



16 September 2025

## SUBMITTERS AND COUNCIL OFFICERS

### NOTICE OF HEARING – PROPOSED FAR NORTH DISTRICT PLAN

1. Far North District Council advises that Robert Scott (Chairperson), Peter Kensington and Steve McNally will hear and consider submissions and further submissions on the following topic for the Council's Proposed District Plan.

Hearing Number	16 Subdivision
Topic(s)	This hearing relates to submissions and further submissions on: <ul style="list-style-type: none"> <li>• Subdivision</li> </ul>

2. The details for the hearing are:

**Dates:** **Tuesday 28 to Thursday 30 October 2025**

**Time:** **9.00am**

**Venue:** Tuesday 28 October - **Otiria Marae, 7 Kingi Road, Moerewa**  
Wednesday 29 & Thursday 30 October - **Far North District Council Chambers, 5 Memorial Ave, Kaikohe**

Key Dates for this hearing (for more information see below)		
Council planner's (s42A) report due	Tuesday 30 September 2025	Four weeks before hearing starts
Submitter expert evidence due	Tuesday 14 October <b>by 12 noon</b> 2025	Two weeks before hearing starts
Appearance confirmation due	Tuesday 14 October 2025	Two weeks before hearing starts
Indicative hearing timetable online	Tuesday 21 October 2025	One week before hearing starts
Legal submissions due	Friday 24 October 2025	No later than one working day prior submitter's allocated speaking time.

3. As a submitter and/or further submitter, you are invited to attend the hearing where the Hearing Commissioners will consider the submissions in support of/opposing the Proposed District Plan Provisions.
4. A list of submissions being considered for Hearing 16 is provided in Table 1, attached to this Hearing Notice.



## Procedure for Hearing of Submissions

5. This letter sets out matters relating to the hearing. Further detail is available in Panel Minute 1: [Procedures for Hearing of Submissions](#).

## Pre-Circulation of Evidence

6. The Hearing Panel requires the Council to provide its Section 42A Report and any other Council evidence at least 20 working days prior to the hearing.
7. Submitters and further submitters are required to provide all **expert evidence** to the Hearings Administrator **at least 10 working days before** the hearing. An expert is a professional such as a planner, traffic engineer or similar. Submitters may provide non-expert evidence (ie personal submissions) at the hearing. The required delivery dates for evidence are set out at the start of this letter.
8. Providers of expert evidence are referred to paragraphs 56 to 64, and 68 to 69 of Panel Minute 1: Procedures for Hearing of Submissions. The evidence should clearly outline any changes in Plan wording proposed (along with the rationale for these changes) together with an assessment pursuant to S32AA of the RMA.
9. When a submitter speaks to their submission only (i.e. is not giving expert evidence), this is considered **lay evidence**. Submitters can present written lay evidence on the day of the hearing and read it aloud. It is not required to be pre-circulated. However, it would be of benefit to the Hearing Panel and other parties if any lay evidence is pre-circulated and able to be read before the hearing. Submitters need to bring ten (10) copies of any written material to the hearing and supply an electronic copy to the Hearings Administrator within two (2) working days of completing their presentation.
10. Where a submitter or their representative is unable to attend the hearing for a particular topic, and are not supplying expert evidence, they may choose to table written lay evidence in support of their submission. Submitters must provide any tabled evidence to the Hearings Administrator at least 5 working days prior to the hearing on the topic commencing.
11. All evidence is expected to be provided electronically. Evidence can be sent to the Hearings Administrator [alicia-kate.taihia@fndc.govt.nz](mailto:alicia-kate.taihia@fndc.govt.nz).
12. The Hearing Administrator will email the hearing parties to advise when new material is on the Council's website.
13. If you have any additional written material to present at the hearing, please bring ten (10) copies to the hearing and supply an electronic copy to the Hearings Administrator within two (2) working days of completing your presentation. The Hearing Commissioners have received a copy of all submissions. You do not need to provide additional copies.



## **Presentations at the hearing**

14. If you wish to speak at the hearing, please email Alicia-Kate Taihia [alicia-kate.taihia@fndc.govt.nz](mailto:alicia-kate.taihia@fndc.govt.nz) with your hearing timetable response by Tuesday 14 October 2025. Your email should be titled "Hearing 16 – Timetable Response", and needs to provide the following information:
- Your daytime phone number. Your submission number(s).
  - The name(s) of who will be speaking to your submission (including any expert witnesses). An indication of how much time yourself and each of your representatives require to speak. Due to pre-circulation of evidence, the Commissioners expect each expert witness to require no more than 15 minutes to present their evidence.
  - Whether you will attend the hearing in-person or are making a request to appear online using the "TEAMS" platform. If making a request to appear online, please include an outline of reasons for the request.
  - Whether you will do a digital presentation (e.g. PowerPoint).
  - Whether you intend to present evidence in sign language or Te Reo Māori (requiring an interpreter).
15. Please note the following:
- We do not automatically assign people with speaking slots. If you wish to be heard, you need to provide the above information by the specified date.
  - Any submitter who has been allocated additional hearing time is required to advise the Hearings Advisor if the additional time is no longer necessary.
  - The safety and wellbeing of our customers, team members and communities is important to us. If you are sick or have COVID-19 symptoms, please do not attend the hearing in-person. You will still be able to participate in the hearing online. If you are presenting, please advise the hearings administrator.
16. The Hearing Administrator will prepare an indicative hearing schedule and post it on the website one week (5 working days) prior to the hearing commencing. The Hearing Administrator will email all hearing parties a link to the schedule as soon as it is confirmed.
17. Any submitter wishing to speak to their submission using a power-point presentation is required to provide the power-point in an electronic format to the Hearings Administrator at least three (3) working days prior to their scheduled hearing time.
18. Council intends to make all information for the Hearings available via the Council's website <https://pdp.fndc.govt.nz>. However, hard copies of documents can be provided to submitters on request.
19. Video recordings of the hearing will be posted to the Council's website as soon as practical after each hearing session.
20. If you have any questions in relation to the hearing, please contact me on 09 401 5247 or at [alicia-kate.taihia@fndc.govt.nz](mailto:alicia-kate.taihia@fndc.govt.nz).



