

## **PROPOSED FAR NORTH DISTRICT PLAN**

### **MINUTE 25 OF THE INDEPENDENT HEARINGS PANEL**

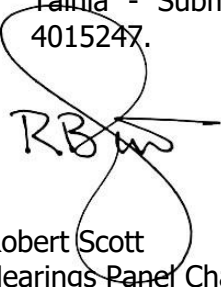
#### **REQUESTS TO DEFER PROVISION OF EVIDENCE**

1. The Panel have received requests from two submitters, [Kiwi Fresh Orange Company Limited \(KFO\)](#) and [Turnstone](#), for further directions regarding the receipt by Council of submitters' evidence for Hearings 15C and 15D of submissions to the Far North Proposed District Plan (**PDP**). Also, a similar request from Steve Sanson, [Bay of Islands Planning Limited](#), on behalf of clients for advice on the hearings schedule. The reasons concern how the hearings schedule and the associated pre-provision of evidence relate to the timing for the release of the Council's decisions regarding the Spatial Plan for Kerikeri and Waipapa (**Spatial Plan**).
2. A change to the schedule is sought on the basis of submitters being required to provide evidence to the Council before Council's decisions on the Spatial Plan are released, the latter being scheduled for 18 June 2025. The details of the requests are included in the three requests received from the above-mentioned submitters.
3. We have carefully considered the requests and the circumstances of the Council's decisions on the Spatial Plan being scheduled for release during the process of us hearing submissions on the PDP. Our consideration includes having regard to advice from the Council's officers/consultants reporting on the submissions to the PDP.
4. In all the circumstances we amend the timetable for the exchange of evidence as set out in the below table, **only** for:
  - a) Submissions that seek to rezone land within the Kerikeri-Waipapa Spatial Plan Study area; and
  - b) Planning and economic evidence that directly relates to the outcomes of the Kerikeri-Waipapa Spatial Plan as set out in the below table.
5. The amendment we make to the timetable will provide submitters filing evidence that is directly related to the Kerikeri-Waipapa Spatial Plan with 1.5 weeks post-adoption of the Spatial Plan (assuming it is adopted by Council on 18 June 2025). This would enable a more efficient and fair process, without significant overall delays. Any potential disadvantage to submitters of filing evidence in two separate packages is outweighed by the need for Council and experts to be able to consider evidence in a timely manner. Any further delay would result in a compressed response timeframe for evidence exchange and Section 42A RMA reporting. That would place considerable pressure on the Council's reporting planners at a time of high workload (due to the volume of rezoning submissions and complexity of evidence being considered for Hearings 15C and 15D).

6. We are of the view that in all the circumstances, our response is reasonable, enabling an efficient process without unnecessary delays that unreasonably prejudice any party, or that compromise the overall PDP hearings and decision-making programme.

Reporting Topic	Number of original submission points	Submitters file their evidence for their rezoning submission	Further submitters supporting or opposing the rezoning submission file their evidence	S42 online	Submitters can file rebuttal evidence Hearing timetable	Hearing Date
Rezoning Requests – Urban and Rural (includes rural requests within Kerikeri-Waipapa Study Area)	225 in total 44 opted-in to reverse timetable process.	Monday 9 June 2025  <u>or 30 June for planning or economics evidence that directly relates to Kerikeri-Waipapa Spatial Plan</u>	Monday 7 July 2025  <u>Or 21 July for planning or economics evidence that directly relates to Kerikeri-Waipapa Spatial Plan</u>	Monday 1 September 2025  (9 weeks after evidence in chief is due, 6 weeks after further submitter evidence due)	Monday 15 September 2025	Monday 29 September – Thursday 2 October 2025 (4 days)
Urban rezoning Requests for land within Kerikeri-Waipapa Spatial Plan Study Area	88 in total 44 opted-in to reverse timetable process	Monday 16 June 2025  <u>or 30 June for planning or economics evidence that directly relates to Kerikeri-Waipapa Spatial Plan</u>	Monday 14 July 2025  <u>Or 21 July for planning or economics evidence that directly relates to Kerikeri-Waipapa Spatial Plan</u>	Monday 8 September 2025  (10 weeks after evidence in chief is due, 7 weeks after further submitter evidence due)	Monday 22 September 2025	Monday 6 October – Wednesday 8 October 2025 (3 days)

7. If you have any questions regarding this Minute, please contact the Hearings Administrator Alicia-Kate (AK) Taihia - Submissions & Hearings Administrator District Plan: [alicia-kate.taihia@fndc.govt.nz](mailto:alicia-kate.taihia@fndc.govt.nz) or (09) 4015247.



Robert Scott  
Hearings Panel Chairperson

3 June 2025