of the plant and pipe capacity there are a number of other site-specific characteristics that would determine if a site could be serviced.
71. It is also to be noted that the two waters, wastewater and water will now be controlled by the waters CCO which is to be stood up from July 2027. A project plan with priorities will be developed.

Taipa

72. Water is via a private water scheme or water tank. For small scale rezoning it is indicated that wastewater reticulation and the treatment plant were able to accommodate the level of development, but that wastewater treatment processes are in 'trial' for an alternative treated discharge option.

Rangiputa

73. Water is via water tanks. Wastewater could have a small amount of capacity with possible increased operational costs. The large scale rezoning for this area on the Lucklaw farm proposed a new wastewater treatment plant.

Whatuwhiwhi

74. Water is via water tanks. I have no current information on the capacity and reticulation of the wastewater other than a replacement resource consent was recently applied for the discharges to land, air and water associated with the Whatuwhiwhi wastewater treatment plant.

Kaitaia

75. The Trine Kel Limited (TKL) high-level assessment of FNDC's reticulation systems (April 2025) confirms there is general headroom in the wider water network. However, the reports modelling results highlight constraints in bulk supply lines from the treatment plant along Norman Senn Avenue, Okahu Road, and a 150 mm main running northeast from the treatment plant. These appear to be localised bottlenecks and may require upgrades, supplementary pipelines, or network management measures (such as additional storage or flow control) to ensure robust capacity for growth. Wastewater connections will be restricted until upgrade in the medium term.
76. In regard to wastewater. The presence of available local reticulation, supported by FNDC's screening assessment and the TKL model results, suggests that wastewater servicing is feasible, although downstream capacity is a constraint based on the information available at the time of this review.

Ahipara

77. There is no water reticulation at Ahipara. A high-level assessment indicated wastewater has operational issues but is adequate from a capacity and wastewater perspective. It is important to note that in regard to Ahipara rezoning requested detailed assessment was undertaken at the time of resource consent.

Paihia / Waitangi/ Opua

78. In regard to the proposed rezonings at Haruru the Trine Kel assessment of the Paihia water supply network from Goffe Drive shows that the network is currently at capacity. Based on the map, it appears there may be capacity available along Puketona Road in either the 150 mm or 200 mm supply mains, although the overlapping lines make this difficult to confirm. Any connection would also be subject to pressure constraints and other network considerations.

79. The Trine Kel assessment of the Paihia water supply network from Goffe Drive shows that the network is currently at capacity. Based on the map, it appears there may be capacity available along Puketona Road in either the 150 mm or 200 mm supply mains, although the overlapping lines make this difficult to confirm. Any connection would also be subject to pressure constraints and other network considerations.

80. The Trine Kel assessment of the Paihia Wastewater Network indicates available headroom from Goffe Drive, but this does not account for future growth so further investigation closer to subdivision stage would have to be done to confirm. However, a pumped system can be set up to limit impact on existing networks by managing pumping schedules etc.

Russell

81. In relation to the James Street rezoning submission the following comments were received. No water reticulation in Russell, high level analysis shows adequate wastewater plant capacity and reticulation noting that wastewater infiltration is an issue to be resolved.

4 Conclusion

82. The report provides my Written Reply to matters raised by submitters and the Hearing Panel at Hearing 15C – Rezoning Urban.

Recommended by: Sarah Trinder, Senior Policy Planner, Far North District Council.

Approved by: James R Witham, District Plan Team Leader, Far North District Council.