



2<sup>nd</sup> October 2025

# Ngā Kaingamaha o Ngāti Hine Charitable Trust (“Ngāti Hine”)

*Planning Evidence – A Jung and M Dalton*

# Introduction

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# Ngāti Hine context and aspirations

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# Who is Ngāti Hine?

- Ngāti Hine uri descend from Hineāmaru, whose settlement in Waiōmio, established the heart of Ngati Hine's rohe
  - Ngāti Hine are signatories to He Whakaputanga and Te Tiriti o Waitangi
  - There are 13 marae and 9 hapū within our rohe (area)
  - Ngāti Hine has mana i te whenua for Te Kawakawa for half a millennia, a town that is within Te Rohe Potae o Ngāti Hine
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# Ngāti Hine structure organisations

There are a number of entities under the Ngāti Hine group, all are guided by **Te Tū o Ngāti Hine**, a shared Kaupapa that is centred on whakapapa, mana motuhake, and whānau. These entities are:

- **Ngāti Hine Health Trust** (and Northcorp) – delivering kaupapa Māori health and social services for over 30 years. Focussing on health, education, social services, mental health and addiction, and housing.
  - **Ngā Kaingamaha o Ngāti Hine**– focussed on housing
  - **Nga Tirairaka o Ngāti Hine** – Taiao and kaitiaki network
  - **Ngāti Hine Forestry Trust** – 5,600ha of commercial forestry and horticulture
  - **Nga Tangariki O Ngāti Hine Trust** – promotes Ngāti Hine educational objectives
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# Ngāti Hine relationship to BOI Hospital

- The land beneath the Bay of Islands Hospital in Kawakawa holds deep cultural and historical significance for Ngāti Hine.
- The hospital was opened in 1913, following the establishment of the Bay of Islands Hospital Charitable Aid Board in 1911.
- Today, Ngāti Hine Health Trust (NHHT) operates kaupapa Māori health services at the hospital site, including a whānau wellness centre.
- Te Whatu Ora (Health NZ) is going through the process of returning a portion of the land to Ngāti Hine. There is Ministerial approval for this to occur.



# Ngāti Hine housing aspirations

- Ngati Hine has been planning for a variety of housing, community and health facilities for the site which would link into the existing hospital site. These would include social housing, affordable rentals, aged care and complimentary health facilities and community / respite centre linking into the main hospital site.
  - The site has been master-planned for a residential development of 180 homes proposed in Kawakawa by the hospital named Te Mataora.
  - The infrastructure delivery to the Te Mataora development is facilitated by a partnership with the Far North District Council (FNDC), Kainga Ora and Ngā Kāingamaha o Ngāti Hine through the Infrastructure Acceleration Fund.
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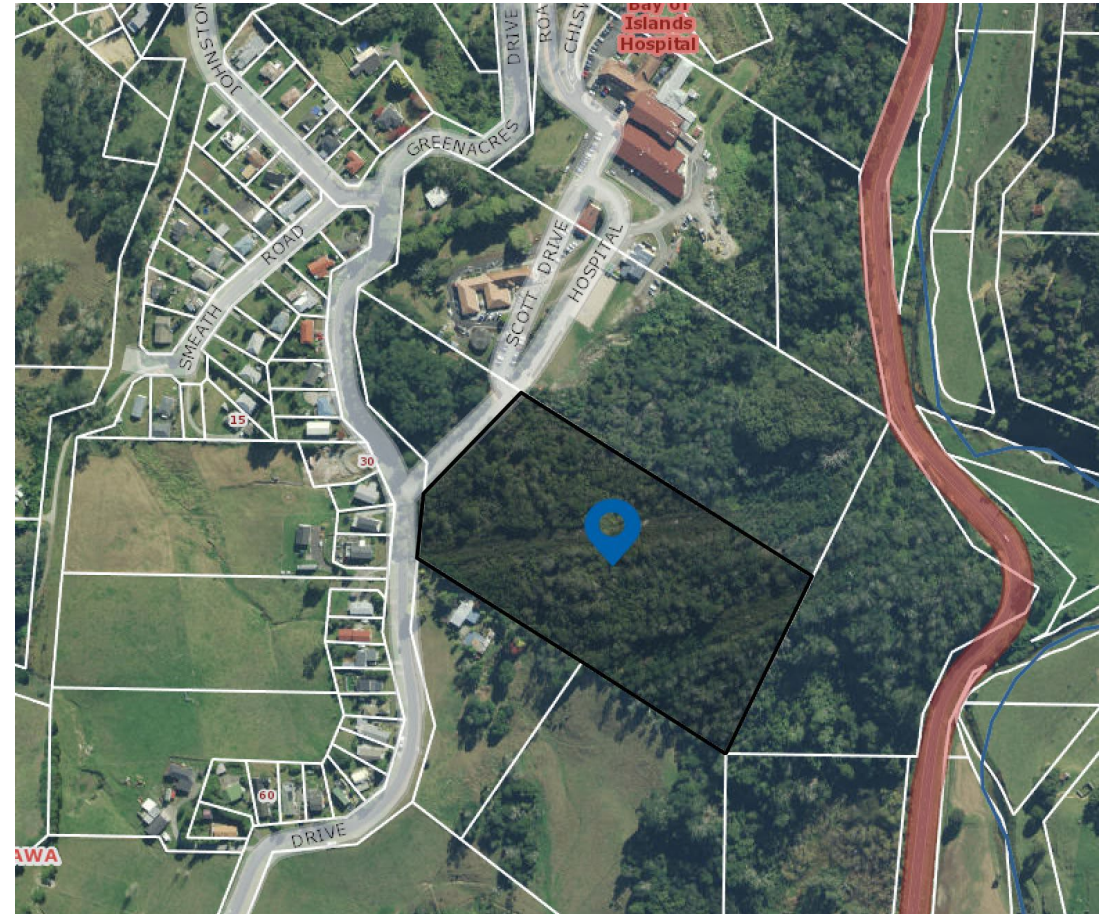


