

Appendix 1 Evaluation of Rezoning Submissions

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
S567.001 Andre Galvin	Puketona Road, Haruru Falls <i>Lot 1 DP 53506</i>	Delete Rural Production zoning of Lot 1 DP 53506 (Puketona Road, Haruru Falls), and rezone Settlement	The Rural Production zone is inconsistent with the location of the subject site adjacent to and contiguous with the Residential zone imposed over the urban settlement of Haruru Falls. The subject site has 14 residentially zoned neighbours. It is acknowledged that the site contributes to the high natural character of the coastal setting which is acknowledged through the imposition of overlay HNC409. The submitter has, relying on the operative General Coastal zoning of the site, taken significant steps in the preparation of a development plan in keeping with the management plan opportunities under the operative zone. The submitter wishes to continue this environmental development opportunity which has a high public benefit through the provision of access to the coastal edge in an enhanced vegetated coastal setting at this upper reach of the Waitangi River estuary.	Pre-hearing meetings Various online meetings Pre-circulated evidence High level Engineering Assessment from Mr Simmonds 948705a7922519f013166c851acbcf08d9f151a9.pdf Transport Assessment from Mr Kelly be5008d86acf5818ad6fc4ffd7b5b7f7e33672a4.pdf High level zone plan from Mr Brown and analysis report 5fdb97d5aead18de2002769e743cd47a214234bc.pdf Microsoft Word - Victoria Yorke and Andre Galvin, S530 and Andr Galvin, S567 - S Brown, Landscape analysis report	Strategic direction	The proposed rezoning aligns with the PDP Strategic Direction by promoting compact growth near serviced urban nodes like Haruru Falls, reducing sprawl and enabling diverse housing options.	Risks of acting or not acting Risk of acting due to insufficient information
S567.004 Andre Galvin		Delete Rural Production zoning of part (3.9ha) of Lot 1 DP 53506 (Puketona Road, Haruru Falls), zone the 3.9ha land area Residential.	The plot of land borders an existing residential area. As Haruru is predominantly a residential area, partial rezoning of the property for more intensive residential use would consolidate growth around the urban centre. It would also allow purchasers the opportunity for coastal living which is something the Far North have asked for in the 'have your say' portion of the new district plan.		Alignment with zone outcomes	The General Residential zoning supports varied densities suited to the township edge, locating new housing next to Haruru Falls to reduce infrastructure demands and rural land conflicts.	
					Higher order direction	Limited assessment provided by submitter The proposed rezoning supports sufficient development capacity and a well-functioning urban environment by enabling housing choice.	
					Reasons for the request	The site's current zoning (General Coastal under the ODP, and Rural production under the PDP) is less effective at meeting urban housing needs compared to the proposed General Residential zone. The rezoning is an extension of the urban edge.	
S530.003 Victoria Yorke and Andre Galvin		Delete Rural Production zoning of part (3.9ha) of Lot 1 DP 53506 (Puketona Road, Haruru Falls), zone the 3.9ha land area Residential.	The plot of land borders an existing residential area. As Haruru is predominantly a residential area, partial rezoning of the property for more intensive residential use would consolidate growth around the urban centre. It would also allow purchasers the opportunity for coastal living which is something the Far North have asked for in the 'have your say' portion of the new district plan.		Assessment of site suitability and potential effects of rezoning	Some questions around site suitability. From the applicant's perspective the site is suitable	
					Infrastructure (three waters) servicing	While the applicant has not provided sufficient concept-level detail to give full assurance at this stage, the identified servicing pathways demonstrate that rezoning-enabled development can be appropriately serviced, subject to further technical work during resource consent and detailed design phases.	
					Transport infrastructure	Concerns around site access	
					Consultation and further submissions	S567.001 0 Further Submissions S567.004 1 Further Submission S530.003 0 Further Submissions	
					Other relevant matters	Zoned Rural Production High Natural Character HNC409 Coastal Environment Coastal Flood Zone 1, 2 & 3	
Section 32AA evaluation	N/A						
Recommendation Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition							

