

Remember
submissions
close at 5pm,
Friday 21
October 2022

Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

Form 5: Submission on Proposed Far North District Plan

TO: Far North District Council

This is a submission on the Proposed District Plan for the Far North District.

1. Submitter details:

Full Name:	John Gilbert Sturgess for Lucklaw Farm Ltd		
Company / Organisation Name: (if applicable)	Lucklaw Farm Ltd		
Contact person (if different):			
Full Postal Address:	690 Rangiputa Road, Karikari Peninsula 0483		
Phone contact:	Mobile: 021 656 920	Home:	Work:
Email (please print):	john@lucklaw.co.nz		

2. (Please select one of the two options below)

- I **could not** gain an advantage in trade competition through this submission
 I **could** gain an advantage in trade competition through this submission


If you could gain an advantage in trade competition through this submission, please complete point 3 below

3. I **am** directly affected by an effect of the subject matter of the submission that:
 (A) Adversely affects the environment; and
 (B) Does not relate to trade competition or the effect of trade competition
- I **am not** directly affected by an effect of the subject matter of the submission that:
 (A) Adversely affects the environment; and
 (B) Does not relate to trade competition or the effect of trade competition

Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

The specific provisions of the Plan that my submission relates to are:

1. The zoning of land (as indicated in the planning maps) at 690 Rangiputa Road at Karikari Peninsula and adjacent land as identified in Schedule 2 attached.
2. Objectives, policies and provisions which relate to zoning for the land identified in Schedule 2.
3. Overlays applicable to the Puwheke Beach area
4. Designation FN160

Confirm your position: <input type="checkbox"/> Support <input checked="" type="checkbox"/> Support In-part <input type="checkbox"/> Oppose (please tick relevant box)
My submission is: (Refer Schedule attached)
I seek the following decision from the Council: (Refer Schedule attached)
<input checked="" type="checkbox"/> I wish to be heard in support of my submission <input type="checkbox"/> I do not wish to be heard in support of my submission (Please tick relevant box)
If others make a similar submission, I will consider presenting a joint case with them at a hearing <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do you wish to present your submission via Microsoft Teams? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Signature of submitter: (or <u>person authorised to sign on behalf of submitter</u>)  Date: 21 October 2022 (A signature is not required if you are making your submission by electronic means)

Important information:

1. The Council must receive this submission before the closing date and time for submissions (5pm 21 October 2022)
2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. 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 submission form).

Send your submission to:

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

Email to: pdp@fndc.govt.nz

Or you can also deliver this submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.

Submissions close 5pm, 21 October 2022

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.

Note to person making submission

Please note that your 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 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 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.

SUBMISSION NUMBER

Schedule

Submission on the Proposed Far North District Plan – Lucklaw Farm Ltd – Zoning and Overlays – Karikari

Introduction

1. This submission to the proposed Far North District Plan (**PDP**) relates to land of Lucklaw Farm, which is located at 690 Rangiputa Road, Karikari Peninsula 0483 (**the subject site**), and adjacent land as shown in Schedule 2.
2. The outcomes sought by this submission are generally in accordance with:
 - a. The functions of FNDC under the Resource Management Act 1991;
 - b. The provisions in Part 2;
 - c. The obligations to have regard to (or give effect to) the higher order policy instruments including NZCPS and RPS, and
 - d. Represents sound resource management outcomes.
3. The subject site has been identified below using the GeoMap Service for the Far North Proposed Plan:



Figure 1. Subject Site

Zoning

4. Under the PDP, the land is proposed to be zoned as Rural Production (from Coastal Environment) (see *Figure 2* below).



Figure 2. Proposed Zoning under Far North Proposed District Plan

5. Lucklaw Farm supports re-zoning of part of the subject site, in the way shown in **Schedule 2** (and reproduced as *Figure 3* below) so that:
- a. Part **A** – is zoned as Mixed Use / Residential
 - b. Part **B** – is zoned as Rural Lifestyle
 - c. Part **C** – is zoned as Rural Production



Figure 3. Proposed Zoning

6. The strategic direction chapter in the PDP sets out the following objectives for urban form and development:
- a. **SD-UFD-01** - The wellbeing of people who live in and visit towns in the Far North is considered first when it comes to planning places and spaces.
 - b. **SD-UFD-02** - Urban growth and development consolidated around existing reticulated networks within town centres, supporting a more compact urban form, affordability and providing for a mix of housing typologies.
 - c. **SD-UFD-03** - Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business activities.
 - d. **SD-UFD-04** - Urban growth and development is resilient and adaptive to the impacts from natural hazards or climate change.
7. The re-zoning proposed for Part A will allow for further urban growth and development around the existing Rangiputa Settlement, in accordance with SD-UFD-02. The expansion of the existing Rangiputa settlement would likely allow for better funding and eventual replacement of the wastewater ponds (FN160). It is envisaged that engagement would occur with adjacent landowners in relation to the proposed re-zoning.

