

Hearing 15C Rural – Record of engagement with ‘opt in’ submitters

Submission number	Submitter name	Record of engagement	Matters discussed
S567.001	André Galvin	<ul style="list-style-type: none"> Sarah Trinder met with submitter as submission being dealt with primarily through Hearing 15C – Urban (Settlement Zone is alternative relief) 	N/A
S19.001, 002	Douglas Percy and Theodora Symes	<ul style="list-style-type: none"> Initial email to submitter on 12 May 2025 30min phone call with Mr Percy on 12 May 2025 to discuss additional information around access to the sports fields from Waitotara Drive Maps sent to Mr Percy on 13 May to assist with preparing evidence statement. Marked up map received from Mr Percy on 13 May showing his suggested route for the walkway/cycleway 	<p>Discussed:</p> <ul style="list-style-type: none"> Mr Percy’s proposed walkway/cycleway offer in exchange for upzoning Key reasons why upzoning is requested
S244.001	Ian Diarmid Palmer and Zejia Hu	<ul style="list-style-type: none"> Initial email to submitter on 12 May 2025 Email response received on 14 May 2025 on behalf of Mr Palmer, Ms Hu and the Ferguson Family (S57) discussing options for meeting Range of emails sent between 15-16 May with options for meeting times and clarifying matters to be discussed First pre-hearing meeting held with Mr Palmer, Ms Hu, the Fergusons and Mr Thomas Keogh (planner) on 21 May 2025 	<p>Discussed:</p> <ul style="list-style-type: none"> Process for evidence exchange and opportunities for engagement prior to the hearing Evidence required to support rezoning as per Minute 14 Background for the selection of the notified RPROZ in the PDP Relevance of rating classification to the RMA process Subdivision aspirations of all submitters and potential alternative resource consent pathways other than rezoning
S51.002	Jeff and Robby Kemp	<ul style="list-style-type: none"> Initial email to submitter on 9 May 2025 First pre-hearing meeting held 16 May 2025 with Mr Jeff Kemp and Mr Ernie Cottle (S92 – not an opt in submitter) 	<p>Discussed:</p> <ul style="list-style-type: none"> Key matters that need to be addressed in evidence, being the KKWSP, flooding issues and soils

			<ul style="list-style-type: none"> • Level of evidence likely to be supplied, with Mr Kemp confirming that he does not intend to provide expert reports that require peer review and will not prepare a s32 evaluation or necessarily address all of the Minute 14 criteria if he does not think that is required. • Options for responding to the KKWSP if it is adopted after the evidence exchange deadline – indicated that a delayed date might be possible
S444.001 and S448.004	Kapiro Conservation Trust	<ul style="list-style-type: none"> • Initial email to submitter on 19 May 2025 • Response email received on 25 May 2025 from submitter representative stating contact will be made again around 6 June 2025 	No further correspondence received, no further pre-hearing engagement occurred
S406.001	Murray and Sandra Wilson	<ul style="list-style-type: none"> • Initial email to submitter on 12 May 2025 • First pre-hearing meeting held with the Wilsons on 16 May 2025 	<p>Discussed:</p> <ul style="list-style-type: none"> • Background to the Wilsons owning their property and their development aspirations for the site • The recommended change to the minimum lot size for the Rural Lifestyle zone and the potential implications of the entire coastline being able to be subdivided down to 1ha as a discretionary activity
S349.001	Neil Construction Limited	<ul style="list-style-type: none"> • Initial email to submitter on 14 May 2025 • Emails exchanged with Mr Philip Brown (planner) on 14-16 May set out the key issues to be discussed at a pre-hearing meeting and organise a time • First pre-hearing meeting held with Mr Brown and legal counsel on 20 May 2025 	<p>Discussed:</p> <ul style="list-style-type: none"> • Background and context for the site and past consent history • Scale of lots approved under the EC decision, between 3,000m² and 5,000m² • Potential reverse sensitivity or interface issues with the Horticulture Precinct and

