

# Far North Proposed District Plan

25 August 2025

Hearing 15A

Rezoning General, Kauri Cliffs & Carrington Estate

- General Rezoning Requests – Open Space
- Kauri Cliffs Special Purpose Zone
- Carrington Estate Special Purpose Zone



# Contents of S42A Report Writers Overview

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Each of the three topics:

Overview of Submissions

Key Matters for Consideration

Key recommendations

# General Rezoning Requests – Open Space - Overview of Submissions



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- 5 Original Submitters
  - 11 Further Submitters

Submissions from:

- Government Organisations
- Key Interest Groups
- Individuals

# General Rezoning Requests – Open Space - Key matters raised



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- Rezoning land to Natural Open Space.
  - Concerns about zoning misalignments.
  - Identification of mapping and zoning errors.
  - Support for amendments in Plan Variation 1.



# General Rezoning Requests – Open Space - Key recommendations



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- Rezoning land to Natural Open Space.
  - The removal of Rural Production zoning in Opua and rezoning land above MHWS to Mixed Use.
  - Retaining Plan Variation 1 Natural Open Space Zone related amendments.

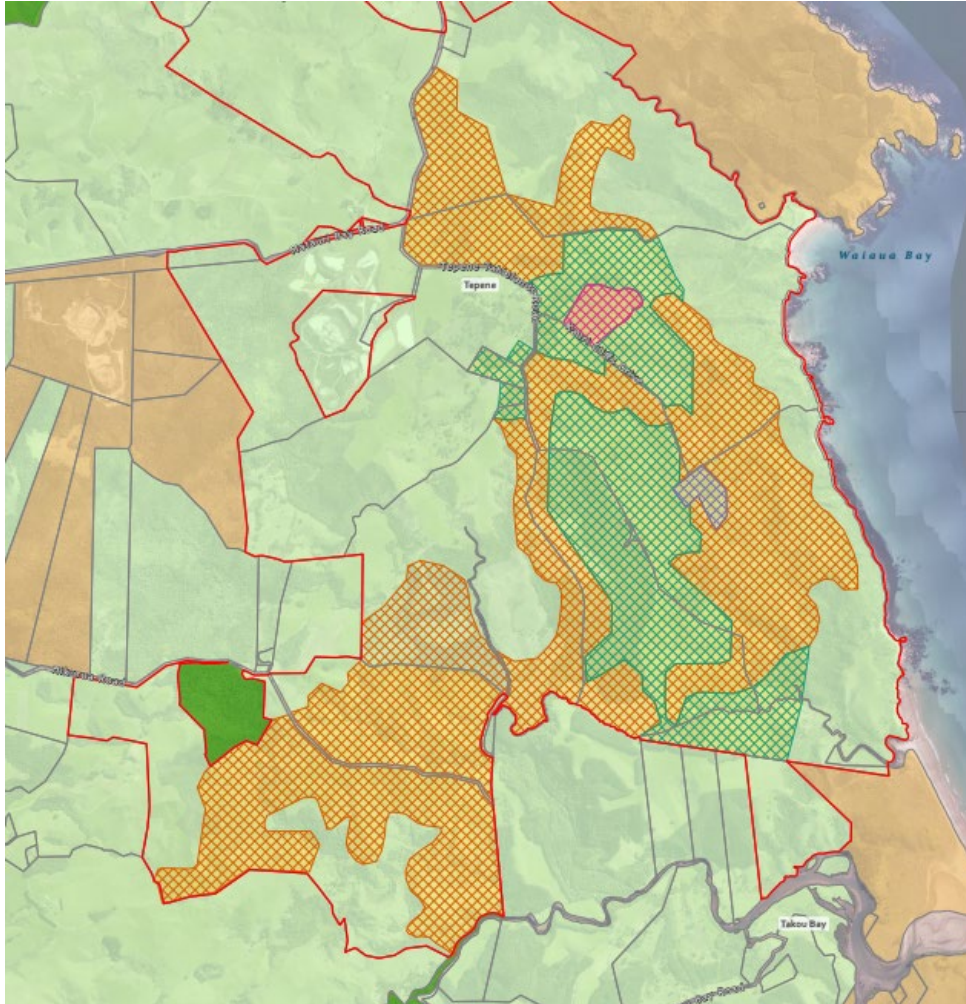
# General Rezoning Requests – Open Space– Key Issues raised in evidence



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There was no evidence submitted in relation to the General Rezoning Requests – Open Space topic.