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Cavalli Properties Limited 177.001	Matauri Bay Subdivision	Amend to zone the Company's entire Matauri subdivision, including privately owned lots, to general Residential in keeping with the instruction of the PDP to provide the General Residential zone over serviced urban land where wastewater management is provided and authorised by the Council as is the case at Matauri Bay.	Eleven sections within the Matauri subdivision have been zoned Māori Purpose - Rural. The sections are owned by non-Māori which is provided for by Te Ture Whenua Māori Act, however, the proposed zoning prevents any non-Māori owner from exercising their basic property rights over these urban lots. By imposing the Māori Purpose Rural Zone over privately owned land the Council has failed to understand the provisions of Te Ture Whenua Act in respect of Māori freehold land which can be owned by non-Māori. This zone an abrogation of my rights as a landowner and contrary to my human rights under the laws of Aotearoa New Zealand. The Matauri Bay subdivision is fully served with an urban wastewater reticulation and treatment system using the Innoflow system which the Council owns and operates. The appropriate zone for the urban subdivided land at Matauri Bay under the provisions of the PDP is General Residential.	Pre-hearing meetings Various pre hearing meetings and correspondence Pre-circulated evidence Cavalli-Properties-Limited,-S177-B-Putt,-Planning-evidence.pdf Cavalli-Properties-Limited,-S177-Memorandum.pdf	Strategic direction	Not provided by the submitter	Risks of acting or not acting No risk of acting
					Alignment with zone outcomes	Not provided by the submitter	
					Higher order direction	Not provided by the submitter	
					Reasons for the request	Not provided by the submitter	
					Assessment of site suitability and potential effects of rezoning	Not provided by the submitter	
					Infrastructure (three waters) servicing	Wastewater system	
					Transport infrastructure	Not provided by the submitter	
					Consultation and further submissions	0 Further Submissions	
					Other relevant matters	Zoned Rural Residential	
Section 32AA evaluation	Addressed in the S42A report Section 4.2.5						
Recommendation Rezone land to 11 parcels to Settlement zone. Retain the settlement zoning on the remaining parcels. Accept in part S177.001.							

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S322.001 Per Lugnet	1 - 3 Freyja Crescent, Coopers Beach <i>Lot 17 & 18 DP 463703</i> 5 – 39 Heimdal Way, Coopers Beach, Coopers Beach <i>Lot 2 – 25 DP 565199</i> 34 – 47 Torsby Road, Coopers Beach <i>Lot 19 – 30 DP 463703</i>	Rezone the area south of Freyja Crescent and the end of Torsby Road in Coopers Beach to Residential so existing residential infrastructure can be utilised for Retirement Housing.	The residential area south of Freyja Crescent and the end of Torsby Road in Coopers Beach should be zoned Residential. This would be consistent with the Strategic Direction, and would contribute to meeting growth demands for Retirement Housing by utilising existing infrastructure, Objectives GRZ-O1, GRZ-O2.	Pre-hearing meetings Brief phone call and email exchange Pre-circulated evidence Consenting information provided	Strategic direction	Full assessment not provided by the submitter	Assessed in S42A report Section 4.2.3
					Alignment with zone outcomes	Full assessment Not provided by the submitter	
					Higher order direction	Not provided by the submitter	
					Reasons for the request	This would be consistent with the Strategic Direction, and would contribute to meeting growth demands for Retirement Housing by utilising existing infrastructure, Objectives GRZ-O1, GRZ-O2.	
					Assessment of site suitability and potential effects of rezoning	Site suitability assessed under the resource consent application	
					Infrastructure (three waters) servicing	Infrastructure servicing assessed under the resource consent application	
					Transport infrastructure	Transport infrastructure assessed under the resource consent application	
					Consultation and further submissions	0 Further Submissions	
					Other relevant matters	Zoned Rural Residential	
					Section 32AA evaluation	The proposed rezoning reflects the approved land use activity which is a General residential zone density	
Recommendation Retain the notified zoning. Reject the original submission.							