		<ul style="list-style-type: none"> Follow up query re subdivision consent notices sent on 7 July 2025 Phone call with Mr Brown to discuss how the resource consent restricts further intensification on 21 July 2025 A supplementary memo provided by Mr Brown on 4 August 2025 on future subdivision potential 	<p>how future subdivision would be managed, limitations with building site placement and consent notices</p> <ul style="list-style-type: none"> Need for clear justification in evidence for what issues are foreseen for future landowners if the RLZ zoning is retained
S367.001 and S381.001	Nigel Ross Surveyor Ltd	<ul style="list-style-type: none"> Initial email sent on 12 May 2025 First pre-hearing meeting held with Mr Ross on 14 May 2025 	<p>Discussed:</p> <ul style="list-style-type: none"> Informed Mr Ross that I am considering recommending fixing split zoning error for S381 but unlikely to support the extent of RRZ requested under S367 Mr Ross's position that the land isn't very productive (and neither is the land around it) and the people who live there are part of the Omapere community so should have a rural residential zoning Mr Ross noted that RLZ is another option if it is a better fit
S359.017	Northland Regional Council	<ul style="list-style-type: none"> Initial email to submitter 12 May 2025 Response received via email from Ms Ingrid Kuindersma on 15 May 2025 confirming NRC do not wish to pursue additional areas of Horticulture Precinct elsewhere in the district but are still interested in areas of Kerikeri/Waipapa where upzoning is requested in natural hazard areas Phone call with Ms Kuindersma on 19 May 2025 who advised correct contact within NRC to discuss natural hazards 	<p>Discussed:</p> <ul style="list-style-type: none"> The extent to which NRC wish to be involved in rezoning hearings, including not pursuing any further areas of Horticulture Precinct and having a watching brief on the natural hazard areas requesting rezoning, particularly around Kerikeri and Waipapa

		<ul style="list-style-type: none"> • Emails to and from Mr Joseph Camuso (Rivers and Natural Hazards Manager at NRC) on 27 May 2025 to discuss previously consented flood mitigation works around Waitotara Drive • Follow up phone call with Mr Camuso to discuss emails on 29 May 2025 	
S531.001	Robert Shaun Clarke	<ul style="list-style-type: none"> • Initial email to submitter on 12 May 2025 • First pre-hearing meeting held via phone with Mr Clarke on 16 May 2025 	<p>Discussed:</p> <ul style="list-style-type: none"> • Mr Clarke's wider interest in not just Koutu but the South Hokianga in general • Focused on making sure there is enough developable land that's clear of coastal hazards to support these communities surviving into the future • The new kura in Koutu and making sure there is enough population around there to see that kura thrive
S61.001	Robert Sintes	<ul style="list-style-type: none"> • Initial email to submitter on 9 May 2025 • First pre-hearing meeting held with Mr Sintes on 13 May 2025 via phone • Follow up correspondence via email on 14 May 2025 clarifying the matters discussed on the phone and confirming timeframes for exchange of information • Follow up phone call received from Mr Sintes on 29 July 2025 to clarify some of the Rural Rezoning Evaluation Framework content from the Overview report 	<p>Discussed:</p> <ul style="list-style-type: none"> • Process for making decisions and rationale behind what's driving different zone recommendations in the area • Reverse sensitivity and housing demand around Kerikeri • The quality of soils on Mr Sintes' land, as well as along Wiroa Road as a whole between the State Highway and the airport, and the range of alternative land uses that already exist in this area
S250.031	Willowridge Developments Ltd	<ul style="list-style-type: none"> • Initial email to submitter on 12 May 2025 • Email received from Mr David Badham (planner) on 20 May 2025 confirming Willowridge do not wish to meet at this stage pending the outcome of the resource consent being processed 	<p>Discussed:</p> <ul style="list-style-type: none"> • Timing issues with consent being granted and evidence deadlines and likely withdrawal of evidence while keeping the submission live