# Site Context

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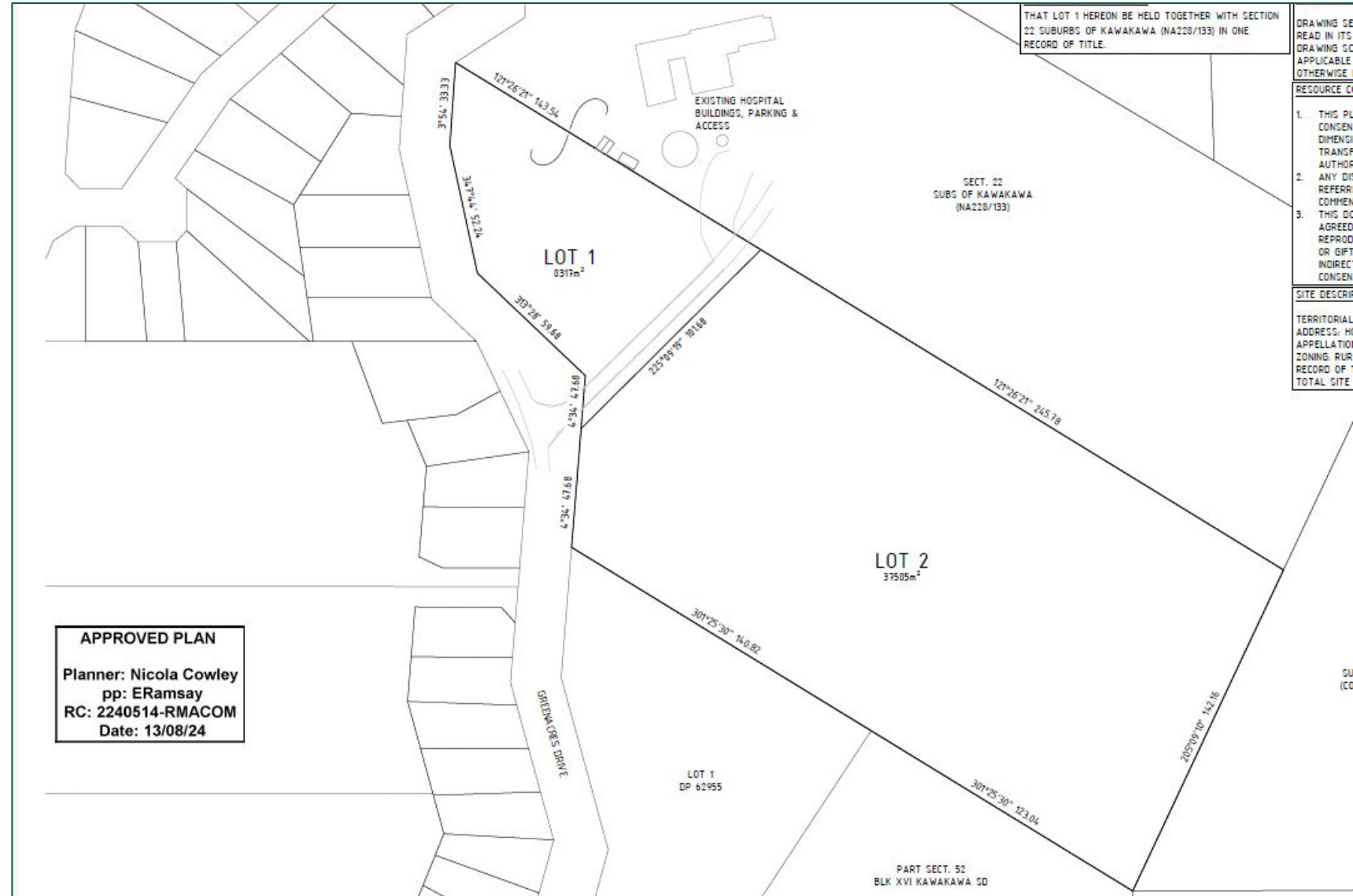
# The Site

- Approximately a 3.7ha site on southern edge of Kawakawa
- Adjoins Bay of Islands Hospital and GRZ land, and RRZ to the south
- Approximately 1 km from Kawakawa town centre
- Undulating site with ridge dividing two catchments
- Frontage to Greenacres Drive
- Site is fully vegetated
- Notified zone in PDP is RRZ.



# The Site

- 2240514-RMACOM approved, non-notified, the subdivision of Section 25 SBRS of Kawakawa, creating two allotments
- Lot 1 is to be amalgamated with the wider BOI hospital site.
- Lot 2 reflects the land that is to be returned to Ngāti Hine