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S321.001 Per Lugnet	Lot 1 Weka Street, Ahipara <i>Lot 1 DP 474635 & Lot 11 DP 380768</i> 16 – 24 Weka Street, Ahipara <i>Lot 1 – 5 DP 380768</i> 2 - 10 Albatross Alley, Ahipara <i>Lot 6 – 10 DP 380768</i> 1 – 18 Poseidon Way, Ahipara <i>Lot 18 – 24 DP 380768</i>	Amend by rezoning the area consisting of Albatross Alley, Poseidon Way and the end of Weka Street in Ahipara to Residential so existing residential infrastructure can be utilised.	The residential area consisting of Albatross Alley, Poseidon Way and the end of Weka Street in Ahipara should be zoned Residential. This would be consistent with the Strategic Direction, and would contribute to meeting growth demands for housing by utilising existing infrastructure, Objectives GRZ-O1, O2.	Pre-hearing meetings	Strategic direction	Submitter has not provided a detailed assessment	Risks of acting or not acting Insufficient information around the development potential and servicing of the sites
					Alignment with zone outcomes	Submitter has not provided a detailed assessment	
					Higher order direction	Submitter has not provided a detailed assessment	
				Pre-circulated evidence	Reasons for the request	Submission contained brief reasoning This would be consistent with the Strategic Direction, and would contribute to meeting growth demands for housing by utilising existing infrastructure, Objectives GRZ-O1, O2.	
				Further information provided included consent detail	Assessment of site suitability and potential effects of rezoning	Site has been assessed through the resource consent process to be suitable for residential level development	
					Infrastructure (three waters) servicing	Site servicing has been assessed through the consenting process	
					Transport infrastructure	Transport has been assessed through the consenting process	
					Consultation and further submissions	3 Further Submissions	
					Other relevant matters	Zoned Rural Lifestyle Treaty Settlement Area of Interest	
					Section 32AA evaluation	N/A	
Recommendation Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

