

PRECX - Matakā Station precinct

The provisions below represent the Section 42A Reporting Officer's recommended amendments to the provisions requested by Mataka Station Residents Association dated 12 May 2025. Recommended amendments are shown with underline used for new text as this is a new precinct being recommended for inclusion in the Proposed District Plan. Recommendations made through the Reporting Officer's right of reply are shown in red underline for new text and red ~~strikethrough~~ for deleted text.

Overview

Matakā Station is a conservation and farm estate on the Purerua Peninsula at the northern end of the Bay of Islands. It comprises ~~a~~ 30-lot residential house sites, plus¹ farm and workers residences with an operational sheep and cattle farm and a large private conservation estate totalling approximately 1075 hectares. The farm, conservation areas and common areas are managed by a residents' association. The conservation areas are approximately 350 hectares and are home to one of the most significant kiwi populations in New Zealand.

Matakā Station has considerable cultural and historic significance, being associated with Māori occupation from at least the 14th century AD, early European contact and settlement. The station is adjacent to Rangihoua Pā and a significant number of archaeological sites, including pā sites, have been identified within the station. Maunga Matakā is the highest point within the station and is one of five pou (boundary markers) for Ngāpuhi.

The scale of Matakā Station presents a significant opportunity to restore ecological values and natural character of this coastal environment at the northern entrance to the Bay of Islands. The purpose of the Matakā Station precinct is to enable the continued joint management of the land for farming and conservation purposes, while providing for limited residential development and common facilities within identified areas. This joint management approach is necessary to support ongoing predator control and existing extensive indigenous vegetation, which in turn will continue to contribute to the protection of kiwi and other fauna, allowing these populations to flourish.

The station has nearly 13 kilometres of coastline. It contains areas of very steep topography, with coastal cliffs, spurs and ridgelines with inland areas of undulating and more gently sloping land. The precinct provides for 30 house sites and the construction of access to these house sites. The house sites have been sensitively sited to be set back from the immediate coastal edge or are sited further inland. Existing vegetation provides mitigation and together with the topography and revegetation, serves to visually integrate development with the environment.

The zoning of the land within the precinct is Rural Production. The objectives, policies, rules and standards of the underlying Rural Production zone apply in addition to the provisions of the precinct, except that:

- All precinct rules with the same activity description prevail over the equivalent Rural Production zone rules.
- Rural Production zone standards RPROZ-S2 and RPROZ-S5 apply to the precinct. RPROZ-S1 Maximum height applies to parts of the precinct not within ONL or the coastal environment; it does not apply to buildings or structures on a House Site or within Areas 1, 2 or 3 shown on Precinct Plan 1. For the avoidance of doubt, PRECX-S1 prevails over RPROZ-S1 in relation to new buildings or structures and extensions or alterations to existing buildings or structures for a residential unit or minor residential unit.

The underlying Rural Production zone rules apply when the precinct does not include a rule for the same activity.

The coastal fringe of the precinct is within the coastal environment and areas of high natural character and

¹ Clause 16, Schedule 1, RMA.

outstanding natural landscape are identified within much of the coastal environment. The objectives and policies in the Natural Features and Landscapes and Coastal Environment chapters apply in addition to the provisions of the precinct. ~~However, the following rules and standards in specified instances listed under the Advice Notes below, the precinct provisions prevail over certain provisions~~ in the Coastal Environment and Natural Features and Landscapes chapters do not apply within the precinct:

- NFL-R1 New buildings or structures, and extensions or alterations to existing buildings or structures; NFL-R3 Earthworks or indigenous vegetation clearance (but only in relation to earthworks and indigenous vegetation clearance managed under PRECX-R9); NFL-R6 Farming; RNFL-S1 Maximum height; NFL-S2 Colours and materials and NFL-S3 Earthworks or indigenous vegetation clearance (but only in relation to earthworks and indigenous vegetation clearance managed under PRECX-R9).
- CE-R1 New buildings or structures, and extensions or alterations to existing buildings or structures; CE-R3 Earthworks or indigenous vegetation clearance (but only in relation to earthworks and indigenous vegetation clearance managed under PRECX-R9); CE-R4 Farming; CE-S1 Maximum height; CE-S2 Colours and materials; and CE-S3 Earthworks or indigenous vegetation clearance (but only in relation to earthworks and indigenous vegetation clearance managed under PRECX-R9).

