



FS373

Remember
further
submissions
close at 5pm,
Monday 4th
September

Proposed Far North District Plan further submission form

Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

To: Far North District Council

This is a further submission in support of or in opposition to submission(s) on the Proposed Far North District Plan.

1. Further submitter details (mandatory information)	
Full name of individual/organisation making further submission:	Lucklaw Farm Ltd C/- John Gilbert Sturgess
Contact person (if different from above):	
Email address:	john@lucklaw.co.nz
Postal address:	690 Rangiputa Road, Karikari Peninsula Postcode 0483
Preferred method of contact:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone contact:	Daytime: Mobile: 021 656 920

2. Eligibility to make a further submission *(for information on this section go to RMA Schedule 1, clause 8)*

I am:

- A person representing a relevant aspect of the public interest. In this case, also specify below the grounds for saying that you come within this category; or
- A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category; or
- the local authority

My reasons for selecting the category ticked above are:

I am the owner of land directly affected by the proposed plan provisions and have made a submission (#551).

3. Request to be heard at hearing

- Yes, I wish to be heard at the hearing in support of my further submission; or
- No, I do not wish to be heard at the hearing in support of my further submission

If others make a similar submission, I will consider presenting a joint case with them at the hearing

- Yes No

Signature of further submitter:

(or person authorised to sign on behalf of further submitter)

Date:

(A signature is not required if you are making your further submission by electronic means)

Important information:

1. A copy of your further submission must be served on the original submitter within five working days after it is served on Far North District Council.
2. The Far North District Council must receive this further submission before the closing date and time for further submissions (**5pm Monday, 4 September 2023**)
3. Please note that further submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your further submission will only be used for the purpose of the District Plan review.
4. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this further submission form). If you don't have an email address, it will be posted.

Please note that your further submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the further submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your further submission to:

Post to: Proposed Far North District Plan
Planning and Policy, Far North District Council
Private Bag 752
KAIKOHE 0400

Email to: pdp@fndc.govt.nz

Or you can also deliver this further submission form to any Far North District Council service centre or library (check the Council website for opening hours).

Please refer to pdp.fndc.govt.nz for further information and updates.

Please note that original documents will not be returned. Please retain copies for your file.

The specific submission(s) on the Proposed Far North District Plan that this further submission relates to:

Name of original submitter	Address of original submitter	Original submitter number	Original submission point number	Support or oppose	Reasons for supporting or opposing	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
<i>Example</i> John Smith	<i>Example</i> 60 Kerikeri Road 0230	<i>Example</i> 600	<i>Example</i> 600.001	<i>Example</i> Support	<i>Example</i> I support because I believe	<i>Example</i> I seek that the whole of the submission point be allowed
Trent Simpkin	49 Matthews Avenue Kaitaia 0410	284	284.006	Support	I agree that Rural Residential and Rural Lifestyle zoning needs to be included around Rangiputa to allow for some growth.	I seek that the whole of this submission point be allowed. FS373.001
Tristan Simpkin	49 Matthews Avenue Kaitaia 0410	288	288.006	Support	I agree that Rural Residential and Rural Lifestyle zoning needs to be included around Rangiputa settlement to allow for some growth.	I seek that the whole of this submission point be allowed. FS373.002
Murray and Sandra Wilson	441A Rangiputa Road R D 3 Kaitaia 0483	406	406.001	Support	I support as the sites included are not of a viable size for rural production and the rezoning would allow for growth around the Rangiputa settlement.	I seek that the whole of this submission point be allowed. FS373.003
Trustees of the Taranaki Trust	700 Rangiputa Road, Karikari Peninsula 0480	552	552.001	Support	I support the rezoning sought to allow for growth around the Rangiputa settlement, which will also provide a buffer to the Rural Production Zone.	I seek that the whole of this submission point be allowed. FS373.004