# Kauri Cliffs SPZ - Overview of Submissions



- 24 original submission points
- 32 further submission points

Submissions primarily from:

- Waiaua Bay Farms Limited as the owners of the landholdings to which the Kauri Cliff SPZ applies
- Organisations with general submissions on the PDP, Transpower, Fire and Emergency New Zealand
- Moana Kiff as further submitter opposing the Waiaua Bay Farm original submission points

Waiaua Bay Farms choose to “opt-in” to the rezoning process which allowed for evidence exchange and refinement of the amendments sought to the Kauri Cliffs SPZ

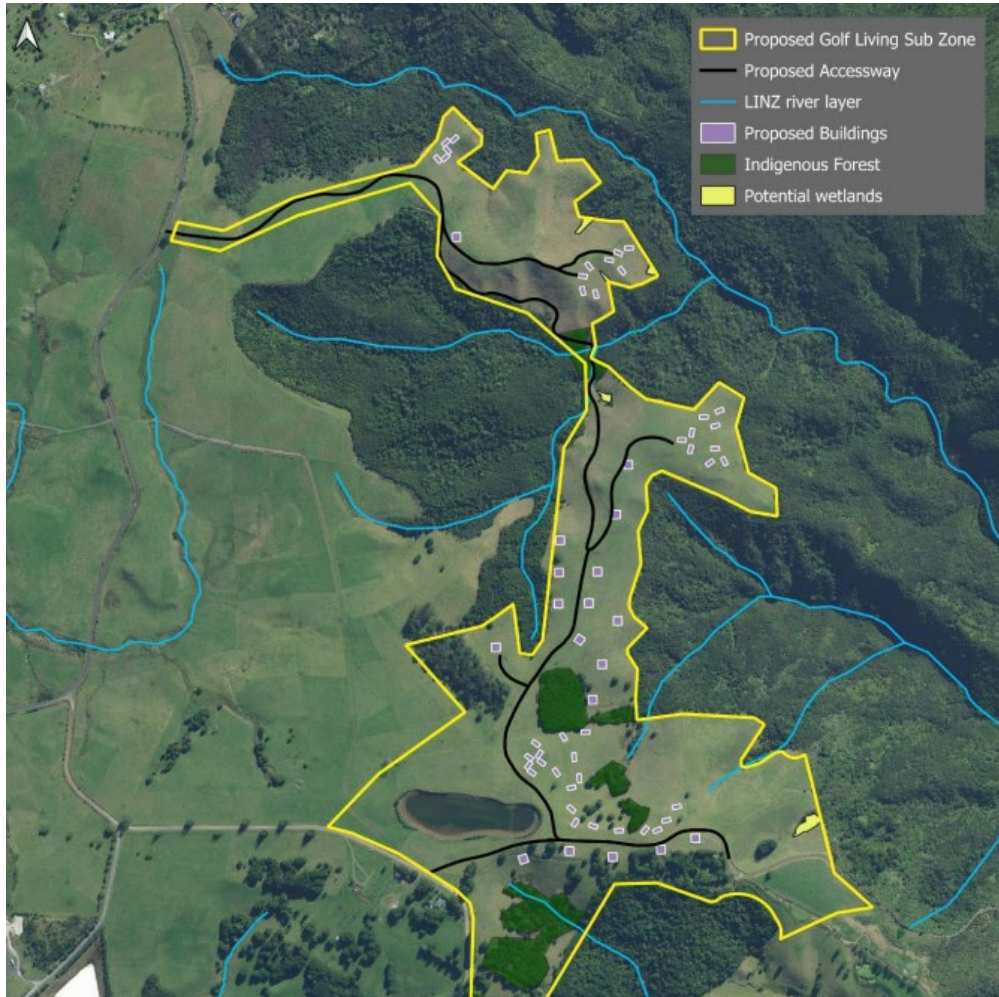


# Kauri Cliffs SPZ- Key issues and recommendations

Issues in submissions	Recommendations in section 42A report
<ul style="list-style-type: none"> <li>• Requests to reconfigure the sub-zones (Lodge, Golf Living, Golf Playing) to better reflect the development outcomes sought</li> </ul>	<ul style="list-style-type: none"> <li>• The extent and location of the three sub-zones is amended as requested, with the key change being the relocation of the Golf Living sub-zone further north</li> <li>• Recommendation has been informed by expert input, with a key point to note is that residential development will be subject to more detailed assessment through future consenting processes</li> </ul>
<ul style="list-style-type: none"> <li>• Waiaua Bay Farms requests numerous amendments to the provisions, primarily to improve workability and better align with the intended outcomes for the sub-zones</li> <li>• Relief sought in planning evidence from Mr Tuck much more refined than in original submission</li> </ul>	<p>Numerous minor amendments to improve workability, for example:</p> <ul style="list-style-type: none"> <li>• Amendments to KCZ-P5 and KCZ-P6 to clarify the activities anticipated in Lodge sub-zone and Golf Living sub-zone</li> <li>• Amendments to KCZ-R3 relating to residential activity</li> <li>• Amendments to building GFA (300m<sup>2</sup>) and height thresholds in KCZ-S1 and new/amended matters of discretion</li> <li>• Replacing uncertain terms with PDP/national planning standards definitions</li> </ul>