All other District-Wide objectives, policies, rules and standards in Part 2 of the District Plan apply.

Objectives	
PRECX-O1	The rugged beauty and quality of the environment at Matakā Station is protected and enhanced.
PRECX-O2	Land use and development within the Matakā Station precinct is undertaken in a way that enhances and protects: - landscape values; - the natural character of the coastal environment; - historic heritage and cultural values; and - habitat for kiwi and other indigenous fauna.
PRECX-O3	Land within Matakā Station precinct is used for farming, conservation activities, residential activities, recreation activities and leisure activities.
PRECX-O4	New residential units, minor residential units and buildings or structures for recreation activities are designed to be integrated with, and maintain, protect ² the characteristics, qualities and values of ONL and natural character of the coastal environment.

Policies	
PRECX-P1	Enable the development of residential units, minor residential units and buildings or structures for recreation activities in general accordance with Precinct Plan 1.
PRECX-P2	Enable the ongoing operation of farming activities.
PRECX-P3	Limit development within the precinct to protect natural character and the characteristics, qualities and values that make ONL outstanding.
PRECX-P4	Encourage and support active management of pest plants and pest animals, including possums, goats and mustelids.
PRECX-P5	Require landowners to manage pets to avoid risks to threatened indigenous species and kiwi, including by avoiding the introduction of pets into high-density kiwi areas.

² Matakā Residents' Association (S230.001)

PRECX-P6	<u>Manage effects on historic heritage and cultural values when undertaking earthworks by:</u> a. <u>adhering to accidental discovery protocols for sensitive material;</u> b. <u>undertaking appropriate actions in accordance with mātauranga and tikanga Māori when managing effects on cultural values.</u>
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Rules

Notes:**1. The rules in Part 2 – District-Wide Matters apply in addition to these rules, except that the following do not apply:**

- a. NFL-R1 New buildings or structures, and extensions or alterations to existing buildings or structures; NFL-R3 Earthworks or indigenous vegetation clearance (but only in relation to earthworks and indigenous vegetation clearance managed under PRECX-R9); NFL-R6 Farming; NFL-S1 Maximum height; NFL-S2 Colours and materials and NFL-S3 Earthworks or indigenous vegetation clearance (but only in relation to earthworks and indigenous vegetation clearance managed under PRECX-R9).
- b. CE-R1 New buildings or structures, and extensions or alterations to existing buildings or structures; CE-R3 Earthworks or indigenous vegetation clearance (but only in relation to earthworks and indigenous vegetation clearance managed under PRECX-R9); CE-R4 Farming; CE-S1 Maximum height; CE-S2 Colours and materials; CE-S3 Earthworks or indigenous vegetation clearance (but only in relation to earthworks and indigenous vegetation clearance managed under PRECX-R9); and CE-S4 Setback from MHWS.
- c. As Precinct Plan 1 applies as referred to in the rules below is indicative. In addition, reference should also be made to the consent notices which apply to the relevant titles, including any conditions of those consent notices relating to building location, design and any associated mitigation (including planting).

PRECX-R1	<u>New buildings or structures, and extensions or alterations to existing buildings or structures</u>	
<u>Matakā Station Precinct</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved with PER-1:</u>
	<u>Where:</u> <u>PER-1</u> <u>Any new building or structure if it:</u> <u>is not used for a residential activity;</u> <u>is not provided for under PRECX-R8;</u> <u>complies with RPROZ-S1 Maximum height if it is not within ONL or the coastal environment;</u> <u>complies with standards:</u> a. <u>RPROZ-S2 Height in relation to boundary;</u> b. <u>RPROZ-S5 Building or structure coverage;</u> <u>complies with PRECX-S1 Maximum Height and PRECX-S2 Colours and Materials if it is within ONL or the coastal environment;</u> <u>complies with PRECX-S4 Setbacks from MHWS;</u> <u>is no greater than 50m² if it is within ONL; and</u> <u>is no greater than 100m² if it is within the coastal environment.</u>	<u>Controlled</u> <u>Where:</u> <u>Any new building or structure if it is:</u> <u>CON-1</u> <u>A single residential unit or a minor residential unit on a House Site identified on Precinct Plan 1.</u> <u>Note:</u> <u>As the House Sites identified in on Precinct Plan 1 are indicative and reference should also be made to the subject to consent notices, which apply to the relevant titles, including any conditions of these. These consent notices impose ongoing obligations relating to building location, design and any associated mitigation (including planting) and must be complied</u>

