

**SUBMISSION ON PROPOSED FAR NORTH DISTRICT PLAN****Clause 6 of First Schedule, Resource Management Act 1991****TO: FAR NORTH DISTRICT COUNCIL****SUBMITTER: MAURICE DABBAH**

1. This is a submission on the Proposed District Plan for the Far North District (**Proposed Plan**).
2. I am a member of the Mataka Residents Association and owner of the Lot 13, Rangihoua Road, Kerikeri, within the Mataka subdivision.
3. The Mataka Residents' Association Inc (**Association**) is a collective of landowners with properties at Mataka Station. Mataka Station is an ecological farm estate on the Purerua Peninsula in the Far North District (**Site**).
4. I could not gain an advantage in trade competition through this submission.
5. The Proposed Plan, if approved, will directly affect members of the Association by imposing undue restrictions on the construction of residential dwellings on the Site through the application of specified overlays and rules.
6. The Association made a submission in relation to all relevant provisions affecting the Purerua Peninsula, including but not limited to the following:
  - (a) The proposed Coastal Environment (**CE**) overlay, overview, objectives, policies and rules applying to the Site;
  - (b) The proposed Outstanding Natural Landscape (**ONL**) overlay, overview, objectives, policies and rules applying to the Site; and
  - (c) The proposed High Natural Character (**HNC**) overlay, overview, objectives, policies and rules applying to the Site.
  - (d) The proposed Rural Production zone overview, objectives, policies and rules applying to the Site.
7. In its submission, the Association sought the following decision from Far North District Council: Accept the Proposed Plan but with the following amendments:
  - (a) Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 – Area Specific Matters' of the Proposed Plan; and include appropriate objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance

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with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.

- (b) Include appropriate permitted activity standards, including but not limited to the following:
- (i) The dwelling shall be located on the House Site location
  - (ii) Maximum height = 12m above existing ground level
  - (iii) Building or structure coverage = 12.5%
- (c) Include an overview, objectives and policies for the new Special Purpose zone that address the matters raised above in this submission and any further standards and/or design criteria that are consistent with the resource consents granted to date.
- (d) Amend the Overview, Objectives and Policies of the Coastal Environment Overlay, High Natural Character Overlay, Outstanding Natural Landscape overlay and Rural Production zone to give recognise the proposed Mataka Station Precinct provisions and the existing resource consent which provides for dwellings and buildings/structures on the Lots within the Mataka Scheme as well as the continuation of farming activities.
- (e) In the alternative, any other provisions including alternative activity status rules, matters for discretion and assessment criteria that give effect to this submission.
- (f) Any other consequential relief required to give effect to this submission.
8. I fully support the submission made by the Association and seek the same decisions as the Association sought in its submission.
9. I wish to be heard in support of my submission.
10. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

**DATE:** 21 October 2022

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**Louise Ford** on behalf of Maurice Dabbah

Address for service of submitter: C/- Helen Atkins / Louise Ford  
Atkins Holm Majurey Ltd  
Level 19, 48 Emily Place  
PO Box 1585, Shortland Street  
Auckland 1140

Telephone: (09) 304 0294

Email: helen.atkins@ahmlaw.nz / louise.ford@ahmlaw.nz

Contact person: Helen Atkins / Louise Ford