

P1 & P2. The correct and appropriate choice is *General Residential* for the urban Stage 1 Matauri subdivision at Matauri Bay.

- e) The adjacent Stage 2 Matauri subdivision land (comprising 58 new lots) depicted on the annexed plan is owned by the Company and is approved for earthworks and site works to implement the approved subdivision. This works programme is about to begin at the time of preparation of this submission. The PDP has zoned the Stage 2 land *Māori Purposes Rural* which for the reasons set out in Part 2 (a) & (b) above is legally wrong.
- f) The appropriate zone for the proposed new lots within the approved Stage 2 subdivision is *General Residential* for the same reason stated in Part 2 (d) above.

Coastal Environment Overlay

- a) Where there is no ONC, ONL or ONF within the Coastal Environment Overlay, there is no requirement to restrict development to any extent greater than provided for by the rules of the underlying zone. In the case of the Matauri subdivision the underlying zone should be *General Residential*.
- b) Rules CE-R1 to CE-R9 and Standards CE-S1 to CE-S3 are an unnecessary constraint on permitted development under the General Residential Zone and are inconsistent with the Northland Regional Policy Statement provisions for the Coastal Environment. It is requested these rules and standards only apply where ONC, ONL or ONF are extant.

3. The Company seeks the following Decisions from the Council:

- a) 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.

b) Remove the imposition and application of Rules CE-R1 to CE-R9 and Standards CE-S1 to CE-S3 from land within the Coastal Environment overlay where such land is not within an ONC, ONL or ONF overlay or identification.

S177.002 to
S177.13

The Company wishes to be heard in support of this submission.

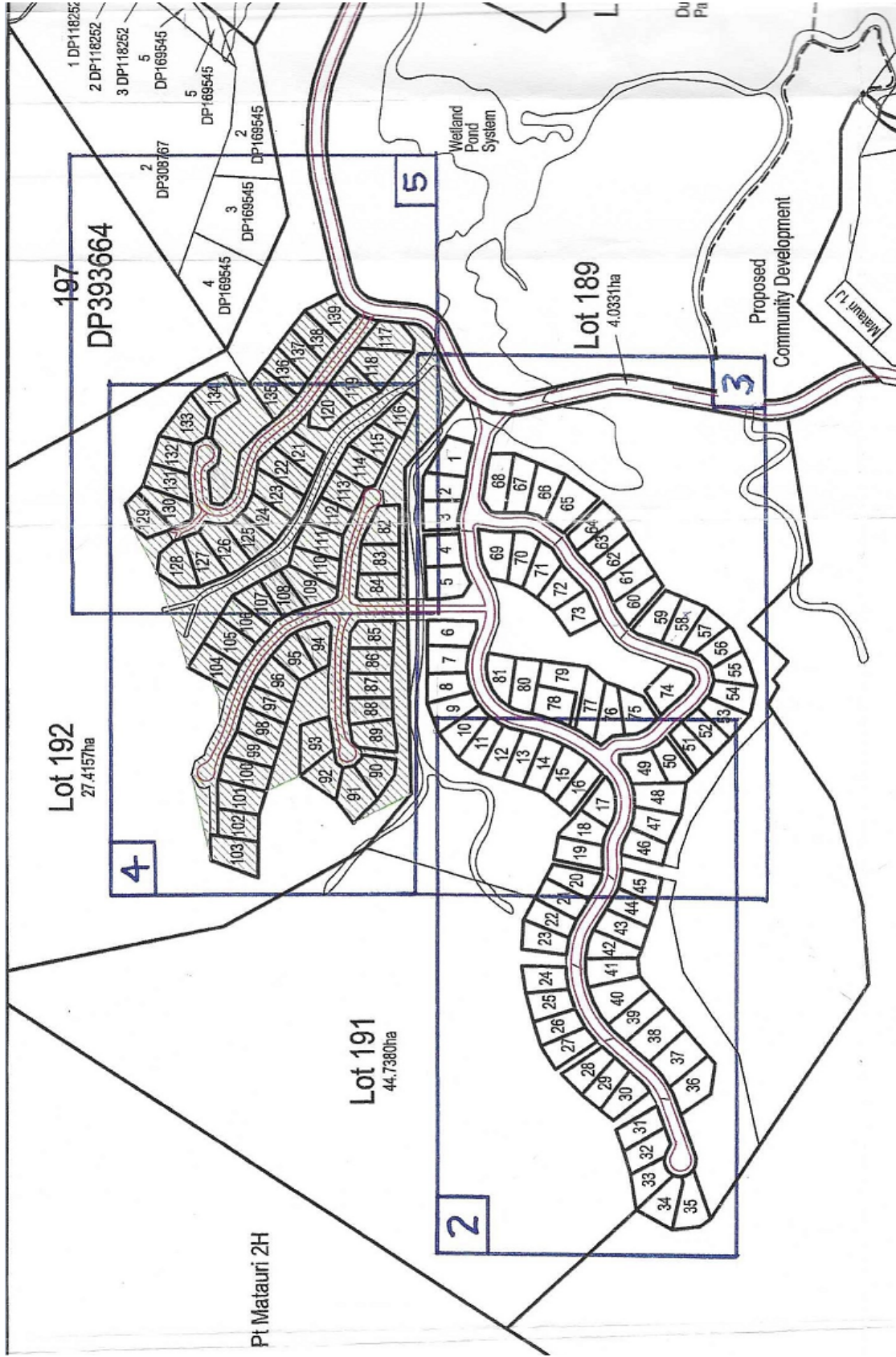
If others make a similar submission, the Company will consider presenting a joint case with them at a hearing.

Signature:



Date: 19 October 2022

MATAURI BAY SUBDIVISION



ANNEXURE 1 – CAVALLI PROPERTIES SUBMISSION TO FAR NORTH PROPOSED DISTRICT PLAN

SHOWING STAGE 1 (LOTS 1 – 81) AND STAGE 2 (LOTS 82 – 139) AS APPROVED BY FAR NORTH DISTRICT COUNCIL IN 2006.