Ngā mihi

AK Taihia

Alicia-Kate Taihia  
Submissions & Hearings Administrator



**Table 1 Submissions with submission points being considered as part of Hearing 16**

<b>Submission number</b>	<b>Submitter name</b>	<b>Reporting topic (s)</b>
S170, FS348	Alec Brian Cox	Subdivision
FS100	Allen Hookway	Subdivision
FS393	Amanda Kennedy, Julia Kennedy Till and Simon Till	Subdivision
S261, FS257	Amber Hookway	Subdivision
S255	Arahia Burkhardt Macrae	Subdivision
FS172	Audrey Campbell-Frear	Subdivision
S167, FS66	Bentzen Farm Limited	Subdivision
FS309	Brad Hedger	Subdivision
S529	Carbon Neutral NZ Trust	Subdivision
FS401	Carrington Estate Jade LP and Carrington Farms Jade LP	Subdivision
S278	Chorus New Zealand Ltd	Subdivision
FS293	Danielle Hookway	Subdivision
FS305, FS564	Dempsey Family Trust	Subdivision
S201	Denis Thomson	Subdivision
S44, FS23	Des and Lorraine Morrison	Subdivision
S364	Director-General of Conservation (Department of Conservation)	Subdivision
S485, S519, S541	Elbury Holdings	Subdivision
S368	Far North District Council	Subdivision
S53	Far North Real Estate 2010 Limited	Subdivision
S488	Fieldco Limited	Subdivision
FS155	Fiona King	Subdivision
S512	Fire and Emergency New Zealand	Subdivision
S437	FNR Properties Limited	Subdivision
S215	Haigh Workman Limited	Subdivision



Submission number	Submitter name	Reporting topic (s)
FS339	Haititaimarangai Marae Kaitiaki Trust	Subdivision
S470	Helmut Friedrich Paul Letz and Angelika Eveline Letz	Subdivision
S159, FS354	Horticulture New Zealand	Subdivision
S556	Ian Diarmid Palmer	Subdivision
S253, FS397	IDF Developments Limited	Subdivision
FS32	Jeff Kemp	Subdivision
FS277	Jenny Collison	Subdivision
FS34	Jillian D. Young	Subdivision
FS196	Joe Carr	Subdivision
S41	Joel Vieviorka	Subdivision
S431, FS372	John Andrew Riddell	Subdivision
S439	John Joseph and Jacqueline Elizabeth Matthews	Subdivision
S163	Julianne Sally Bainbridge	Subdivision
S561, FS243	Kāinga Ora Homes and Communities	Subdivision
S138	Kairos Connection Trust and Habitat for Humanity Northern Region Ltd	Subdivision
FS84	Kaitaia Marae Incorporated (Margaret Thomas-Amani Vicechair)	Subdivision
S442, S443, S445, S446, S449	Kapiro Conservation Trust	Subdivision
FS62	Kapiro Conservation Trust 1	Subdivision
FS566	Kapiro Conservation Trust 2	Subdivision
S427, S428, S429	Kapiro Residents Association	Subdivision
S544	Kelvin Richard Horsford	Subdivision
S410	Kerry-Anne Smith	Subdivision
FS180	kim taylor	Subdivision
S554, FS25	Kiwi Fresh Orange Company Limited	Subdivision
S416	KiwiRail Holdings Limited	Subdivision
FS391	LD Family Investments Ltd	Subdivision