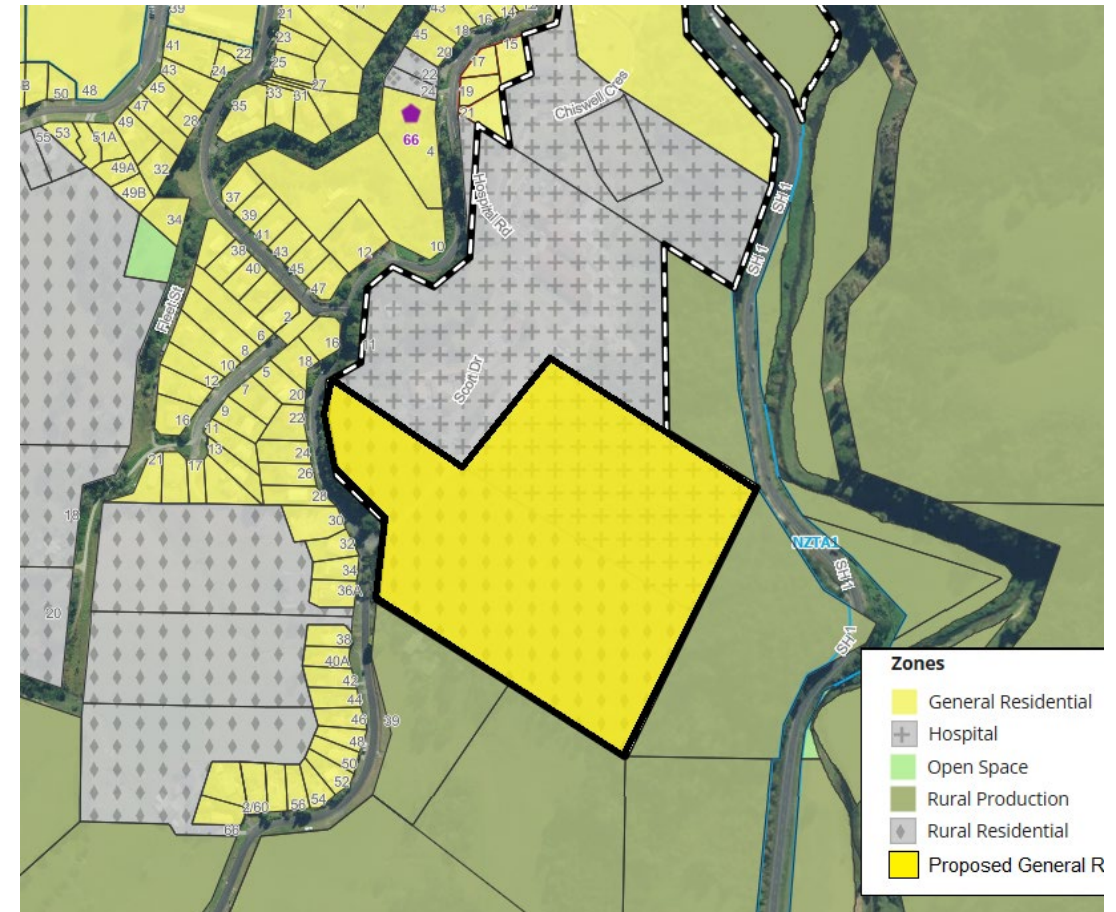
An aerial photograph of a residential development, showing a mix of completed houses and a large area under construction. The image is overlaid with a semi-transparent green filter. The text "Relief Sought" is centered in white.

# Relief Sought

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# Original relief

- Ngāti Hine 's original relief (\$555.005) sought to rezone a portion of Section 22 SBRS of Kawakawa and all of Section 25 SBRS of Kawakawa at 11 Greenacres Drive, Kawakawa from proposed Rural Residential Zone ('RRZ') to General Residential Zone ('GRZ').
- At this time, the agreement between Te Whatu Ora and Ngāti Hine was subject to discussions and the area of land to be returned was not yet defined.



# Te Whatu Ora – Health NZ relief

- As such, Te Whatu Ora – Health NZ opposed Ngāti Hine 's original rezoning request (FS402.020).
- Te Whatu Ora – Health NZ revised their position and relief in relation to the site which was set out in the EiC of Mr Badham as follows:

- (a) **Bay of Islands Hospital** – Health NZ seek spatial changes to the extent of the HOSZ as illustrated in **Figure 7** below, to apply HOSZ to NA807/182, NA431/283 and partial rezoning of NA807/182. In relation to NA807/182, Health NZ has confirmed that they have Ministerial approval to commence partial disposal of approximately 3.7ha of land (the partial disposal is subject to subdivision that awaits certification with LINZ as at the time of filing evidence, refer to the scheme shot of the Scheme Plan in **Attachment 1**. This is the remaining area shown as RRZ (refer **Figure 7**). Health NZ does not withdraw this aspect of submission, however, no longer seeks to pursue the relief sought at this stage.

