

MEMO

To: The hearings panel – Far North Proposed District Plan

Robert Scott - Chair

CC: James Witham - Team Leader District Plan FNDC

From: Sarah Trinder -Senior Policy Planner FNDC

Date: 17th September 2025

Subject: **Addendum to Hearing Report for Hearing 15D – Submission Point FS42.002-006**

To the hearings panel,

I have been made aware that further submission points to S561 (Kainga Ora) being FS42.002-006 (Ara Poutama) that were initially allocated to Hearing 14 (Urban) and 'reallocated' to Hearing 15D (Kerikeri-Waipapa Rezoning) were not addressed in my s42A report for that hearing. This was due to an administrative error in Council's submission tracking software. Please find below an addendum to my s42A report which analysis and makes recommendations for the missing submission points. I have discussed the matter with the submitter and have advised them of my position.

Submission Point Overview

The further submitter is neutral on the relief sought by Kainga Ora but requests that community corrections sites support offenders living in the community. Under proposed rule TCZ-R10, this activity would default to discretionary status.

The submitter typically locates its sites in areas that are easily accessible to offenders and close to other supporting government agencies. As such, sites are commonly located within central business areas (i.e., Town Centre zones). Demand for both community corrections activities and the submitter's residential activities is expected to increase due to residential intensification and resulting population growth. It is therefore important that the relevant plan provisions enable this.

Analysis

I have assessed the inclusion of community corrections facilities as part of Hearing 14, with my Right of Reply recommending a Permitted Activity status for Community Corrections facilities (excluding trades training) within the MUZ. In assessing this submission I similarly recommend that community correction facilities should be included within the Town Centre zone framework and support that inclusion as a permitted activity for the following reasons:

- During the Urban Zones hearing, we received further information and clarification about the nature of community corrections facilities and their potential effects which demonstrated their suitability in commercial type zones.

- I addressed community corrections facilities in the Urban Zone Right of Reply, where I recommended that they be permitted activities in the Mixed Use zone.
- I consider it appropriate that the same activity status be applied to community corrections facilities in the Town Centre zone, excluding the limitation on trade training as there is less likelihood of conflicts between this and residential activities when compared to the MUZ.

Recommendation

Accept FS42.002-006 and add community corrections facilities as a permitted activity in the Town Centre zone framework.

Appendix 3 – Officers' Recommended Amendments to the Medium Density Residential Zone Chapter (as sought by Kāinga Ora) has been updated to reflect this recommendation.