

MEMORANDUM

TO: Far North District Council Planning Team
FROM: Cavalli Properties Ltd (Submitter #177)
SUBJECT: **Suggested relief for the Submitter's request**

INTRODUCTION

1. On Friday 7 March 2025 representatives of Cavalli Properties Ltd (Submitter #177) met with representatives of the FNDC Planning Team responsible for the Proposed District Plan and for reporting to the Independent Hearings Panel (IHP) which is in the process of hearing evidence and submissions from submitters. At the conclusion of the liaison meeting, it was agreed that Cavalli Properties would present a suggested solution to the question of land use zone allocation for the urban subdivision (both Stages 1 & 2) that has consent and is partly implemented at Matauri Bay. This Memorandum sets out the submitter's solution.

MAORI PURPOSES ZONE – RURAL

2. There are 11 sites in the Stage 1 Matauri Bay subdivision which have been erroneously zoned **Maori Purposes Zone – Rural**. In discussion with the FNDC planners, it was noted that this zoning was in error and could be remedied in accordance with the RMA regulations available to correct such errors. The correct zoning for these 11 existing titles is **Settlement Zone** so that they are consistent with adjacent and adjoining lots.

SETTLEMENT ZONE

3. Although the submitter has requested **Residential Zone** for the urban lots at Matauri Bay in Stages 1 and 2 of the approved subdivision in accordance with the purpose of that zone, through discussion at the liaison meeting, the submitter accepted the **Settlement Zone** over the approved subdivision land for Stages 1 and 2 at Matauri Bay provided a new dwelling or structure on any approved lot within the subdivision would be a *permitted activity* subject to compliance with the relevant bulk and location provisions.
4. To achieve this, an amendment is required to proposed **Rule RSZ – R3** by adding the words –

Except at Matauri Bay where any existing approved lot shall meet the permitted standard.

5. It would be sensible to make a note in the *Overview* for the *Settlement Zone* because using this zone at Matauri Bay does not acknowledge that a Council owned and operated reticulated wastewater network services every approved lot in Stages 1 and 2 of the Matauri Bay subdivision. This could be achieved by adding a second sentence to the second paragraph of the *Overview* as follows –

It is acknowledged that at Matauri Bay there is a Council owned and operated reticulated wastewater network which services all approved lots in the Stage 1 and 2 Matauri Bay subdivision.

COASTAL ENVIRONMENT

6. An addition is required to the *Coastal Environment* section of the Proposed Plan. An amendment is required at **Rule CE-R1/PER-1** where the introductory statement should read as follows:

If a new building or structure is located in an Urban Zone or in the Settlement Zone at Matauri Bay, it is:

7. This amendment acknowledges that the issues to be assessed in the Coastal Environment have already been fully considered in the assessment of the Matauri Bay subdivision at the time consent was granted. Further assessment under the provisions of the Coastal Environment is therefore not required.

8. A consequential amendment to **Rule CE-R1/PER-2** should read:

If a new building or structure is not located in an Urban Zone or the Settlement Zone at Matauri Bay, it is:

CONCLUSION

9. These three minor changes will satisfy the Cavalli Properties Ltd submission on the Far North Proposed District Plan.

Notes prepared by
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May 2025