	PER-2 Any extension or alteration to a lawfully established building or structure: 1. <u>complies with PRECX-S1 Maximum Height;</u> 2. <u>complies with RPROZ-S2 Height in relation to boundary; and</u> 3. <u>complies with RPROZ-S5 Building or structure coverage.</u> 4. <u>is no greater than 30% of the GFA of the existing lawfully established building or structure if it is within ONL or the coastal environment; and</u> 5. <u>complies with PRECX-S2 Colours and Materials if it is within ONL or the coastal environment.</u> PER-3 Any new building or structure, or extension or alteration to an existing building or structure on Lot 31 DP 367766 or Lot 35 DP 363154 if it: 1. <u>is a single residential unit or a minor residential unit; and</u> 2. <u>complies with standards:</u> a. <u>RPROZ-S1 Maximum height;</u> b. <u>RPROZ-S2 Height in relation to boundary; and</u> c. <u>RPROZ-S5 Building or structure coverage.</u> PER-4 Any new building or structure, or extension or alteration to an existing building or structure on Lot 43 DP 363154 if it: 1. <u>is used for worker accommodation; and</u> 2. <u>complies with standards:</u> a. <u>RPROZ-S1 Maximum height;</u> b. <u>RPROZ-S2 Height in relation to boundary; and</u> c. <u>RPROZ-S5 Building or structure coverage.</u>	<u>with.</u>³ CON-2 Complies with PRECX-S1 Maximum height. Matters of control are reserved over: a. <u>the location, scale (including height) and design of buildings, and associated accessways and infrastructure, having regard to their visual prominence;</u> b. <u>the means of integrating the building, structure or activity into the landscape, including through planting;</u> c. <u>the height of retaining walls, their colour and whether planting is necessary to mitigate their visual effects; and</u> d. <u>whether any mitigation measures proposed appropriately manage potential adverse effects on the characteristics, qualities and values of the coastal environment and ONL natural landscapes.</u>⁴ <u>New buildings or structures, and extensions or alterations to existing buildings or structures that are a controlled activity under rule CON-1 and CON-2 shall be precluded from public or limited notification unless special circumstances apply.</u> Activity status when compliance not achieved with CON-1, CON-2 PER-1⁵ or PER-2; and PREC-R8 does not apply: <u>Restricted discretionary</u> Matters of discretion are restricted to: a. <u>the effects on the characteristics, qualities and values that make ONL outstanding;</u> b. <u>the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity;</u> c. <u>the positive effects of the activity; and</u> d. <u>any mitigation measures proposed.</u>
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³ Matakā Residents' Association (S230.001)

⁴ Matakā Residents' Association (S230.001)

⁵ Matakā Residents' Association (S230.001)

		<u>Activity status where compliance not achieved with PER3 or PER-4:</u> <u>Restricted discretionary</u> <u>Matters of discretion are restricted to:</u> <u>the location, scale (including height) and design of buildings, having regard to their visual prominence;</u> <u>the means of integrating the building, structure or activity into the landscape, including through planting;</u> <u>the height of retaining walls, their colour and whether planting is necessary to mitigate their visual effects; and</u> <u>any mitigation measures proposed.</u> <u>Activity status when compliance not achieved with CON-2, except where PRECX-R8 applies:</u> <u>Restricted discretionary (matters of discretion at PRECX-S1)</u> <u>Activity status when compliance not achieved with CON-1, except where PRECX-R8 applies:</u> <u>Discretionary</u>
<u>PRECX-R2</u>	<u>Residential activity</u>	
<u>Matakā Station precinct</u>	<u>Activity status: Permitted</u> <u>Where:</u> <u>PER-1</u> <u>The site area per residential unit is at least 20ha.</u> <u>PER-1 does not apply to:</u> <u>a single residential unit located on a site less than 20ha.</u> <u>A minor residential unit in accordance with PRECX-R3.</u>	<u>Activity status where compliance not achieved with PER-1:</u> <u>Discretionary</u> <u>Where:</u> <u>DIS-1</u> <u>The site area per residential unit is at least 8ha.</u> <u>DIS-2</u> <u>The number of residential units on a site does not exceed two.</u> <u>Activity status where compliance not achieved with DIS-1 or DIS-2:</u> <u>Non-complying</u>
<u>PRECX-R3</u>	<u>Minor residential unit</u>	
<u>Matakā Station</u>	<u>Activity status: Permitted</u>	<u>Activity status where compliance not achieved with PER-2:</u>

