

**Before the Far North District Council  
Independent Hearing Panel**

**UNDER** The Resource Management Act 1991 (RMA)

**IN THE MATTER** of the submission and further submission made by Mataka Residents Association Incorporated on the Proposed Far North District Plan

**AND**

**IN THE MATTER** of Hearing 15B: Rezoning Submissions

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**Synopsis of Submissions on behalf of Mataka  
Residents Association Incorporated**

**Dated: 29 August 2025**

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**Presented for filing by:**



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## MAY IT PLEASE THE PANEL

### OVERVIEW STATEMENT

1. This synopsis of submissions in respect of Hearing 15B of the Proposed Far North District Plan (**PDP**) review is presented on behalf Matakā Station Residents Association Incorporated<sup>1</sup> (**Matakā**).
2. Matakā Station is a 1075ha coastal conservation estate located in the Bay of Islands. Matakā Station is zoned Rural Production Zone (**RPOZ**) under the PDP and subject to coastal and conservation overlays, namely the coastal environment (**CE**) high natural character (**HNC**) and outstanding natural landscapes (**ONL**) overlays.
3. Matakā Station has successfully co-ordinated pastoral land used for farming with a very low density coastal, rural residential lifestyle component along with an extensive ecological and indigenous biodiversity conservation enhancement programme. The limited rural residential development land uses have been sensitively designed to be sympathetic of the natural environment with an emphasis on integration with the environmental conservation and restoration efforts at Matakā Station.
4. Matakā considers that the reporting planner's recommendation in the Hearing 15B s 42A Report, to include the Matakā Station Precinct (**the Precinct**) as sought by Matakā via its submission and evidence, is a significant improvement on the notified version of the PDP and will positively contribute to the overall workability of the PDP in relation to Matakā Station.
5. However, there are some (relatively minor) outstanding areas of disagreement on the Precinct provisions and Matakā's position is that amendments are required to the Precinct provisions (as proposed by the reporting officer) in order establish an appropriate planning framework and to ensure that the special attributes, values and desired ecological and conservation outcomes of this unique coastal environment area of the Far North district are properly recognised and provided for.
6. The further amendments sought, and the reasons for them are, addressed in detail in the rebuttal evidence of Mr Hall.

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<sup>1</sup> Submission 230, Further Submission 143 and 581.

7. Overall, Matakā's position is that based on the evidence before the Panel, the Precinct provisions sought by Matakā as set out in Attachment One to Mr Hall's rebuttal evidence will better give effect to the sustainable management purpose of Part 2 of the Resource Management Act 1991 (**RMA**), the statutory tests for district plan making under the RMA, the applicable national policy guidance in the New Zealand Coastal Policy Statement (**NZCPS**) and the National Policy Statement Indigenous Biodiversity (**NPS IB**), the Northland Regional Policy Statement (**RPS**), and the 80 year vision for the district's environment as articulated in Far North 2100.<sup>2</sup>
8. As the matters before the Panel are predominantly planning or evidentiary, this synopsis of submissions outlines a road map of oral submissions to be presented at the hearing on behalf of Matakā.

#### **LEGAL AND POLICY FRAMEWORK**

9. Plan making requirements (Part 2, s 32, s74 and s 75).
10. Giving effect to key national direction instruments and regional policy:
  - (a) NZCPS.
  - (b) NPS-IB.
  - (c) RPS.
11. Consistency with Northland Regional Plan.
12. Alignment with Far North 2100.

#### **MATAKĀ'S SUBMISSION**

13. Submission points in relation to a special purpose zone or precinct and other submissions in support.
14. Use of bespoke spatial layers in the PDP and application of the National Planning Standards 2009 (**NPS 2019**).
15. Matakā's approach to the design of the Precinct:

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<sup>2</sup> [Far North 2100 – An 80 Year Strategy for the District.](#)

- (a) The Precinct uses, and works with, the underlying RPOZ zone and overlay provisions as a starting point.
- (b) Specific provisions have then been identified that require a more nuanced approach to recognise:
  - (i) The unique attributes of the environment and the Matakā Station scheme.
  - (ii) The need for certainty in terms of the specific development and conservation outcomes consented and planned for over a long timeframe.

### **THE UNIQUE ATTRIBUTES OF MATAKĀ STATION**

- 16. The physical environment and attributes that contribute to the “specialness” of Matakā Station.
- 17. The vision and development philosophy (and the contrast to conventional approach to coastal development).
- 18. The success of Matakā Station scheme and the outcomes achieved through property tools, consenting tools and incorporated society rules.
- 19. The value of development certainty in funding conservation outcomes.
- 20. Matakā’s proven track record:
  - (a) Success of the (partially established) Matakā scheme.
  - (b) The continued success of Matakā Station depends on maintaining exceptional quality of limited coastal rural-residential development.
  - (c) It is appropriate to balance this context in the Panel’s decision making where more permissive PDP controls are sought.

### **PLANNING FOR MATAKĀ STATION**

- 21. Matakā has valued having a collaborative relationship with Council from a consenting perspective in establishing the Matakā Station scheme.
- 22. The PDP submission and hearing process provides an opportunity for alignment of the vision and existing consenting structure for Matakā Station with the PDP.

23. Matakā has welcomed the opportunity to work with the Council with a view to the PDP better supporting what has been achieved (through consenting and contractual tools) and continuing to support the success of Matakā Station in the future.

#### **SECTION 42A REPORT**

24. Productive discussions between Matakā's and Council's reporting planner have resulted in a high degree of consensus on the appropriateness of a Precinct as the appropriate bespoke spatial layer under the NPS 2009, the desirability of a Precinct for Matakā Station and the appropriate Precinct provisions.
25. Matakā is pleased with the positive recommendation in the s 42A Report to include the Matakā Station Precinct and considers the section 42A Report significant step forward in aligning RMA planning with the Matakā scheme.
26. Where there are outstanding areas of disagreement between the planners and landscape architects, Matakā seeks that Mr Hall's evidence and Mr Goodwin's landscape evidence be preferred (for the planning and landscape reasons expressed in their evidence).

#### **CONCLUSION AND OUTCOME SOUGHT**

27. Matakā says that the amendments sought will improve the clarity and coherency of the PDP and better fulfil the statutory district plan making requirements and will provide the most appropriate way to achieve the purpose of the RMA for the reasons discussed above and in the evidence on behalf of Matakā.
28. Matakā asks that the Panel to approve Precinct on the basis set out in Attachment One to Mr Hall's rebuttal evidence.



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**MATAKA STATION RESIDENTS ASSOCIATION INCORPORATED**