

Far North Proposed District Plan

5th November 2025

Hearing 17 - General / Miscellaneous / Sweep Up

- Sweep Up (Interpretation, Mapping, Plan Variation 1 and other matters)
- Wiroa Station

Overview of Submissions



Sweep Up Topics

- 264 original submissions
- 540 further submissions

Submissions came from:

- Central and Local Government Organisations
- Local Planning Companies
- Iwi authorities
- Hapū and marae
- Key Interest Groups
- Individuals

Key Matters for Consideration



- Interpretation and Definitions
- Mapping Matters
- Plan Variation 1 Matters
- Sweep Up and General Integration Matters
- Designations

Key Recommendations



- Deletion of the definition '*Plantation Forestry Activity*' and other consequential amendments to align with the NES-CF.
- Introduction of new Definitions.
- Replacement of the term '*Low Impact Design*' with '*Sensitive Design*'.
- Amendment to the definition of '*Wetland, Lake and River Margins*'.
- Minor amendments to Definitions.
- Removal of Definitions and Terms.
- Amendment to the definition of '*Impermeable Surface*' to include an additional exclusion.
- Replace reference to '*Significant Natural Areas*' with '*Significant indigenous vegetation and significant habitats of indigenous fauna*'.
- Addition of a new rule regarding vegetation within the Airport Protection Surface Areas.
- Consequential amendments to polices and district wide chapters.

Key Issues Raised in Evidence – Submitters Not Appearing



Department of Corrections

- Request '*Non-custodial rehabilitation activities*' to be a standalone definition.

KiwiRail

- Maintain that a definition for '*Reverse Sensitivity*' should be included within the PDP.

McDonalds

- Seek a new definition for '*Restaurants, Cafes and takeaway food outlets*' be defined and seek amendments to the definition of '*Large Format Retail*'.

Top Energy

- Request to define the term '*Footprint*'.