		<ul style="list-style-type: none"> Follow up email sent to Mr Badham offering a pre-hearing meeting post submission of evidence sent on 7 July 2025 Phone call and email received on 8 July 2025 from Mr Badham confirming no desire for a prehearing meeting at this stage, pending the submitter's return from overseas Email received from Mr Badham on 10 July 2025 confirming the withdrawal of the evidence filed on behalf of Willowridge 	
S57.001	RHL & LM Ferguson Family Trust	<ul style="list-style-type: none"> Initial email to submitter on 12 May 2025 See correspondence with Mr Palmer above (S244) on behalf of both submitters 	Refer to comments above in response to Mr Palmer (S244)
S67.019	Michael Winch	<ul style="list-style-type: none"> Initial email to submitter on 12 May 2025 Email response received from Mr Winch on 12 May 2025 requesting a meeting once his lay evidence has been submitted and reviewed Emailed Mr Winch on 11 June 2025 to organise pre-hearing meeting post receiving the evidence Pre-hearing meeting held with Mr Winch via phone on 23 June 2025 	<p>Discussed:</p> <ul style="list-style-type: none"> Community opposition from other Henderson Bay residents - Mr Winch confirmed that their properties are some of those that he's proposing to rezone. Confirmed no other engagement with, or support from other landowners or iwi. Confirmed Mr Winch is supportive of the RLZ minimum lot sizes reducing to 1-2ha as 4ha lots are unmanageable for most people. The smaller controlled activity pathway of 2ha would be available to 21 lots that are not subject to the Coastal Environment overlay Mr Winch's position that you need more development to justify sealing the road, ongoing maintenance of a steep gravel road is time consuming and expensive. NZTA might fund 2/3 of the maintenance

			costs for local roads but Council should be using a development contributions policy
S551.001	Lucklaw Farm Ltd	<ul style="list-style-type: none"> Initial email to submitter on 19 May 2025 Response received 19 May 2025 from Mr Marcus Langham (planner) with initial draft masterplans and design strategy First pre-hearing meeting held on 23 May 2025 with Mr John Sturgess and Mr Langman Follow up discussion with Mr Langman via phone on 23 June 2025 Email from Mr Langman requesting a second pre-hearing meeting received on 8 July 2025 Second pre-hearing meeting held with Mr Langman and Ms Bridget Gilbert (landscape architect) on 9 July 2025 	<p>Discussed:</p> <ul style="list-style-type: none"> Range of issues across two meetings and one phone call, including potential issue of scope and whether people would be sufficiently aware of what a future masterplan might propose, the lack of mechanism to bring the masterplan into the PDP, disconnect between the specialist evidence and the extent of rezoning proposed, lack of iwi engagement or community engagement, infrastructure issues and Council unlikely to support taking on a new wastewater plant in this location If a revised proposal was submitted before the hearing to address the issues above, a precinct would be the appropriate tool to link the masterplan to the PDP
S403.001	Meridian Farm Ltd	<ul style="list-style-type: none"> Initial email to submitter on 12 May 2025 First pre-hearing meeting held on 21 May 2025 with Mr Joe Henehan (planner) 	<p>Discussed:</p> <ul style="list-style-type: none"> The extent of development that would be enabled, given there are some 2-3 ha lots as well as large balance lots (16-37ha) Impact of the KKWSP and how additional RLZ in this location was likely to undermine the objective of the KKWSP to achieve a compact urban form
S461.001	Kingheim Limited	<ul style="list-style-type: none"> Initial email to submitter on 12 May 2025 First pre-hearing meeting held on 21 May 2025 with Mr Joe Henehan (planner) 	<p>Discussed:</p> <ul style="list-style-type: none"> Consent history of the site, contains motel and campground but subsequent

