

7 July 2025

Hearings Panel

Far North Proposed District Plan

Far North District Council

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Kaikohe 0440

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Dear Commissioners,

Proposed Far North District Plan – Hearing 14 – Urban Zones

Far North District Council (FNDC) established Far North Holdings Limited (FNHL) to act as a vehicle for delivery of the Council's commercial activities.

FNHL work on development and community projects to help boost investment and employment in the Far North and own a number of strategic properties across the Far North district. Their focus is on supporting economic development and enabling future growth through appropriate planning provisions and infrastructure investment.

FNHL made submissions¹ and further submissions² on the Proposed Far North District Plan (PDP), including in relation to zoning provisions and the specific zoning requests of their landholdings in Opuia.

FNHL seeks rezoning for three of their four landholdings in Opuia, which will be subject to consideration in Hearing 15B and considers that a Mixed use zoning over these properties will better reflect their potential and intended future use, particularly given proximity to key transport, tourism, and economic infrastructure.

Consequential changes are likely to be made to the Mixed Use zone in order to provide for the relief sought through Hearing 15B.

Promoting the changes at this point in time would, in any event, be subject to the deliberations of Hearing 15B. This is not considered an efficient use of time and resources.

FNHL note that the provisions seek to enable a flexible mix of activities, including residential and commercial, which aligns with FNHL's long-term strategic interest in facilitating Opuia as a world class marina. In particular, the Mixed Use Zone recognises

¹ Submission 320

² Further submission 407

the changing nature of urban development and the importance of creating vibrant, multi-functional centres that can adapt over time.

FNHL looks forward to working with the Council to implement the PDP in a way that delivers lasting benefits to the Far North community.

I can confirm that FNHL will not be filing evidence for Hearing 14 at this stage and does not wish to be heard at the hearing.

I am available to answer any questions from the Hearing Panel either in writing or via videoconference if required.

Yours faithfully



Steven Sanson
Director | Consultant Planner

Bay of Islands Planning (2022) Ltd