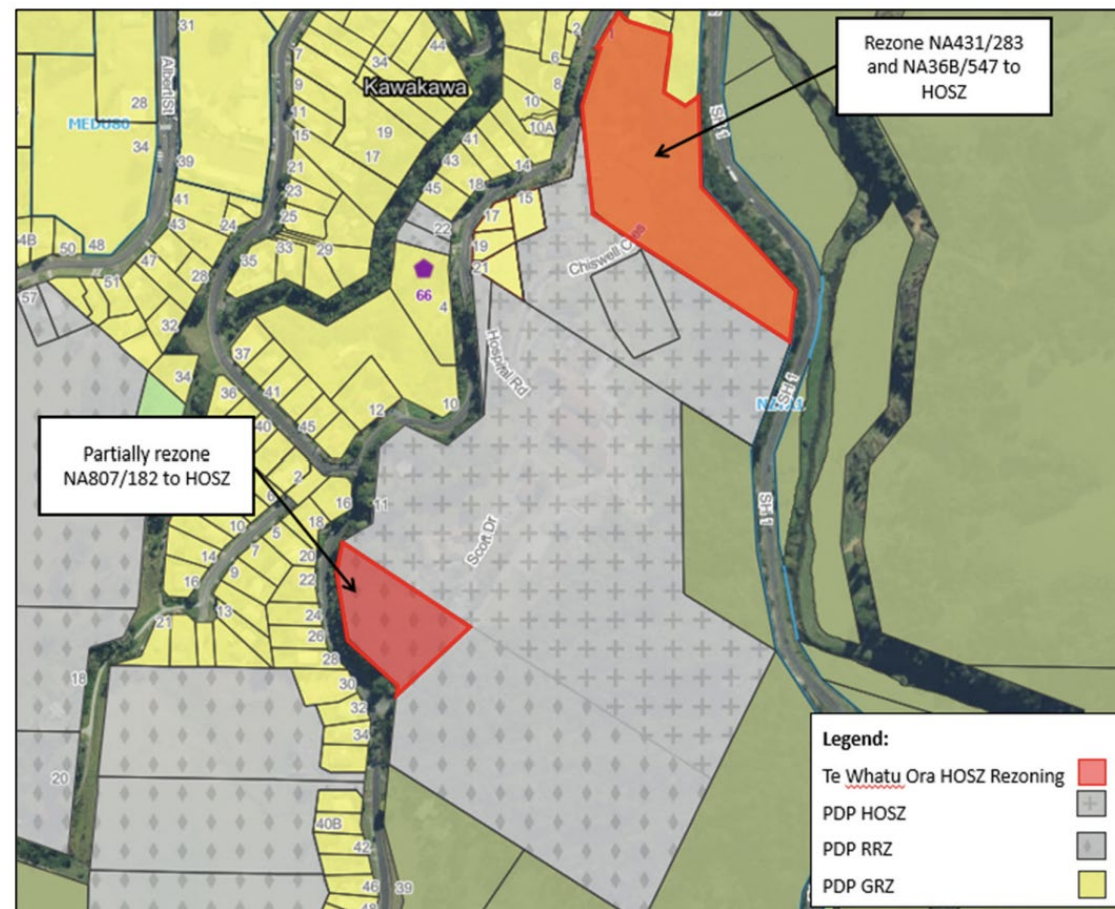
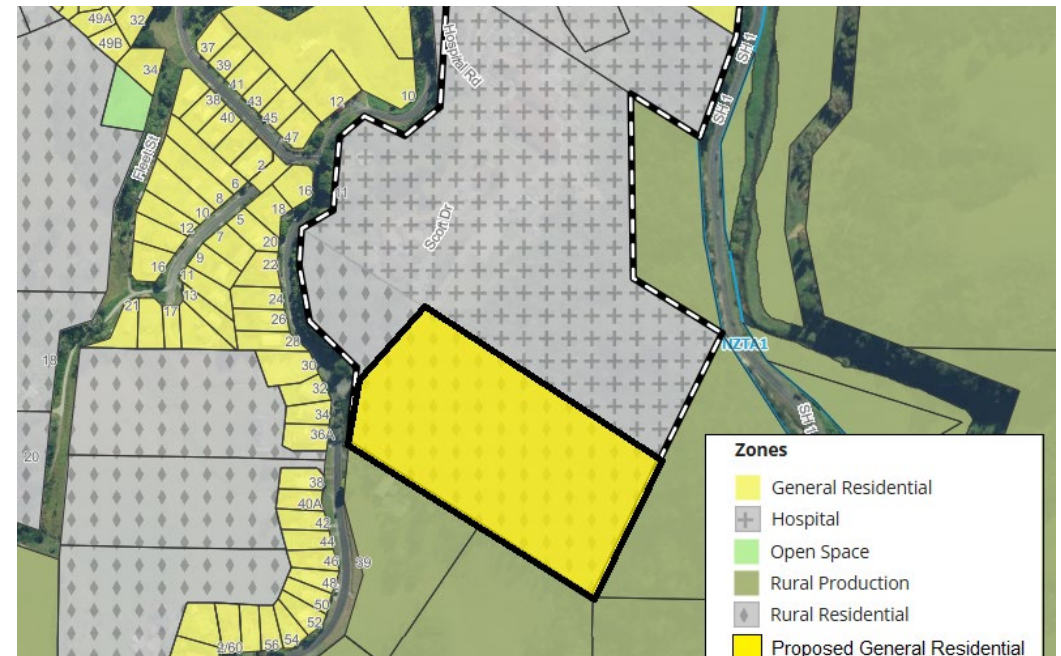


Figure 7 from Mr Badham's Planning EiC for FNDC PDP Hearing Stream 15C, on behalf of Te Whatu Ora Health NZ

# Revised relief

- Ngāti Hine revise their relief to apply the GRZ to approximately 3.7ha of land, legally described as Section 25 SBRS of Kawakawa
- This area sought for re-zoning corresponds with the area of land that was recently approved for subdivision
- The spatial extent is south of Hospital Road which maintains frontage to Greenacres Drive, and adjoins the Bay of Islands Hospital campus.



An aerial photograph of a town street, likely in a small town or rural area. The street is paved and has several cars parked along the sides. On the left side of the street, there are several buildings, including a large one with a sign that says "LIONEL LEE". On the right side, there is a building with a sign that says "CARTER'S tyre service". The background shows more buildings and trees, suggesting a residential or commercial area. The entire image is overlaid with a teal filter.

# FNDC Rezoning Criteria

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# Key Rezoning Criteria under Minute 14

Under Minute 14 from the Independent Hearings Panel set out the evaluation criteria both for general rezoning requests. The criteria are outlined in the next slide.

The purpose of these criteria was two-fold:

- For submitters to address and demonstrate in their pre-circulated evidence and hearing statements
  - For reporting officers to use in their assessment of the rezoning requests and section 32 evaluation reporting.
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# Key Rezoning Criteria under Minute 14

- Strategic Direction: Consistency with PDP's strategic direction (Hearing 1).
  - Alignment with Zone Outcomes: How the proposed zoning aligns with objectives, policies, and anticipated outcomes of the requested zone.
  - Higher-Order Direction: Consistency with NPS-UD, national planning standards, and the Northland RPS.
  - Reasons for the Request: Why notified zoning is not appropriate.
  - Site Suitability & Effects: Assessment of the suitability of the land for rezoning, including an assessment of:
    - The risks from natural hazards (refer Part 2 – District Wide Matters)
    - Effects on any natural environment values, historic heritage, coastal environment, or other PDP overlay (refer Part 2 – District Wide Matters)
    - Effects on surrounding sites, including compatibility of the rezoning with surrounding land-uses and potential reverse sensitivity effects.
  - Infrastructure Servicing: Demonstration that subdivision/development can connect to three waters networks, including engagement with Council where capacity is a concern.
  - Transport Infrastructure: Assessment of How the rezoning request will be supported by existing or proposed transport infrastructure, including how new or upgraded transport infrastructure is required.
  - Consultation: Evidence of engagement with tangata whenua, stakeholders, and response to further submissions.
  - Section 32AA Evaluation: Demonstration that rezoning is the most appropriate, effective, and efficient method to achieve PDP objective
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# Higher Order Direction

