

BEFORE THE FAR NORTH DISTRICT COUNCIL

IN THE MATTER

of the Resource Management Act 1991 (“**Act**”)

AND

IN THE MATTER

of an application by Cavalli Properties Limited for
a new zone at Matauri Bay, Northland.

SYNOPSIS OF SUBMISSIONS

Dated: 26 September 2025

MAY IT PLEASE THE COMMISSIONERS:

1. These submissions are made on behalf Cavalli Properties Limited (**Cavalli**) – submission #177, for consideration at Hearing 9 on Tuesday 30 September 2025. Cavalli once again thanks the Panel for rescheduling this matter.
2. Mr Brian Putt has filed “rebuttal” evidence on 15 September. However, as explained below and in Mr Putt’s evidence we have now reached an agreed position with the Council on the appropriate zoning and rules for Cavalli’s land at Matauri Bay.
3. This is a welcome relief after all this time. I am in the unusual position for once where I thank the Council for progressing this matter to this point. This solution has been required now for many years to enable the sales of the houses enabled by the resource consent granted 19 years ago in 2006.

Cavalli’s Position

4. The design, size and location of dwellings on Cavalli’s land will largely be controlled by the specifications within the consent notice registered against each title created by the 2006 Consent (**Controls**).
5. The rigour of these Controls is more onerous and mandated a stricter design outcome than would otherwise be required in the zones now

proposed at Matauri Bay. Even after all this time, the Controls could not be improved upon by the notified version of that zone.

6. Rather the settlement solution was around incorporating those Controls in addition to the Zone rules, as described by Mr Putt. This was a relatively straightforward drafting solution to propose.
7. The real breakthrough was twofold. First, accepting that the sites could all access the wastewater system installed at Matauri Bay at great cost to Cavalli and sold to the Council for \$1. And secondly that the Maori Special Purpose zoning could be substituted for the Settlement zone over a random sequence of Lots on the Cavalli land.
8. The real beauty of this solution was that this outcome could be achieved by a clever drafting response, proposed by Mr Putt and ultimately accepted by the Council.
9. The result is that there are no “legal” issues to address, apart from to say that Cavalli, after all this time, finally supports the Council recommendations.

Dated: 26 September 2025



Alan G W Webb
Cavalli Properties Limited