

**PROPOSED FAR NORTH DISTRICT PLAN**

**MINUTE 18 OF THE INDEPENDENT HEARINGS PANEL**

**RESPONSE TO THE MEMORANDUM OF COUNSEL FOR CAVALLI PROPERTIES  
LIMITED**

1. On 22 November 2024 the Council received a [memorandum](#) from Alan Webb, legal counsel on behalf of Cavalli Properties Limited (submitter 177), regarding the proposed planning provisions at Matauri Bay.
2. Mr Webb notes that his client's submission is being considered in two parts, one relating to the coastal overlay and the other relating to the rezoning of their property in the Proposed District Plan. The submitter is scheduled to be heard in relation to the coastal overlay issue in the week of 2 December 2024 with the rezoning issue to be heard next year, as part of other submissions regarding zoning. Mr Webb is concerned that when he presents to the Panel in the week of 2 December 2024, he will not know the Council's position as to the rezoning part of the submission. He seeks directions from the Panel that the Council file its reply to both issues (overlay and zoning) by 20 December 2024.
3. Having considered Mr Webb's memorandum, the Panel's view is that the schedule through to the end of the year is already compressed and that the Panel cannot accommodate changes to our current schedule or be seeking further advice from the Council's reporting officers/consultants at this time.
4. In relation to the matters raised, it is our intention to proceed with hearing the submission as part of the hearings in the week of 2 December 2024, noting that we have rescheduled that from the earlier date when the planning witness for the submitter, Mr Putt, was not available. As part of that hearing we will hear from the submitter and we can then also consider the need or otherwise, to hear further from them, or for any directions. We note that approach is partly acknowledged by Mr Webb when he states in his memorandum that there is strong merit in proceeding with the hearing so that the submitter can explain its position on both the overlay and on the zoning.
5. We have demonstrated to date, as part of the hearings process, that we can be flexible in relation to hearing submitters to be satisfied that they have every opportunity to explain concerns they have in relation to the Proposed District Plan.
6. If you have any questions regarding this Minute, please contact the Hearings Administrator Alicia-Kate (AK) Taihia - Submissions & Hearings Administrator District Plan: [alicia-kate.taihia@fndc.govt.nz](mailto:alicia-kate.taihia@fndc.govt.nz) or (09)4015247.



Robert Scott  
Hearings Panel Chairperson  
25 November 2024