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# National Policy Statement on Urban Development 2020

- Policy 2: *“Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing ... over the short term, medium term, and long term directs councils to be responsive to opportunities that provide additional housing supply.”*
  - **While, Kawakawa does not meet the definition of an “urban environment” under the NPS-UD, Kawakawa is a key service hub for the Bay of Islands and wider Far North, with a concentration of health, education, and commercial services that support surrounding rural communities.**
  - Council has completed **HBA** for the Far North, this was **focused on Kerikeri Waipapa** and **only addressed Kawakawa** at a **very high level** in relation to **housing**. There is a brief sentence that **the growth can be accommodated within the existing extent provided within an intensification approach**.
  - Rezoning the site to **GRZ** **addresses growth** demand by enabling a **range of housing typologies and affordability options** beyond the current supply of standalone dwellings on large sections provided by the proposed RRZ.
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# National Policy Statement for Highly Productive Land

- The NPS-HPL does not apply to the site
  - The site is not identified as Land Use Capability Classes 1, 2 or 3 and therefore is not HPL.
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# National Policy Statement for Indigenous Biodiversity (NPS-IB)

- The District Wide Ecosystems and Indigenous Biodiversity Chapter of the PDP will establish provisions to give effect to the NPS-IB. The site is not identified as SNA, and an ecologist assessment can be undertaken at the time of resource consent
-

# National Policy Statement for Freshwater Management (NPS-FM)

- Future development under the GRZ would require consideration against the proposed Natural Character chapter, the Proposed Northland Regional Plan and the National Environmental Standards for Freshwater where relevant and this is considered to give effect the NPS-FM.
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# Northland Regional Policy Statement

- The RPS promotes planned and coordinated development under Objectives 3.5–3.8 and Policy 5.1.1.
  - The recommended **GRZ is consistent with regional form and urban design guidelines**, given the site's **proximity to Kawakawa township**, existing residential context, and absence of sensitive environmental features(ie. no SNA, ONL, etc).
  - Future development will be required to align with the anticipated scale, design, and character of the residential environment, with bulk and location controls managing potential effects.
  - As an **iwi-led project**, the GRZ enables **Māori urban design principles** (Appendix 2 Part C) to be integrated into any development of the site.
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# Northland Regional Policy Statement

- Policy 5.1.3 directs that adverse effects are to be avoided, including reverse sensitivity effects, particularly from residential development on primary production activities in primary production zones.
  - The site adjoins rural land to the south however the **PDP anticipates such urban to rural interfaces and manages them through height, setback, and screening standards.**
  - Both RRZ and GRZ provide buffers to the Rural Production Zone and RPZ also requires a 10m building setback plus a 100m separation for stock housing, ensuring potential conflicts are managed.
  - Th rezoning the site to GRZ can ensure that adverse effects are managed and will give effect to the outcomes sought by the Northland Regional Policy Statement.
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# Strategic Direction

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# Consistency with PDP's strategic direction

Historic and Cultural Wellbeing – Cultural Prosperity (SD-CP-O1 – SD-SP-O5)

- Rezoning the land to **GRZ enables Ngāti Hine 's housing aspirations** for Kawakawa, **guided by te ao Māori. Supports iwi and hapū** to deliver social, economic, environmental, and cultural wellbeing.
  - Rezoning promotes **social and cultural wellbeing** by growing the community and creating a sense of place.
  - Site contains no known sites of significance, heritage areas, or archaeological features.
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# Consistency with PDP's strategic direction

Economic and Social Wellbeing – (SD-SP-O1 – SD-SP-O4, SD-EP-O1-SD-EP-O5)

- GRZ will bring **more residents closer to Kawakawa's centre, increasing daily activity and vibrancy.**
  - GRZ provides additional housing and some non-residential activities, supporting a sustainable local economy.
  - Higher residential intensity strengthens Kawakawa's economy by attracting and retaining population.
  - Proximity to town centre (~1 km) ensures good connectivity for social networks and supports local businesses.
  - **Ngāti Hine contributes to the Māori economy through development and construction activity.**
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# Consistency with PDP's strategic direction

Urban Form and Development (SD-UFD-O1 – SD-UFD-O4) and Infrastructure and Electricity (SD-IE-O1 and SD-IE-O2)

- GRZ prioritises wellbeing in urban areas by consolidating development near existing reticulated networks.
  - Three waters and traffic assessments confirm the site can be serviced, making it suitable for urbanisation.
  - Supports compact, affordable urban form and diverse housing typologies.
  - Site directly adjoins GRZ and the hospital, reinforcing urban context.
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# Consistency with PDP's strategic direction

Rural Environment (SD-RE-O1 and SD-RE-O2)

- **Site was historically part of hospital land, not used for rural production.**
  - **Site is not Land Use Capability Classes 1-3 (not Highly Productive Land).**
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# Consistency with PDP's strategic direction

Natural Environment (SD-EP-O1 – SD-EP-O6)

- **No identified Coastal Environment, ONL, ONF, or SNA on the site.**
  - Indigenous vegetation, where present, will be subject to PDP biodiversity provisions.
  - Location's proximity to Kawakawa centre promotes walkability and reduces vehicle emissions, contributing to climate goals
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# Alignment with GRZ Outcomes