<ul style="list-style-type: none"> <li>• Waiaua Bay Farms requests amendments SUB-R3 in relation to subdivision in the Golf Living sub-zone</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum lot size reduced to 500m<sup>2</sup> - opportunity to reduce overall visual effects</li> <li>• Additional conditions and matters of discretion relating to landscape assessment and a landscape and planting management plan</li> </ul>
<ul style="list-style-type: none"> <li>• General submissions requesting common relief across the PDP zones</li> </ul>	<ul style="list-style-type: none"> <li>• No amendments – requested relief not necessary in CAR-SPZ</li> </ul>



# Kauri Cliffs SPZ – Outstanding issues



## Waiaua Bay Farms:

- Broad agreement with the section 42A recommendations from a planning perspective with the outstanding issues largely matters of detail and refinement
- Correction of minor drafting issues
- Amendments to matters of control in KCZ-R2 and discretion in KCZ-S1 - informed by landscape advice from Mr Goodwin
- Amendments to permit farming in Golf Playing sub-zone
- SUB-R3 – refine conditions and matters of discretion
- Clarifying issues raised in technical reviews (e.g. indicative layout of development relative to ecologically sensitive areas)
- Reiterating request to address mapping error with RPROZ

## Moana Kiff – rebuttal evidence from Ngāti Kura:

- Outstanding concerns with the development within the Kauri Cliffs SPZ from a cultural perspective

# Carrington Estate SPZ - Overview of Submissions

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- 25 original submission points
- 1,908 further submission points

Submissions primarily from:

- Carrington Estate
- Haititaimarangai Marae Kaitiaki Trust (HMKT)
- Organisations with general submissions on the PDP, Transpower, Fire and Emergency New Zealand