<u>precinct</u>	<u>Where:</u> <u>PER-1</u> The number of minor residential units on a site does not exceed one. <u>PER-2</u> The minor residential unit shares vehicle access with the principal residential unit. <u>PER-3</u> The minor residential unit: 1. Does not exceed a GFA of 65m²; and 2. With an optional attached garage or carport that does not exceed GFA of 18m², where the garage or carport is used for vehicle storage, general storage and laundry facilities.	<u>Discretionary</u> <u>Activity status where compliance not achieved with PER-1 or PER-3:</u> <u>Non-complying</u>
<u>PRECX-R4</u>	<u>Farming</u>	
<u>Matakā Station precinct</u>	<u>Activity status: Permitted</u> -	<u>Activity status where compliance is not achieved: Not applicable</u>
<u>PRECX-R5</u>	<u>Worker accommodation</u>	
<u>Matakā Station precinct</u>	<u>Activity Status: Permitted</u> <u>Where:</u> <u>PER-1</u> It is located on Lot 43 DP 363154. <u>PER-2</u> It is associated with activities within the precinct. <u>PER-3</u> The occupancy does not exceed 10 workers.	<u>Activity status where compliance not achieved with PER-1, PER-2 or PER-3:</u> <u>Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> a. Effects on the rural character and amenity of the surrounding area; b. Visual mitigation measures such as landscaping or other screening; c. Servicing requirements; d. The layout and siting of buildings and parking areas.
<u>PRECX-R6</u>	<u>Visitor accommodation</u>	

<u>Matakā Station precinct</u>	<u>Activity status: Permitted</u> <u>Where:</u> <u>PER-1</u> The visitor accommodation is within a residential unit, accessory building or minor residential unit. <u>PER-2</u> The occupancy does not exceed 10 guests per night.	<u>Activity status where compliance not achieved with PER-1 or PER-2:</u> <u>Discretionary</u>
<u>PRECX-R7</u>	<u>New buildings or structures, and extensions or alterations to existing buildings or structures within Areas 1, 2 or 3 shown on Precinct Plan 1</u>	
<u>Matakā Station precinct</u>	<u>Activity status: Restricted Discretionary</u> <u>Where:</u> <u>RDIS-1</u> The building or structures, including extensions or alterations to existing buildings or structures are for recreation activity. <u>RDIS-2</u> The buildings or structures, including extensions or alterations to existing buildings or structures comply with the following standards: a. PRECX-S2 Colours and Materials; and b. PRECX-S4 Setbacks from MHWS.⁶ <u>The matters of discretion are:</u> a. <u>The location, scale (including height) and design of buildings, and associated accessways and infrastructure, having regard to their visual prominence;</u> b. <u>the means of integrating the building or structure into the landscape, through planting;</u> c. <u>the height of any retaining walls, their colour and whether planting is necessary to mitigate their visual effects;</u> d. <u>any mitigation measures proposed;</u> e. <u>effects on the characteristics.</u>	<u>Activity status where compliance not achieved with RDIS-1 and/or RDIS-2:</u> <u>Discretionary</u>

⁶ Matakā Residents' Association (S230.001)