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Name of original submitter	Address of original submitter	Original submitter number	Original submission point number	Support or oppose	Reasons for supporting or opposing	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
Grace Ann Sturgess	2B Motutara Drive, Karikari Peninsula 0483	553	533.001 and 533.002	Support	I support the rezoning sought, it provides for growth around Rangiputa and site sizes are not viable for rural production.	I seek that the whole of the submission point be allowed. FS373.005 FS373.006
Northland Regional Council	Private Bag 9021 Te Mai Whangarei 0143	359	359.032	Support	I support that fencing within natural character areas to align with Stock Exclusion Regulations should be permitted.	I seek that the whole of the submission point be allowed. FS373.007
Northland Federated Farmers of New Zealand	-	421	421.170	Support	I support that a framework should be included in the subdivision section for the managed growth of rural communities.	I seek that the whole of the submission point be allowed. FS373.008
Northland Federated Farmers of New Zealand	-	421	421.175 and 421.176	Support	I support that provision should be included for managing growth in rural areas.	I seek that the whole of the submission point be allowed. FS373.009-.010

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Ed and Inge Amsler	PO Box 318, Paihia 0247	341	341.014	Support	I support that a blanket discretionary activity status should not apply to subdivision of land within the Coastal Environment.	I seek that the whole of the submission point be allowed FS373.011
Sarah Ballantyne and Dean Agnew	-	386	386.016	Support	I support that subdivision of land in the Coastal Environment should not be a discretionary activity.	I seek that part of the submission point be allowed changing the activity status of Rule SUB-R20. FS373.012
Grace Anne Sturgess	2B Motutara Drive, Karikari Peninsula 0483	166	166.001	Support	I support the rezoning sought, it provides for growth around Rangiputa and is not viable for rural production due to lot size.	I seek that the whole of the submission point be allowed FS373.013
Arahia Burkhardt Macrae	356 Paparore Road Awanui 0486	255	255.001	Support	I support 20ha minimum lot sizes as controlled activities as it aligns with the Operative General Coastal Zone	I seek that the whole of the submission point be allowed FS373.014

standards.

Additional further submission comments:

FS373.015-.017

Original submission points #284.006, #288.006 and #552.001

These points specifically seek that changes are made to the Rural Production zone applied under the Proposed FND Plan to allow for growth of Rangiputa. Currently, other than Natural Open Space zoned land, the land around Rangiputa is zoned either General Residential or Rural Production. As the General Residential zoned land is effectively developed to capacity, the proposed zoning means that growth of this area is extremely restricted. In addition, the zoning means there is no buffer zone (such as Rural Lifestyle zoned land) between the Rural Production Zone and General Residential Zone, potentially resulting in reverse sensitivity effects.

It is common under the Proposed FND Plan that settlements comprising Residential zoned land within the Far North region include some Rural Lifestyle zoned land. Examples of this include Tokerau Beach, Taipa, Cable Bay, Hihi, Omapere, Kohukohu and Whangaroa.

Growth opportunities are further restricted as the Operative FND Plan required a minimum lot size of 20ha in the Coastal Zone for subdivisions and 1 dwelling per 20ha as a permitted land use activity. Now under the Proposed FND Plan, the minimum lot size for subdivisions in the Rural Production Zone is 40ha (as a Controlled activity), with 1 dwelling per 40ha as a permitted land use activity.

Original submission point #406.001

FS373.018

This point seeks that the proposed Rural Production zoning applied to the sites ranging from 300 Rangiputa Road northwards up to 699 Rangiputa Road is changed to Rural Lifestyle. The majority of these sites are less than 10ha in size, making it difficult for these sites to be viable for rural production. In addition, these sites all contain soils identified on the LRIS portal as having a land use capability of greater than LUC 4, which means that under the National Policy Statement for Highly Productive Land (2022), they are not defined as highly productive land. This is relevant as the overview of the Rural Lifestyle Zone provided under Part 3 of the Proposed FND Plan states that "Areas suitable for rural lifestyle living have been identified because they are already fragmented with residential land uses, are on low value soils...". On this basis, we support this submission point.

FS373.019-.020

Original submission point #553.001 and #553.002

These points seek that the identified land is rezoned to provide for additional residential growth around Rangiputa, or in the alternative that Rural Residential zoning is applied to 2B Motutara Drive, Karikari Peninsula. These submission points are supported as currently the proposed zoning extremely restricts the growth of Rangiputa. In addition, the site at 2B Motutara Drive is of a size (2.13ha) that means it is not viable for rural production, particularly as the LRIS portal identifies soils on the site have a land use classification of LUC 4e10 limiting land based rural production activities. Given the proximity of the site to the existing Residential Zone, the requested rezoning is supported, noting that the existing Rangiputa Oxidation Ponds (Designation FN160) are available as an option to support additional residential growth.