

Appendix 1.02 Evaluation of Rezoning Submissions Errors

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
Far North District Council S368.099	Mataka Station <i>Parcel ID: 4861315</i>	Amend the zoning of parcel 4861315 (Mataka Station) from Rural Production to Natural Open Space. Make any further changes to the PDP where and if the same issue arises.	Error in mapping whereby operative Conservation zoning has not carried through into the PDP as Natural Open Space zone for parcel 4861315. This is one site Council is aware of, there are potentially others.	<div>Pre-hearing meetings</div> <div>Not applicable</div> <div>Pre-circulated evidence</div> <div>Not applicable</div>	Strategic direction	Consistent with strategic direction as it corrects a zoning error.	<div>Costs –</div> <div>Minor cost associated with updating the zoning layer.</div> <div>Potential for confusion if other similar mapping issues are not identified.</div> <div>Benefits –</div> <div>Corrects known mapping error.</div> <div>Ensures the site is managed in a way that reflects its ecological and conservation values.</div> <div>Supports consistency with higher order policy direction, including appropriate zoning of reserve land.</div> <div>Risks of acting or not acting</div> <div>Risks of acting - Low risk, as the rezoning corrects a known zoning error.</div> <div>Risks of not acting - Risk of unintended or inappropriate use or development occurring under the Rural Production zone provisions.</div> <div>Undermines strategic direction and zone outcomes, particularly in relation to conservation and biodiversity goals.</div>
					Alignment with zone outcomes	The Rural Production zone is generally not appropriate for reserve land and should be rezoned to natural open space which “ <i>generally applies to public land that is administered by government agencies and includes a variety of parks and historic reserves. In most cases these areas have a high degree of biodiversity requiring active management.</i> ”	
					Higher order direction	Consistent with higher order direction as it corrects a zoning error.	
					Reasons for the request	Error in mapping whereby operative Conservation zoning has not carried through into the PDP as Natural Open Space zone for parcel 4861315. This is one site Council is aware of, there are potentially others.	
					Assessment of site suitability and potential effects of rezoning	This is an obvious error as the conservation zoning from the ODP which largely was carried over to the PDP as Natural Open Space. Effects of rezoning to natural open space are enables ongoing management of reverse areas where values are protected appropriately.	
Far North District Council S368.100	Site not specific	Amend to make any further changes to the PDP where and if the same issue arises.	Error in mapping whereby operative Conservation zoning has not carried through into the PDP as Natural Open Space zone for parcel 4861315. This is one site Council is aware of, there are potentially others.		Infrastructure (three waters) servicing	Not applicable	
					Transport infrastructure	Not applicable	
					Consultation and further submissions	S368.099 1 Further Submission	
						S368.100 0 Further Submissions	
					Other relevant matters	Zoned Rural Production Coastal Environment	
Section 32AA evaluation	Correcting zoning errors. No further assessment is required.						
Recommendation							
Rezone land to Natural Open Space zone. Accept original submission and further submissions in support, and reject further submissions in opposition.							

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Far North District Council S368.001	Kauri Cliffs Zone	Amend to rezone the 'Natural Heritage Environment' subzone within the Kauri Cliffs zone with the 'Natural Open Space' zone.	The 'Natural Heritage Environment' subzone has been incorrectly applied within the Kauri Cliffs zone. The 'Natural Heritage Environment' subzone needs to be removed and replaced with the 'Natural Open Space' zone in accordance with the section 32 for the Kauri Cliffs zone.	<p>Pre-hearing meetings</p> <p>Not applicable</p> <p>Pre-circulated evidence</p> <p>Not applicable</p>	Strategic direction	Consistent with strategic direction as it corrects a zoning error.	<p>Costs –</p> <p>Minor cost associated with updating the zoning layer.</p> <p>Potential for confusion if other similar mapping issues are not identified.</p> <p>Benefits –</p> <p>Corrects known mapping error.</p> <p>Ensures the site is managed in a way that reflects its ecological and conservation values.</p> <p>Supports consistency with higher order policy direction, including appropriate zoning of public reserve land.</p> <p>Reduces the risk of inappropriate activities or development occurring under the current Rural Production zoning.</p> <p>Risks of acting or not acting</p> <p>Risks of acting - Low risk, as the rezoning corrects a known zoning error.</p> <p>Risk of overlooking other similar zoning errors if this correction is treated in isolation rather than reviewed comprehensively.</p> <p>Risks of not acting - Risk of unintended or inappropriate use or development occurring under the 'Natural Heritage Environment' subzone provisions.</p> <p>Undermines strategic direction and zone outcomes, particularly in</p>
					Alignment with zone outcomes	As outlined in the submission The 'Natural Heritage Environment' subzone has been incorrectly applied within the Kauri Cliffs zone. The 'Natural Heritage Environment' subzone needs to be removed and replaced with the 'Natural Open Space' zone in accordance with the section 32 for the Kauri Cliffs zone.	
					Higher order direction	Consistent with higher order direction as it corrects a zoning error.	
					Reasons for the request	As outlined in the submission The 'Natural Heritage Environment' subzone has been incorrectly applied within the Kauri Cliffs zone. The 'Natural Heritage Environment' subzone needs to be removed and replaced with the 'Natural Open Space' zone in accordance with the section 32 for the Kauri Cliffs zone.	
					Assessment of site suitability and potential effects of rezoning	This is an obvious error as these areas were intended to be zoned Natural Open Space in accordance with the S.32 for the Kauri Cliffs zone. Effects of rezoning to natural open space are enables ongoing management of reverse areas where values are protected appropriately.	
					Infrastructure (three waters) servicing	Not applicable	
					Transport infrastructure	Not applicable	
					Consultation and further submissions	1 Further Submission	
					Other relevant matters	Zoned Natural Heritage Environment	
					Section 32AA evaluation	Correcting zoning errors. No further assessment is required.	

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								relation to conservation and biodiversity goals.
Recommendation Rezone land to Natural Open Space zone. Accept original submission and further submissions in support and reject further submissions in opposition.								

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Walter (Wally) Hicks S588.012	Not site specific	Retain corrections to Natural Open Space Zone errors as notified in Plan Variation 1	Corrects an Error or Oversight	Pre-hearing meetings	Strategic direction	No change to zoning proposed or requested	Costs – Not applicable	
				Pre-circulated evidence	Not applicable	Alignment with zone outcomes	No change to zoning proposed or requested	Benefits – Not applicable
					Not applicable	Higher order direction	No change to zoning proposed or requested	Risks of acting or not acting
						Reasons for the request	Corrects an Error or Oversight	Not applicable
						Assessment of site suitability and potential effects of rezoning	No change to zoning proposed or requested	
						Infrastructure (three waters) servicing	No change to zoning proposed or requested	
						Transport infrastructure	No change to zoning proposed or requested	
						Consultation and further submissions	0 Further Submissions	
						Other relevant matters	Zoned Natural Open Space	
				Section 32AA evaluation	Not applicable			
Recommendation								
Retain plan variation 1 zoning. Accept original submission and further submissions in support and reject further submissions in opposition.								