Housing Supply, Diversity & Amenity (GRZ-O1, GRZ-O5, GRZ-P1, GRZ-P2)

- **Rezoning increases residential land supply close to Kawakawa township, supporting local growth.**
  - **Enables a range of housing types, including compact typologies and multi-unit developments, improving affordability and choice.**
  - Comprehensive development provisions (GRZ-R9) ensure a well-designed, high-amenity residential environment.
  - Future development will maintain character, provide adequate outdoor living space, and respect neighbouring privacy and sunlight.
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# Alignment with GRZ Outcomes

Urban Growth & Infrastructure Efficiency (GRZ-O2, GRZ-O4, GRZ-P1, GRZ-P8)

- **Site adjoins existing GRZ and the Hospital Special Purpose Zone, forming a logical, defensible urban edge.**
  - **High-level three waters and traffic assessments confirm the site can connect to reticulated networks, with sufficient capacity (subject to upgrades).**
  - **Rezoning consolidates urban growth around Kawakawa's southern edge, avoiding sprawl and supporting a compact township form.**
  - **Infrastructure servicing and subdivision will be managed through GRZ provisions, ensuring efficiency and resilience.**
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# Alignment with GRZ Outcomes

Infrastructure & Sustainability (GRZ-O6, GRZ-P1 (Servicing), GRZ-P5, GRZ-P7)

- **Development will connect to reticulated three waters, electricity, and telecommunications networks, providing fully serviced lots.**
  - The site is free of natural hazards, enabling resilient development responsive to climate change.
  - Any development of the site will have to be undertaken in accordance with the GRZ provisions giving effect to this policy.
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A photograph of two women standing in front of a modern house, overlaid with a semi-transparent teal filter. The woman on the left is wearing a dark top, and the woman on the right is wearing a dark vest over a light-colored shirt. The house in the background has large windows and a balcony.

# Reasons for Request

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# GRZ is the most appropriate zoning for the site for the following reasons:

- Ngāti Hine 's Te Mataora masterplan seeks residential, aged care, and community uses that complement the hospital and surrounding GRZ land. RRZ would not enable the desired level of development.
  - The site's character and amenity align with nearby GRZ-zoned land, with adjoining sites already zoned GRZ.
  - The site is adjacent to the hospital and close to Kawakawa town centre, making it an ideal location for efficient GRZ
  - The site can connect to reticulated three waters networks, with sufficient capacity (subject to upgrades), supporting urban-scale development under GRZ.
  - Without the rezoning of the site to GRZ, the funding agreement secured under the Infrastructure Acceleration Fund (IAF) to enable infrastructure upgrades will be lost.
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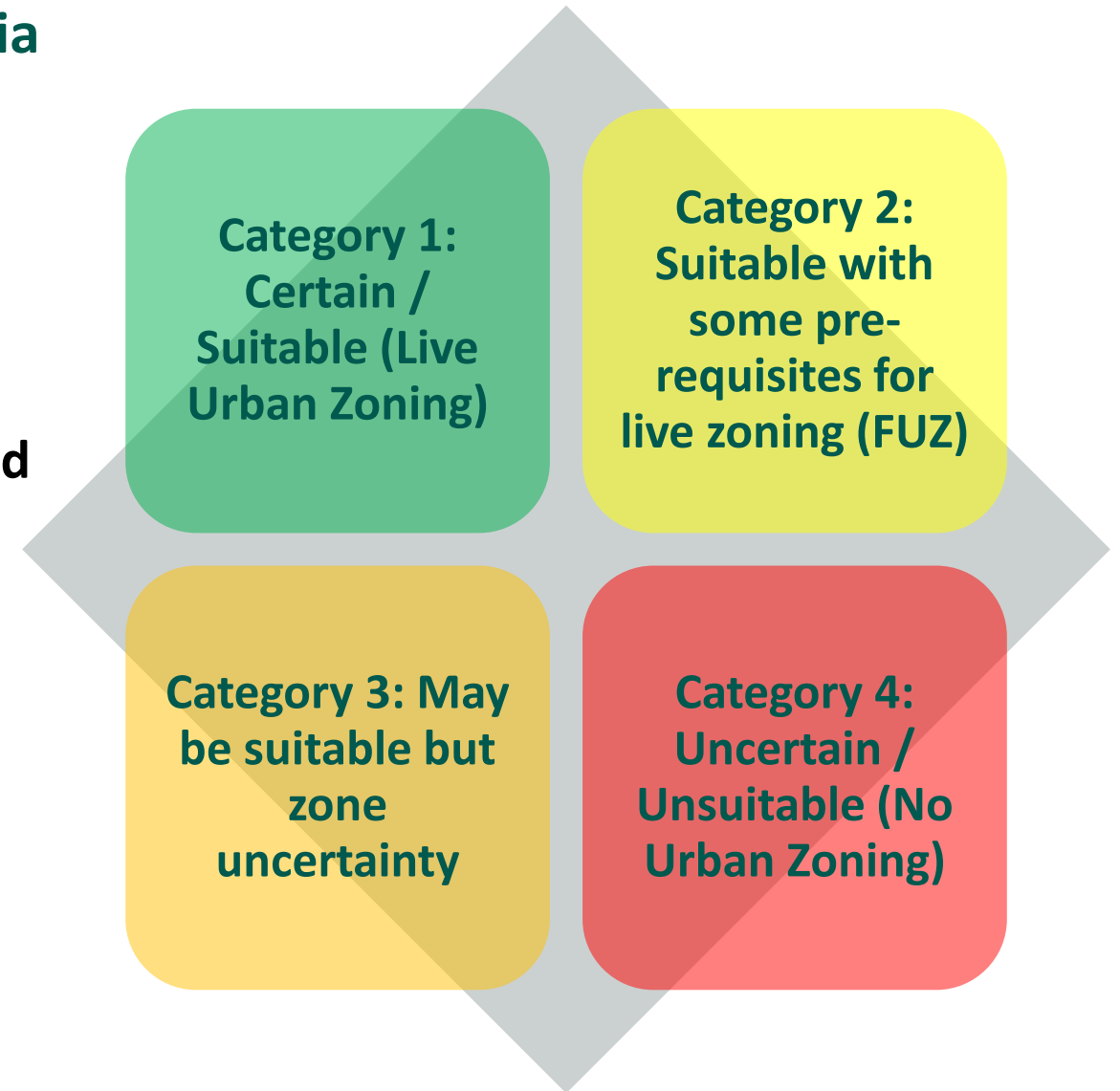
An aerial photograph of a city, likely San Francisco, showing a mix of urban development and green spaces. The image is overlaid with a semi-transparent teal color. The title text is centered in the middle of the image.