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S9.001 Ken Lewis Limited	Pt Lot 1, Donald Road, Kaitaia 0410 <i>Part Lot 1 DP 173052</i>	Amend zoning of 64 ha of land which has frontage to Donald Road and Allen Bell Drive, Kaitaia (legally described as ROT NA105B/60 (Lot 1 DP 173052) from Rural Residential to General Residential (refer to Figure 1 of submission)	<p>Summary of Reasons:</p> <p>Rezoning from Rural Residential to General Residential is appropriate because the property: Adjoins the General Residential Zone along its western and northern boundaries and has direct access to main traffic routes onto Allen Bell Drive and Donald Road. Residential subdivision approvals have been granted to enable the creation of seven residential sites as Non-Complying activities. The elevation of the property enables efficient use of gravity to allow connection to the Councils three waters services. The land is not identified as containing any high-class soils or being defined as highly productive. The inclusion of the land within the General Residential Zone is a coherent extension of the residential area which creates the urban area of the Kaitaia town centre. The submitters property is located on elevated land and presents a bona fide future residential opportunity for the township that is located away from the current flooding hazard that covers the large majority of the Kaitaia township. There is no widespread evidence that Kaitaia is ready for apartment type – or above town centre living in the mixed use zone.</p>	<p>Pre-hearing meetings In person meeting and email correspondence</p> <p>Pre-circulated evidence</p> <p>Ken-Lewis-Limited,-S9-S-Robson,-Planning-evidence.pdf</p> <p>fndc.govt.nz/_data/assets/pdf_file/0023/41468/Annexure-1-Site-Plan.pdf</p> <p>fndc.govt.nz/_data/assets/pdf_file/0024/41469/Annexure-2-Transportation-Assessment-Report.pdf</p> <p>fndc.govt.nz/_data/assets/pdf_file/0016/41470/Annexure-3-Infrastructure-Assessment-Report.pdf</p> <p>fndc.govt.nz/_data/assets/pdf_file/0017/41471/Annexure-4-Stormwater-and-Flood-Management-Assessment.pdf</p> <p>fndc.govt.nz/_data/assets/pdf_file/0018/41472/Annexure-5-Economic-Assessment.pdf</p> <p>fndc.govt.nz/_data/assets/pdf_file/0019/41473/Annexure-6-Masterplan.pdf</p>	Strategic direction	A full strategic direction assessment has been undertaken by Ms Robson. I largely agree with the assessment	<p>Ms Robson has undertaken a detailed cost benefit assessment.</p> <p>Costs –</p> <p>Economic implications identified with over supply of land</p> <p>Infrastructure availability timing</p> <p>Benefits –</p> <p>Residential supply in a hazard free location</p> <p>Risks of acting or not acting There is sufficient information to make a recommendation on the submission</p>
					Alignment with zone outcomes	<p>Ms Robson undertakes a full assessment and draws the following conclusion:</p> <p>Overall, the subject site generally aligns with the objectives and policies of both the Rural Residential and General Residential Zones. However, the current proposed zoning (Rural Residential) is contrary to Objective RRZ-03 as it has the potential to compromise the long-term future needs of the community to provide urban development in an appropriate location, considering the natural hazard constraints affecting the wider Kaitaia area. In addition, the proposal to rezone the subject site to General Residential strongly aligns with Objective GRZ-06, providing for climate resilience/adaptation and futureproofing the economic and social wellbeing of Kaitaia residents in the growing risks that climate change pose, particularly significant flooding risks. As such, the General Residential Zone is more appropriately applied to this site to achieve the objectives and policies of the PDP.</p> <p>I largely agree with this assessment</p>	
					Higher order direction	<p>Ms Robson undertakes a full assessment and draws the following conclusion, which I largely agree with.</p> <p>The rezoning of the subject site aligns with higher order documents including the RMA, the RPS, NPS's, NES's and other relevant local strategic documents and is considered a superior outcome for the site and the wider environment</p>	
					Reasons for the request	KLL proposes rezoning a large, well-located site near Kaitaia Township to General Residential to support future growth. The site is unaffected by significant natural hazards, has direct access to key transport routes, and adjoins existing residential zones—making it a logical extension of the urban area. Its size allows for comprehensive infrastructure servicing, and its elevation supports efficient three waters reticulation. The rezoning enables more flexible and affordable housing options, better aligned with actual demand, and is considered more viable than mixed-use or apartment models in the local context.	
					Assessment of site suitability and potential effects of rezoning	Ms Robson concludes: Overall, the effects anticipated by the proposed rezoning will be acceptable and can be avoided, remedied and mitigated through future resource consenting processes.	
					Infrastructure (three waters) servicing	Ms Robson concludes: The Infrastructure Assessment Report has identified that there are suitable connection options for stormwater, wastewater and water in the road	

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						reserves adjoining the subject site, along both Donald Road and Allen Bell Drive.	
					Transport infrastructure	<p>Ms Robson concludes</p> <p>The site is well positioned for multi-modal transport access, located within walking and cycling distance of Kaitaia Township and key commercial and industrial areas. It has suitable road frontages and connection points, with a proposed loop road layout that supports internal connectivity and potential public transport extension. While existing intersections can accommodate increased traffic, development beyond 230 dwellings would require upgrades to the one-lane bridge and a key intersection—improvements that would enhance safety and network efficiency and can be addressed through future resource consent conditions.</p>	
					Consultation and further submissions	0 Further Submissions	
					Other relevant matters	<p>Zoned Rural Residential</p> <p>Treaty Settlement Area of Interest:</p> <ul style="list-style-type: none"> - Iwi: NgāiTakoto - Iwi: Te Rarawa <p>Airport Protection Surfaces</p> <p>River Flood Hazard Zone: 10-year ARI Event</p> <p>River Flood Hazard Zone: 100-year ARI Event</p>	
					Section 32AA evaluation	N/A	
Recommendation							
Retain notified zoning.							

