

2 October 2025

Hearings Administrator  
Proposed Far North District Plan  
Far North District Council

By email: [alicia-kate.taihia@fndc.govt.nz](mailto:alicia-kate.taihia@fndc.govt.nz)

**RE: Hearing Statement – Hearing Topic 16 (Subdivision)**

1. Waiaua Bay Farm Limited (“**WBFL**”) submitted (no. S463) on provisions of the Proposed Plan that will be heard in hearing topic 16 (Subdivision).
2. The provisions WBFL submitted on that are within the scope of this hearing, and the related recommendations of the section 42A report author, are shown in **Table 1** below.
3. WBFL accepts the section 42A report authors recommendations on the Subdivision provisions it submitted on, subject to correction of a drafting error in the section 42A report author’s new rule SUB-RXX, as explained below. On this basis, WBFL does not intend to file evidence, or appear in relation to the matters to be heard during hearing topic 16.
4. There is an error in the drafting of rule SUB-RXX shown in Appendix 1 (Officer’s Recommended Amendments to the Subdivision Chapter) to the section 42A report:
  - a. The phrase “*(excluding Kauri Cliffs Golf Living subzone)*” appears in rule SUB-RXX. The phrase should appear in rule SUB-R20, as per the recommendation in Appendix 1.2 to the section 42A report for Hearing Stream 15A (responding to WBFL’s submission point s463.048). The screenshot of the provisions below illustrates the issue;
  - b. The inclusion of this phrase in rule SUB-RXX instead of SUB-R20 is an error because no submissions or evidence sought this amendment. WBFL anticipates that the error can be resolved during the drafting of the final provisions and has corresponded with the Council staff about this.

|                                                                          |                                                                                                                                                                     |                                                               |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| SUB-R20                                                                  | Subdivision <u>creating one or more additional allotments of a site<sup>67</sup></u> within the Coastal Environment (excluding Outstanding Natural Character Areas) |                                                               |
| All zones                                                                | Activity status: Discretionary                                                                                                                                      | Activity status where compliance not achieved: Not applicable |
| SUB-RXX <sup>68</sup>                                                    | <u>Subdivision of land within 100m of a Mineral Extraction Zone</u>                                                                                                 |                                                               |
| All zones<br>(excluding Kauri Cliffs Golf Living sub-zone) <sup>69</sup> | Activity status: Discretionary                                                                                                                                      | Activity status where compliance not achieved: N/A            |

5. WBFL thanks the Panel for its time and acknowledgement of the issues raised in WBFL's submissions.
6. Please contact the undersigned if you wish to clarify any matters addressed herein.

Yours sincerely,



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**Table 1**

| Provision | Submission no. | s42A recommendation |
|-----------|----------------|---------------------|
| SUB-O1    | S463.041       | Accept in part      |
| SUB-P2    | S463.042       | Accept              |
| SUB-P3    | S463.043       | Accept in part      |
| SUB-P4    | S463.044       | Accept              |
| SUB-P11   | S463.045       | Reject              |
| SUB-R1    | S463.046       | Accept in part      |
| SUB-R3    | S463.047       | Accept in part      |