# Urban Zoning Evaluation Framework

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## Urban Zoning Evaluation Framework Criteria

- The new framework sets out four broad categories (1 – 4), a traffic light model
- The criterion was broken into five criteria / guiding principles of **location**, **land use**, **site suitability**, **infrastructure**, and **growth demand** under the following broad categories.



# Relevant PDP definitions

## URBAN

### DEFINITION

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means an area of land zoned either:

- a. General Residential;
- b. Kororareka Russell Township;
- c. Mixed Use; or
- d. Light Industrial

that currently has adequacy and capacity of available development infrastructure or is signalled to receive at a minimum reticulated wastewater infrastructure, in the Long Term Plan or the 30 Year Infrastructure Strategy.

*NOTE: Land zoned Heavy Industrial in some parts of the District may not have access to, or be programmed to receive, adequate development infrastructure so is not included within this definition.*

## DEVELOPMENT INFRASTRUCTURE

### DEFINITION

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means the same as development infrastructure defined in the National Policy Statement on Urban Development 2020.

development infrastructure means the following, to the extent they are controlled by a local authority or council controlled organisation (as defined in section 6 of the Local Government Act 2002):

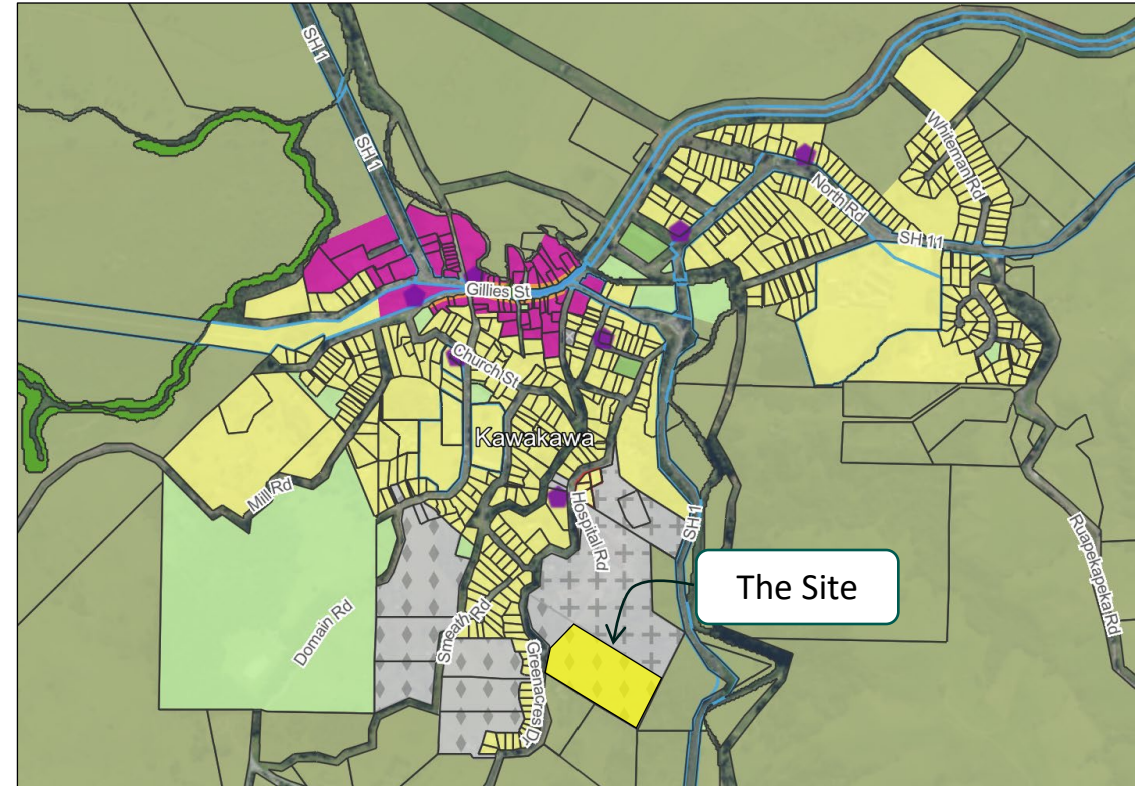
- a. network infrastructure for water supply, wastewater, or stormwater
  - b. land transport (as defined in section 5 of the Land Transport Management Act 2003)
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# Location

*“Within existing urban areas or adjacent to existing urban areas (consistent with a defensible urban boundary and achieves a well-functioning urban environment (Policy 1 of the NPS-UD), including good accessibility, and resilience to current and future effects of climate change)”*

In our opinion, the site is consistent with **Category 1** of the Urban Evaluation Framework ‘location’ criteria for the following reasons:

- The site is located on the southern edge of Kawakawa township, adjacent to land that is proposed for GRZ under the notified PDP, in particular the land north of Greenacres Drive.
- Rezoning the site to GRZ will consolidate urban growth on Kawakawa’s southern edge, supporting compact residential development and preventing rural sprawl.
- It establishes a defensible boundary, adjacent to the Bay of Islands Hospital campus, noting that the Reporting Officer for that topic agrees with Te Whatu Ora Health NZ’s rezoning relief.
- It integrates with nearby residential areas and community facilities, ensuring a logical extension of the township, creating a well-defined and cohesive urban edge.
- Applying the GRZ will enable more compact and diverse housing forms at a location close to key services, including the Bay of Islands Hospital being directly adjacent to the site and the Kawakawa town centre (approximately 1 km away).
- Future development will be required to align with anticipated residential scale, design, and amenity, with building form and layout managed to avoid adverse effects.