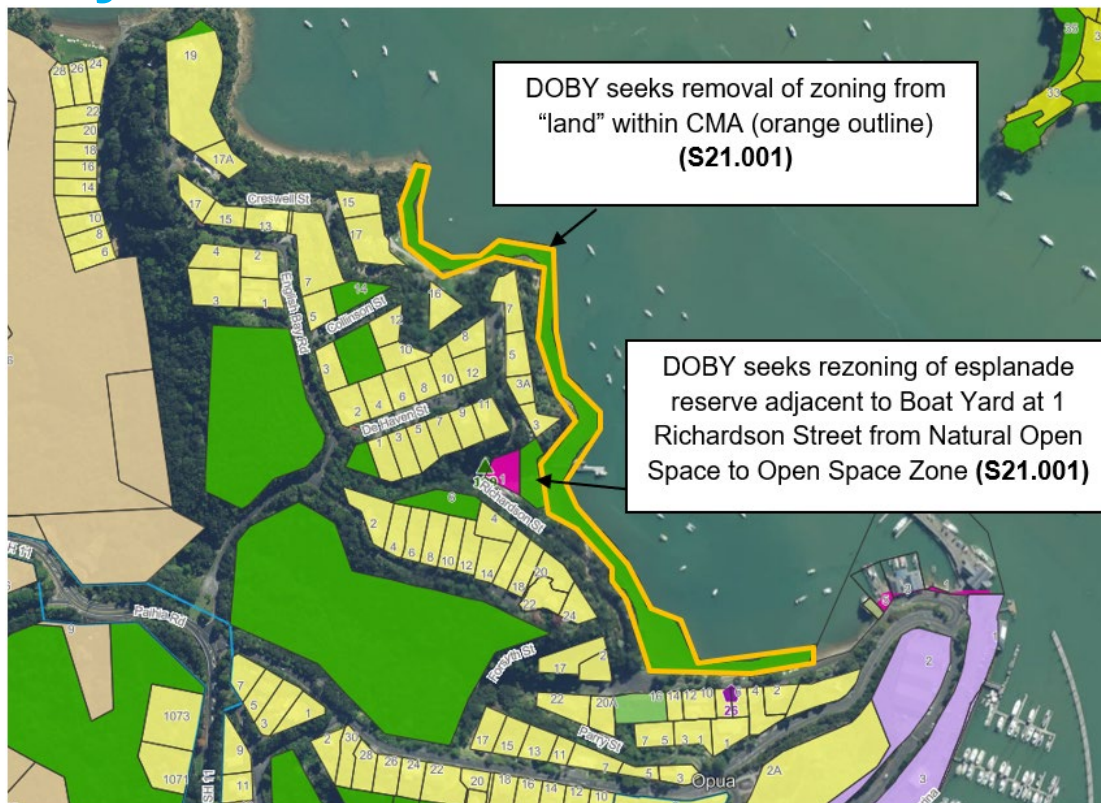
Transpower

- Seeks amendment to the definition of '*Sensitive Activities*'.

Various Submitters

- Request the inclusion of Nesting Tables within the PDP.

Key Issues Raised in Evidence – Submitters Appearing



Doug's Opuā Boatyard

- Seek the removal of all District Plan zoning from the CMA adjoining the submitters land and

Either

- Rezoning of the esplanade reserve in front of the submitters land to Open Space; or
- Deletion of the reference to Treaty claims from the Natural Open Space Zone description

Contaminated Land Chapter

- Response to:
 - Submission S355.006 by the Fuel Companies
 - Panel Minute 11 directing Expert conferencing
 - A Joint Witness Statement between the Fuel Companies and the Council (30 October 2024)
 - New Chapter introduced to the PDP (Appendix B of Joint Witness Statement) containing Overview, Objectives and Policies
 - Reliance on the NES-CS for rules (no rules for contaminated land contained within the PDP).
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Wiroa Station - Overview of submissions and process



Original submissions

- Paradise Found Development requests that the PDP is amended to explicitly provide for the activities authorised by the existing resource consents for Wiroa Station
- Request that this relief is achieved through a new SPZ or structure plan together with appropriate provisions that enable residential development authorised by the existing consents

Hearing 15B and Minute 32

- My section 42A recommendation in Hearing 15B did not accept the request for Wiroa Station SPZ based on insufficient information (no evidence provided)
- Minute 32 from Hearing Panel subsequently outlined an amended timetable for evidence exchange and reporting to address the submissions, including attendance at Hearing 17
- Paradise Found Development lodged planning evidence 3 October, rebuttal evidence 31 October

Wiroa Station Precinct – revised proposal and section 42A recommendations



Revised proposal for “Wiroa Station Precinct”

- Planning evidence of Mr Hook concludes that a Precinct is the most appropriate option to address the relief sought by the submitters (including consistency with other PDP recommendations)
- Planning evidence includes proposed provisions for the Precinct, including permitted activity rules for buildings and structures, residential activity, minor residential units, and helicopter movements
- Proposal is that RRPOZ and CE provisions apply except for specified circumstances (as per agreed approach for other precincts)

Section 42A report recommendations

- Support “Wiroa Station Precinct” **in principle** subject to issues identified in the section 42A report being addressed
- Precinct consistent with approach recommended for Mataka Station, The Landing etc. and issues and relief sought is similar

Wiroa Station Precinct – Outstanding issues



Outstanding issues with “Wiroa Station Precinct” in section 42A report

- PRECX-R1 – permitted v controlled activity pathway for new dwellings on identified building platforms, a more lenient approach being sought by submitter compared to ODP and other precincts
- PRECX-R4 – further justification sought on the need for a bespoke rule for helicopter movements
- Exemptions to CE-R3 and CE-S3 for earthworks and indigenous vegetation clearance in the CE overlay – further justification requested
- RPROZ rules for residential activity and minor residential unit – activity status when compliance not achieved – further justification requested for more lenient activity status
- Various drafting issues, e.g.:
 - Impermeable surface cover rule v standard
 - Proposed policy PRECX-P2 being unnecessary etc.