			<p>consents that have been granted require surrender of the motel consent once houses are developed but not the campground</p> <ul style="list-style-type: none"> • Key driver for rezoning is not having to use the resource consent process when needing to change or develop something on site • Issues with requested Settlement Zone given land is one isolated parcel not adjacent to any other Settlement zoned land or the General Residential land in Rangiputa • Mr Henehan indicated that the submitter may look at a precinct or development area tool rather than Settlement zoning.
S404.001	Musson Family Trust	<ul style="list-style-type: none"> • Initial email to submitter on 12 May 2025 • First pre-hearing meeting held on 21 May 2025 with Mr Joe Henehan (planner) • Follow up email chasing attachments for evidence sent to Mr Henehan 4 July 2025 	<p>Discussed:</p> <ul style="list-style-type: none"> • Large extension to Settlement of Raio to include Houhora Heads and the potential yield • Issue that additional Settlement land might undermine the consolidated development of land already zoned Settlement to the north of Raio, no clear evidence provided that additional capacity is needed in this location • Submitter considers this additional land will replace the development potential of other land zoned Settlement that is subject to natural hazards
S295.001	Gray Gilrairie Holdings Ltd	<ul style="list-style-type: none"> • Initial email to submitter on 12 May 2025 • First pre-hearing meeting held on 19 May 2025 with Mr Andrew McPhee (planner) 	<p>Discussed:</p> <ul style="list-style-type: none"> • The process for exchanging evidence, type of information required under Minute 14,

			<p>need for potential scheme plan/development layout to demonstrate likely yield and timing issues with the evidence deadlines and the release of the KKWSP</p> <ul style="list-style-type: none"> Mr McPhee noted that Okura Trust are a further submitter on the Gray Gilrairie submission that will opt in and prepare evidence
S522.001	Trustees of the Taranaki Trust	<ul style="list-style-type: none"> Initial email to submitter on 19 May 2025 See correspondence with Lucklaw Farm Ltd above (S551) on behalf of both submitters 	Refer to comments above in response to Lucklaw Farm Ltd (S551)
S209.005	Audrey Campbell-Frear	<ul style="list-style-type: none"> Initial email to submitter on 19 May 2025 	No response received, no further pre-hearing engagement undertaken
S382.001	Roman Catholic Bishop of the Diocese of Auckland	<ul style="list-style-type: none"> Initial email to submitter on 12 May 2025 First pre-hearing meeting held on 16 May 2025 with Mr Leonard Dissanyake (planner) 	<p>Discussed:</p> <ul style="list-style-type: none"> Subdivision history and timing of amalgamation relative to the PDP notification that likely resulted in the split zoning of the site Integration of the site and how church buildings and access are built across both previously separate parcels Indicated a likely supportive recommendation of Settlement zone to ensure all parts of the church site are the same zone
S266.001	Michael Francis Toft, Robert George Vellenoweth and Colleen Wendy, Wardlaw, AJ Maloney Trustee	<ul style="list-style-type: none"> Initial email to submitter on 14 May 2025 First pre-hearing meeting held on 19 May 2025 with Mr Steve Sanson (planner) 	<p>Discussed:</p> <ul style="list-style-type: none"> The process for exchanging evidence, type of information required under Minute 14, process for reviewing the entire Horticulture Precinct and timing issues with the evidence deadlines and the release of the KKWSP

	Limited, Donald Frank Orr, Vivien Marie Coad, Deanna Lee MacDonald, Dianne Catherine Hamilton, Robert Hamilton, Timothy George Sopp, Mathew Robert Hill, Barry Charles Young, Joan Catherine Young, Campbell Family Trustee Limited		
S397.006	Ian Ray (Joe) Carr	<ul style="list-style-type: none"> • Initial email to submitter on 16 May 2025 • Soil report received via email on 2 June 2025 	No response to initial email offering a pre-hearing meeting, no further pre-hearing engagement occurred