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S341.001 Ed and Inge Amsler	ROT NA68D/600 6 Bedggood Close	Amend to rezone across ROT NA68D/600 (6 Bedggood Close) from Rural Lifestyle Zone to General Residential Zone.	Including, but not limited to, the following: the General Residential Zone better aligns with topography and surrounding land uses; the availability and presence of existing infrastructure; there is no true rural lifestyle use present on the site, nor are there significant vegetated landscapes; the General Residential Zone is more consistent with higher order RMA policies and plans and the purpose and principles of the RMA; the site is not impacted by any designations or special overlays except for the Coastal Environment, which provides specific controls for development; rezoning the land as requested is not inconsistent with Regional Policy Statement for Northland and the New Zealand Coastal Policy Statement; and the current and proposed Rural Lifestyle Zone of the site does not achieve the sustainable management of resources, and the General Residential Zone would be more consistent with the purpose and principles of the RMA.	<p>Pre-hearing meetings Email correspondence</p> <p>Pre-circulated evidence fndc.govt.nz/ data/assets/pdf file/0017/41363/Ed-and-Inge-Amsler,-S341,-FS396-S-Sanson,-Planning-evidence.pdf</p>	<p>Strategic direction</p> <p>Alignment with zone outcomes</p> <p>Higher order direction</p> <p>Reasons for the request</p> <p>Assessment of site suitability and potential effects of rezoning</p>	<p>Mr Sanson has undertaken an assessment of the strategic direction.</p> <p>The proposed rezoning request is considered to be consistent with the Strategic Direction as notified</p> <p>Mr Sanson has undertaken an assessment of the zone outcomes.</p> <p>In summary, the proposal is considered to align with the General Residential Zone objectives and policies and does not align with the Rural Lifestyle objectives and policies</p> <p>Mr Sanson has undertaken an assessment of the strategic direction.</p> <p>In summary, the proposal is considered to align with all of the relevant higher order directions applicable.</p> <p>The original submission outlined reasons for the request including:</p> <p>The General Residential Zone (GRZ) is a more appropriate zoning classification for the site as it better reflects the topography and surrounding land uses, and benefits from existing infrastructure. The site lacks genuine rural lifestyle characteristics and significant vegetated landscapes, making GRZ a more suitable fit. It aligns more closely with higher-order planning instruments, including the Resource Management Act (RMA), and is not affected by any designations or overlays apart from the Coastal Environment, which has specific development controls. Rezoning to GRZ is consistent with both the Regional Policy Statement for Northland and the New Zealand Coastal Policy Statement. In contrast, the current and proposed Rural Lifestyle Zone does not support the sustainable management of resources, whereas GRZ would better achieve the purpose and principles of the RMA.</p> <p>• Natural Hazards</p> <ul style="list-style-type: none"> The site is not affected by flooding, tsunami risk, erosion, earthquakes, wind, sedimentation, drought, volcanic or geothermal activity, landslips, or subsidence. Fire risk may exist but is mitigated by nearby dwellings, fire hydrants, and proximity to the Paihia Fire Brigade (1.3 km away). These hazards are typically addressed during building or 	<p>Costs –</p> <ul style="list-style-type: none"> Loss of designated Rural Lifestyle land in Paihia. <p>Benefits –</p> <ul style="list-style-type: none"> Makes use of Class 6 soils, which are not highly productive. Provides immediate housing supply, meeting demand for detached homes. Aligns zoning with actual land use and characteristics. <p>Risks of acting or not acting: Sufficient information to act, no identified risks</p>

