

PROPOSED FAR NORTH DISTRICT PLAN

MINUTE 7 OF THE INDEPENDENT HEARINGS PANEL

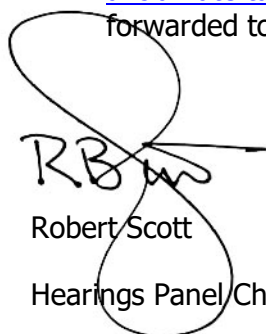
Additional Information Request from

the Far North District Council Hearings Panel

INTRODUCTION

1. The Hearings Panel seeks additional information following Hearing 1 the Hearing Stream for the hearing of submissions to the Proposed District Plan (**PDP**).
2. Hearing 1 included the Panel hearing submissions relating to the “Strategic Direction” and “National Direction Instruments”. In particular, the Panel heard expert evidence from Adam Thompson (economist) and Burnette O’Connor (planning) and legal submissions from Michael Doesburg relating to land lying between Kerikeri and Waipapa. More particularly, land between the Waipekakoura Stream and State Highway 10 at Waipapa, that land being 197ha in area. The submitter is the Keri Fresh Orange Company Limited, S554 and FS25.
3. From those presentations and given the Panel needs to give effect to the National Policy Statement: Urban Development (NPS UD), as amended May 2022, the Panel seeks additional information regarding:
 - a. Whether the Kerikeri-Waipapa area is an “urban environment” to which the NPS UD applies?
 - b. Whether the wider Kerikeri area is an “urban environment” now in terms of the NPS UD, or will it be in say the next 10 years?
 - c. If Kerikeri is an “urban environment” does this mean the entire Far North District is a “Tier 3 local authority” under the NPS UD?
 - d. Should the Hearings Panel be giving effect to the NPS UD now rather than waiting for the results of the Council’s current Housing and Business Assessment study and the future Spatial Plan for Kerikeri – Waipapa? Or is it appropriate to give guidance to submitters now so that this matter can be included in evidence for upcoming hearings?
 - e. What would be the consequences of the Panel accepting the submitter’s submission points with particular regard to the “urban environment”/NPS UD being applied to just part of the Far North District? For example, would this require removal of minimum car parking standards for development from the District Plan?

4. In respect of the above, it is acknowledged the Panel has received a recommendation from Council officers in the s42A RMA reporting that the submission be rejected. That is largely on the basis that the Council is looking to complete the Housing and Business Assessment study and the future Spatial Plan for Kerikeri – Waipapa. The Panel does need to make a recommendation on associated submissions and in this respect, it is of the view that in reaching recommendations on this matter, the Panel would be assisted in it receiving additional information, as above, and in light of the evidence and legal submissions received at Hearing 1.
5. The Panel is also conscious of the potential need to signal to submitters its initial finding and guidance on this matter to assist with evidence for upcoming hearings.
6. In respect of the above, we request that:
 - a. That Council arrange for an independent peer review of Mr Thompson’s economic evidence. At this stage the Panel only has the expert evidence of Mr Thompson on this matter.
 - b. There be an evaluation of Ms O’Connor’s planning evidence to then provide a reasoned opinion on the “urban environment” questions listed above.
 - c. That the results of the peer review and the evaluation of the planning evidence be reported to the Panel.
7. If you have any questions regarding this information request, please contact the Hearing Administrator Alicia-Kate (AK) Taihia - Submissions & Hearings Administrator District Plan: alicia-kate.taihia@fndc.govt.nz or (09) 4015247 in the first instance and this will be forwarded to the Panel for consideration.



Robert Scott
Hearings Panel Chairperson

16 July 2024