# Land Use

*“Existing land uses are consistent with the purpose of the zone (aligned with the objectives, policies and intended outcomes for the zone)”*

In our opinion, the site is consistent with **Category 1** of the Urban Evaluation Framework ‘land use’ criteria for the following reasons:

- Retaining the RRZ would neither reflect the site’s anticipated urban use nor align with the PDP’s strategic direction to consolidate Kawakawa’s growth in a compact, well-serviced form.
  - Rezoning to GRZ instead provides certainty for future residential outcomes and ensures subdivision and land use opportunities meet Kawakawa’s housing needs rather than rural lifestyle patterns.
  - Consequently, the site no longer aligns with the servicing assumptions of the RRZ and is more appropriately zoned General Residential.
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# Site Suitability

*“No identified significant natural hazard risks, effects on natural environment values, and the rezoning is generally compatible with surrounding land uses”*

In our opinion, the site is consistent with **Category 1** of the Urban Evaluation Framework ‘site suitability’ criteria for the following reasons:

- The site does not contain any mapped natural hazards, ONLs or ONF’s.
  - The site is not located on highly productive soils (classified as Land Use Capability Class 6) and rezoning does not compromise the protection of rural resources..
  - In our opinion, residential activities enabled by the GRZ are compatible with the existing surrounding land uses with existing bulk and location controls contained within the relevant zone chapters to manage activities at the zone interface.
  - Potential land use compatibility and reverse sensitivity effects will be appropriately managed through existing GRZ and RPZ provisions, which already anticipate an urban–rural interface.
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# Infrastructure

*“The land (and development enabled by the rezoning) is or will be supported by adequate development infrastructure servicing and existing transport infrastructure (for example funding and delivery of the infrastructure e.g. the 30-year infrastructure strategy adopted as part of the Long-Term Plan).”*

In our opinion, the site is consistent with **Category 1** of the Urban Evaluation Framework ‘infrastructure’ criteria for the following reasons:

- Subject to infrastructure upgrades, the Three Waters Infrastructure assessment confirms the site can be serviced by wastewater, water supply and stormwater.
  - The Traffic Impact Assessment confirms the existing roading network could accommodate additional traffic movements in the order of 700+ one way daily movements. On this basis, it is our opinion that the existing transport infrastructure is adequate.
  - While those reports were based on a masterplan that it now outdated, they demonstrate that the site can be serviced by reticulated infrastructure, and can be accommodated by the existing transport network.
  - Mr White and Mr Shepherd-Wipiti outline the key terms of the Infrastructure Acceleration Fund (IAF) that is in place for the delivery of supporting infrastructure for the site.
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# Growth Demand

*“Clear evidence of growth pressure or need to provide for sufficient development capacity.”*

- Council has not undertaken a specific assessment for residential and business land in Kawakawa except that the HBA states that population can be accommodated with an “intensification approach”. It is not clear what an “intensification approach” is.
  - Ngāti Hine have expressed demand for housing within their Rohe.
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A photograph of a stone archway with the word "KAWAKAWA" inscribed on it, set against a background of trees and a road. The image is overlaid with a semi-transparent teal filter. The word "KAWAKAWA" is written in large, bold, white capital letters across the center of the archway.

# Consultation

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# Consultation and further submissions

- No consultation has been undertaken in the preparation of this evidence statement, however, comprehensive engagement with Council and Health NZ has been undertaken by Ngāti Hine with regard to returning of the land to Ngāti Hine and the infrastructures and subsequent funding.
  - The details of this are described in section 7 of Mr White's primary evidence, and Section 4.8 of Ms. Hopkins's evidence and any funding for infrastructure upgrade can only be provided to the FNDC if the site is rezoned to GRZ.
  - This demonstrates a long standing commitment by Ngāti Hine to develop the land for activities that are consistent with the outcomes sought by the GRZ.
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## Section 4.8 of Ms. Hopkins's evidence

**4.8** The release of IAF Funding for Kawakawa is also tied to conditions relating solely to the Greenacres Drive Land, with the following two special conditions still to be satisfied on or before 30 November 2026:

- (a) Rezoning of the land to enable the Te Mataora housing/development;  
and
  - (b) Ngāti Hine acquiring unconditional rights to the Greenacres Drive Land to enable them to undertake the Te Mataora development on that land.  
Currently the land is owned by Te Whatu Ora/Health NZ and is going through the Crown Disposal Process.
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# Conclusion

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# Conclusion

- Ngāti Hine seek to revise their relief sought to only re-zone part of Section 25 SBRS of Kawakawa, to GRZ.
- It is clearly demonstrated that the RRZ that is proposed by the notified PDP is inappropriate when taking account of the conclusions set out in the technical reports provided with Ngāti Hine 's original submission in combination with funding agreements that are in place to facilitate infrastructure to the site.
- The changes sought by Ngāti Hine give effect to higher order policy direction, promote the sustainable management of natural and physical resources, and provide a framework that would enable residential activities that align with the objectives of the GRZ.
- Without the rezoning of the site to GRZ, the funding agreement secured under the Infrastructure Acceleration Fund (IAF) to enable infrastructure upgrades will be lost.
- Overall we consider that the site should be rezoned as GRZ.

# Questions / He Patai?

A Jung and M Dalton

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