Submission number	Submitter name	Reporting topic (s)
S358, FS259	Leah Frieling	Subdivision
FS93	Leonie M Exel	Subdivision
FS256	Lianne Kennedy	Subdivision
S543, S547	LJ King Limited	Subdivision
S464	LJ King Ltd	Subdivision
FS258	logan king	Subdivision
FS373	Lucklaw Farm Ltd	Subdivision
S101, S108. S109, S110, S111, S116, S118, S119, FS24	Lynley Newport	Subdivision
S279	Manu Burkhardt Macrae	Subdivision
FS333	Maree Hart	Subdivision
S247	Margaret Sheila Hulse and John Colin Hulse	Subdivision
FS399	Mark and Emma Klinac	Subdivision
FS56	Mark Christiansen	Subdivision
S40	Martin John Yuretich	Subdivision
S243	Matauri Trustee Limited	Subdivision
S290	Matthew Otway	Subdivision
S472	Michael Foy	Subdivision
S331	Ministry of Education Te Tāhuhu o Te Mātauranga	Subdivision
S349	Neil Construction Limited	Subdivision
S456, FS364	New Zealand Eco Farms Ltd	Subdivision
S55	New Zealand Pork Industry Board	Subdivision
S151	NFS Farms Limited	Subdivision
S516	Ngā Tai Ora - Public Health Northland	Subdivision
FS151	Ngāi Tukairangi No.2 Trust	Subdivision
FS345	Ngawha Generation Limited	Subdivision
S259	Nicole Wooster	Subdivision



Submission number	Submitter name	Reporting topic (s)
S373	Nigel Ross Surveyor Ltd	Subdivision
S421	Northland Federated Farmers of New Zealand	Subdivision
FS548	Northland Federated Farmers of New Zealand Inc	Subdivision
S436	Northland Fish and Game Council	Subdivision
FS44	Northland Planning & Development 2020 Ltd	Subdivision
S502	Northland Planning and Development 2020 Limited	Subdivision
S359	Northland Regional Council	Subdivision
FS446	Omata Estate	Subdivision
FS131	Oromahoe Land Owners: AW and DM Simpson, R.A.S Ltd, Arran Trust, Garry Stanners, Errol McIntyre, SW Halliday, SJ and PM Boys, Oromahoe 18R2B2B2 Trust and Tapuaetahi Incorporation	Subdivision
S271, S272, S338, FS47	Our Kerikeri Community Charitable Trust	Subdivision
S333, FS68, FS384	P S Yates Family Trust	Subdivision
S451	Pacific Eco-Logic	Subdivision
FS404	Penny Nelson, Director-General of Conservation	Subdivision
FS585, FS587	Peter Malcolm	Subdivision
S425	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust	Subdivision
FS111	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (PHTTCCT)	Subdivision
S45	Puketona Business Park Limited	Subdivision
FS304	Radio New Zealand	Subdivision
S178, FS289	Reuben Wright	Subdivision
S569	Rodney S Gates and Cherie R Gates	Subdivision
S411	Roger Myles Smith	Subdivision
FS346	Royal Forest and Bird Protection Society of New Zealand Inc.	Subdivision
S377	Rua Hatu Trust	Subdivision
S276	Russell Landcare Trust	Subdivision





Submission number	Submitter name	Reporting topic (s)
FS332	Russell Protection Society	Subdivision
S179	Russell Protection Society (INC)	Subdivision
S348	Sapphire Surveyors Limited	Subdivision
S386, FS405	Sarah Ballantyne and Dean Agnew	Subdivision
S357	Sean Frieling	Subdivision
S395	Sean Jozef Vercammen	Subdivision
S168, FS69	Setar Thirty Six Limited	Subdivision
S161	Shanon Garton	Subdivision
FS389	Smartlife Trust	Subdivision
S517	Spark New Zealand Trading Limited and Vodafone New Zealand Limited	Subdivision
FS88	Stephanie Lane	Subdivision
S77	Strand Homes Ltd/Okahu Developments Ltd	Subdivision
S257	Te Hiku Community Board	Subdivision
S399	Te Hiku Iwi Development Trust	Subdivision
S559	Te Rūnanga o Ngāti Rēhia	Subdivision
FS403	Te Whatu Ora - Nga Tai Ora	Subdivision
S172	Terra Group	Subdivision
S354	The BOI Watchdogs	Subdivision
S187, FS67, FS383	The Shooting Box Limited	Subdivision
S208	Thomson Survey Limited	Subdivision
S189, S191, S202, S203, S207	Thomson Survey Ltd	Subdivision
FS395	Ti Toki Farms Limited	Subdivision
FS368	Tokerau Beach Trust	Subdivision
FS369	Top Energy	Subdivision
S483	Top Energy Limited	Subdivision
S454	Transpower New Zealand Ltd	Subdivision



Submission number	Submitter name	Reporting topic (s)
S283, FS29	Trent Simpkin	Subdivision
S146	Trevor John Ashford	Subdivision
FS171	Trish Routley	Subdivision
S287, FS45	Tristan Simpkin	Subdivision
S487	Tupou Limited	Subdivision
FS325	Turnstone Trust Limited	Subdivision
S521, S522, S523, S524, S527	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Subdivision
FS569	Vision Kerikeri 2	Subdivision
FS570	Vision Kerikeri 3	Subdivision
S463	Waiaua Bay Farm Limited	Subdivision
FS374	Waipapa Pine Limited	Subdivision
S263	Waitoto Development Limited	Subdivision
S356, FS36	Waka Kotahi NZ Transport Agency	Subdivision
FS129	Waste Management New Zealand Limited	Subdivision
S222	Wendover Two Limited	Subdivision
S250, FS361	Willowridge Developments Limited	Subdivision
S264, FS297	Wilson Hookway	Subdivision