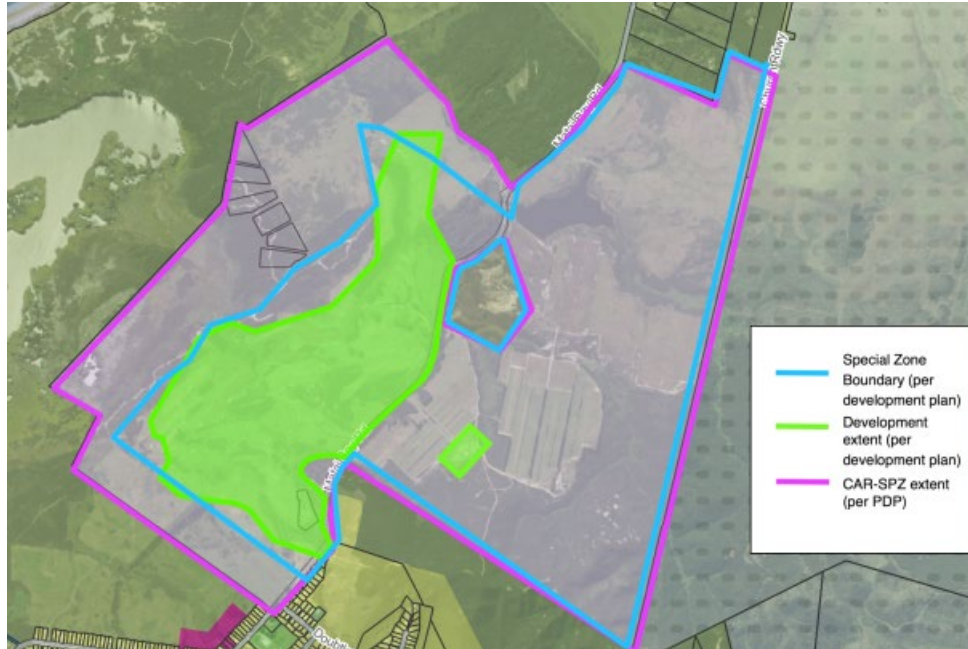


# Carrington Estate SPZ - Key issues and recommendations

Issues in submissions	Recommendations in section 42A report
<ul style="list-style-type: none"> <li>• Requests to delete references to the Carrington Estate Development Plan and Schedule in the provisions</li> </ul>	<ul style="list-style-type: none"> <li>• Retain reference to Carrington Estate Development Plan and Schedule in provisions at this point of time (noting concerns/issues with the incorporation of existing consents into the PDP)</li> </ul>
<ul style="list-style-type: none"> <li>• Requested amendments to certain provisions to better protect cultural and natural environment values</li> </ul>	<ul style="list-style-type: none"> <li>• Amendment to the Overview and Advice Note 1 to provide a clearer link to provisions in the District-wide chapters (Natural Features and Landscapes, Coastal Environment etc.) that also apply in the CAR-SPZ</li> <li>• Amendment to CAR-P5 to refer to “area and sites of significance to Māori” to better align with other provisions in the PDP</li> </ul>
<ul style="list-style-type: none"> <li>• Requests to reinstate some of the ODP provisions relating to Carrington Estate</li> <li>• Request to make primary production a permitted activity</li> </ul>	<ul style="list-style-type: none"> <li>• Delete carparking requirements from the Carrington Estate Development Plan and Schedule due to direction in NPS-UD</li> <li>• Retain district-wide earthworks and vegetation clearance rules</li> <li>• New permitted rule for farming (not primary production more generally)</li> </ul>
<ul style="list-style-type: none"> <li>• Requests to extend the Coastal Environment overlay to cover the CAR-SPZ</li> <li>• General submissions on the PDP</li> </ul>	<ul style="list-style-type: none"> <li>• No change to extent of Coastal Environment – mapping based on RPS and need more detailed assessment</li> <li>• No amendments – requested relief not necessary in CAR-SPZ</li> </ul>
<ul style="list-style-type: none"> <li>• Requests from Carrington Estate to rezone areas of their land GRZ or LIZ</li> </ul>	<ul style="list-style-type: none"> <li>• Retain zoning – insufficient information to support rezoning</li> </ul>

# Carrington Estate SPZ – Outstanding issues

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## Carrington Estate (planning evidence)

- General support for most section 42A recommendations
- However, reiterate requests to retain ODP provisions relating to transport, earthworks and vegetation clearance – requests that this be permitted if in accordance with Development Plan

## HMKT (cultural and planning evidence)

- Significant concerns with the development that has undertaken at Carrington Estate from a cultural perspective
- Concerns with the existing consents being incorporated into the ODP and PDP
- Regulatory overlap between the existing consents and CAR-SPZ provisions that refer to Development Plan and Schedule
- Concern about the need for, and extent of, the zoning for the CAR-SPZ (as per map in evidence of Mr Percy)
- Lack of clarity and certainty in the provisions

## Legal submissions received on Friday