	<u>qualities and values that make ONL outstanding; and</u> f. <u>the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity.</u>	
PRECX-R8	<u>Earthworks or indigenous vegetation clearance</u>	
<u>Matakā Station precinct</u>	<u>Activity status: Restricted Discretionary</u> <u>Where:</u> <u>RDIS-1</u> <u>The earthworks are within ONL or the coastal environment and are for the construction of a building or structure and its associated curtilage within a House Site or Area 1, 2 or 3 shown on Precinct Plan 1.</u> <u>RDIS-2</u> <u>The earthworks are within ONL or the coastal environment and are for the construction of accessways to a House Site shown on Precinct Plan 1.</u> <u>RDIS-3</u> <u>The earthworks are within ONL or the coastal environment and are for the construction of accessways to Area 1, 2 or 3 shown on Precinct Plan 1.</u> <u>RDIS-4</u> <u>Any indigenous vegetation clearance within ONL or the coastal environment for a House Site, accessway or within Areas 1, 2 or 3 shown on Precinct Plan 1 and comply with standard PRECX-S3.</u> <u>The matters of discretion are:</u> a. <u>the effects on the characteristics, qualities and values that make ONL outstanding;</u> b. <u>the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity;</u> c. <u>the scale and extent of earthworks</u>	<u>Activity status where compliance not achieved with RDIS-1, RDIS-2, RDIS-3 or RDIS-4:</u> <u>Discretionary</u>

	<u>for the construction of a building and/or access to a House Site and its associated curtilage shown on Precinct Plan 1;</u> d. <u>the scale and extent of earthworks for the construction of a building and/or accessway to Areas 1, 2 or 3 shown on Precinct Plan 1;</u> e. <u>any adverse effects on any archaeological site;</u> f. <u>any mitigation measures; and</u> g. <u>the positive effects of the activity.</u> Note: the District-Wide Earthworks rules apply outside ONL and the coastal environment.	
PRECX-R9	Catteries and dog boarding kennels	
Matakā Station precinct	Activity status: Prohibited	Activity status where compliance not achieved: Not applicable

Standards																		
PRECX-S1	Maximum height																	
<u>Matakā Station precinct</u>	1. <u>The maximum height of any new building or structure for a residential activity or any ancillary activity at a House Site shown on Precinct Plan 1 must:</u> a. <u>be no more than one storey, provided that a building may step down a slope and buildings on lots 21 and 22 may be more than one storey; and</u> b. <u>comply with the maximum height for the relevant house site specified in the table below:</u> <table><tr><th><u>House site</u></th><th><u>Maximum height</u></th></tr><tr><td><u>1 -13</u></td><td><u>6m above ground level</u></td></tr><tr><td><u>14</u></td><td><u>5m above a finished floor level of 210.0m</u></td></tr><tr><td><u>15 - 18</u></td><td><u>6m above ground level</u></td></tr><tr><td><u>19</u></td><td><u>5m above natural ground level or finished ground height, whichever results in the height of the building being lower when measured above sea level.</u></td></tr><tr><td><u>20</u></td><td><u>6m above ground level</u></td></tr><tr><td><u>21</u></td><td><u>9m above ground level</u></td></tr><tr><td><u>22</u></td><td><u>9m above ground level</u></td></tr></table>	<u>House site</u>	<u>Maximum height</u>	<u>1 -13</u>	<u>6m above ground level</u>	<u>14</u>	<u>5m above a finished floor level of 210.0m</u>	<u>15 - 18</u>	<u>6m above ground level</u>	<u>19</u>	<u>5m above natural ground level or finished ground height, whichever results in the height of the building being lower when measured above sea level.</u>	<u>20</u>	<u>6m above ground level</u>	<u>21</u>	<u>9m above ground level</u>	<u>22</u>	<u>9m above ground level</u>	Where the standard is not met, matters of discretion are restricted to: a. <u>the location, scale (including height) and design of buildings, having regard to their visual prominence;</u> b. <u>the means of integrating the building, structure or activity into the landscape, including through planting;</u> c. <u>the height of retaining walls, their colour and whether planting is necessary to mitigate their visual effects; and</u> d. whether <u>any mitigation measures proposed appropriately manage potential adverse effects on the characteristics, qualities and values of the coastal environment and</u> <u>ONLnatural</u>
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<u>PRECX-S2</u>	<u>Colours and materials</u>													
<u>Matakā Station precinct</u>	<u>The exterior surfaces of new buildings within ONL or the coastal environment shall:</u> 1. <u>be constructed of natural materials and/or finished to achieve a reflectance value no greater than 30%; and</u> 2. <u>if the exterior is painted, have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette in Appendix X.</u>													

⁷ Matakā Residents' Association (S230.001)

Precinct Plan 1