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						<div>resource consent, not at the rezoning stage.</div> <div><ul style="list-style-type: none">Hazardous substances are not relevant—no past or proposed uses involving them.</div> <div><ul style="list-style-type: none">Natural Environment Values<ul style="list-style-type: none">Rezoning does not affect indigenous vegetation clearance rights; relevant rules still apply.Vegetation removal, if needed, would likely have less than minor effects.No wetlands, lakes, rivers, or natural features/landscapes are present.Public access provisions are not relevant due to lack of proximity to coastal or waterway areas.Historic Heritage<ul style="list-style-type: none">The site is within the Paihia Heritage Area B, requiring compliance with PDP heritage rules.The main requirement is the use of heritage colours for new developments.No nearby scheduled heritage resources trigger additional rules.Coastal Environment<ul style="list-style-type: none">The site is urban and serviced; coastal environment considerations are not relevant to rezoning but may apply at development stage.Effects on Surrounding Sites<ul style="list-style-type: none">Minimal effects expected on adjoining General Residential sites due to compatible land uses.Rezoning is unlikely to cause more than minor adverse effects on nearby Rural Lifestyle sites.Adjacent bush area is a Protected Natural Area with High Natural Character—unlikely to be developed.</div>	
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					<ul style="list-style-type: none"> Eastern site is similar in nature and surrounded by residential and mixed-use zones; rezoning would be consistent with existing uses, with no reverse sensitivity issues. 	
				Infrastructure (three waters) servicing	<ul style="list-style-type: none"> Three waters servicing is plausible and that a development pathway exists. 	
				Transport infrastructure	<ul style="list-style-type: none"> The site is accessed via Bedggood Close, with the existing dwelling accessed from Kings Road. No known issues with either road. Future development would likely use Bedggood Close, which already has a ring road for B&B use. Whether new public roads are needed will be determined during development No impact is expected on the wider transport network. 	
				Consultation and further submissions	0 Further Submissions	
				Other relevant matters	Zoned Rural Residential	
				Section 32AA evaluation	<p>Provided by Submitter:</p> <ul style="list-style-type: none"> The proposed rezoning to General Residential better reflects the current land use and urban context. The site is already serviced and surrounded by urban zoning, making it suitable for residential development. A nearby landholding creates a more logical rural-urban boundary. The current Rural Lifestyle zoning does not align with the site's existing density. The rezoning supports the Resource Management Act (RMA) by promoting efficient land use and urban expansion. 	
Recommendation Rezone land to General Residential zone. Accept the original submission.						

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S21.002 Doug's Opua Boatyard	1 Richardson Street, Opua <i>Section 2 Block XXXII TN OF Opua</i>	Amend the zoning of 1 Richardson Street, Opua, from Mixed Use zone to the Light Industrial zone.	Maritime Exemption Areas in Opua that are zoned Industrial under the Operative District Plan have been zoned Light Industrial under the Proposed District Plan. 1 Richardson Street, Opua, is no longer a commercial site and should not be zoned Mixed Use.	Pre-hearing meetings No prehearing meetings were held Pre-circulated evidence N/A	Strategic direction	Not provided by submitter	Risks of acting or not acting Insufficient information to act
					Alignment with zone outcomes	Not provided by submitter	
					Higher order direction	Not provided by submitter	
					Reasons for the request	Not provided by submitter	
					Assessment of site suitability and potential effects of rezoning	Not provided by submitter	
					Infrastructure (three waters) servicing	Not provided by submitter	
					Transport infrastructure	Not provided by submitter	
					Consultation and further submissions	0 Further Submissions	
					Other relevant matters	Zoned Mixed Use Coastal Environment	
					Section 32AA evaluation	N/A	
Recommendation Retain notified zoning.							

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S21.001 Doug's Opua Boatyard	1/5 Beechy Street, Opua <i>Lot 2 DP 196250</i>	Amend the zoning of 1/5 Beechy Street, Opua	1/5 Beechy Street, Opua, has a proposed zoning of Rural Production. The property is supported by pilings over the coastal marine area	Pre-hearing meetings N/A Pre-circulated evidence Planning evidence -Mr Hood Doug's-Opua-Boatyard,-S21-B-Hood,-Planning-evidence.pdf	Strategic direction	N/A	Costs Incorrect zoning on property consenting implications Benefits Allows correct zoning assessments for the site Risks of acting or not acting Sufficient information to enable amendment
					Alignment with zone outcomes	N/A	
					Higher order direction	N/A	
					Reasons for the request	N/A	
					Assessment of site suitability and potential effects of rezoning	N/A	
					Infrastructure (three waters) servicing	N/A	
					Transport infrastructure	N/A	
					Consultation and further submissions	0 Further Submissions	
					Other relevant matters	Zoned Mixed Use Coastal Environment Coastal Flood Zone 1, 2 & 3	
					Section 32AA evaluation	Zoning error no S32AA considered necessary	
Recommendation							
Rezoned land the top portion (landward portion) of the site to mixed use zone. Accept in part the original submission.							