Relief – Zoning

- S551.00** 8. Rezone land identified in the attached plan from Rural Production to a mix of Rural Residential / Mixed Use, Rural Production, and Rural Lifestyle - subject to master planning.

Overlay Mapping

9. Lucklaw Farm made a submission to the draft plan in relation to overlays (refer Barker & Associates Memorandum dated 10 May 2021, Rev 2).
10. Under the PDP, there are a number of resource overlays applicable to the subject site, including: Coastal Environment, Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character. See *Figure 4* below.

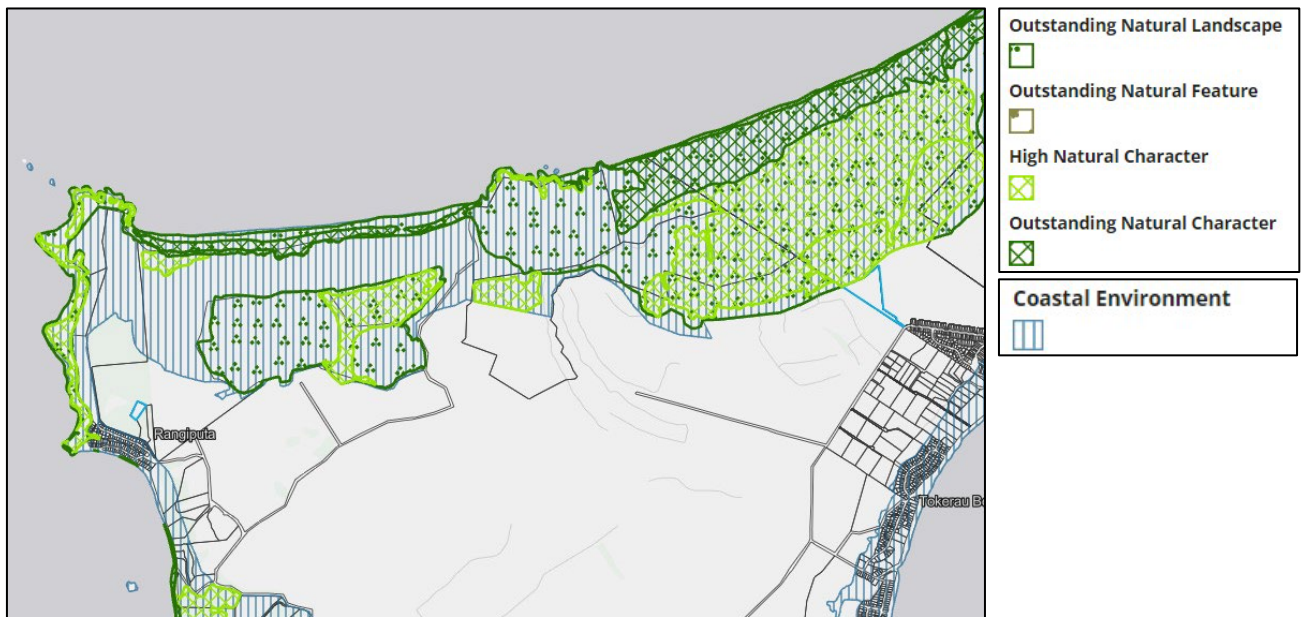


Figure 4. Proposed Overlays

11. The Coastal Environment overlay effectively adopts the mapping from the Northland Regional Policy Statement (**RPS**) and from that, identifies areas of high natural character (**HNC**) and outstanding natural character (**ONC**). Lucklaw Farm recognises the intent of mapping the coastal environment as an overlay in the PDP.
12. The PDP has mapped ONC, HNC, and Outstanding Natural Landscape (**ONL**) using the mapping methods and assessment criteria contained within the RPS.
13. Lucklaw Farms have concerns with respect to the accuracy and spatial extent of the ONC, HNC areas mapped within the PDP, specifically those identified within the subject site and the adjoining Puwheke Beach.
14. *Figure 4* (PDP) (above), *Figure 5* (RPS), and *Figure 6* (Northland Regional Plan) (below) show the discrepancies in overlay mapping of the three plans, with the Northland Regional Plan in particular not including any mapping of ONC or HNC within the subject site or the adjoining Puwheke Beach area, and the extent of the ONC overlay on Puwheke Beach being less in the PDP compared to the RPS. Lucklaw Farm acknowledges that the mapping of the ONL overlay is very similar between the PDP and the RPS.

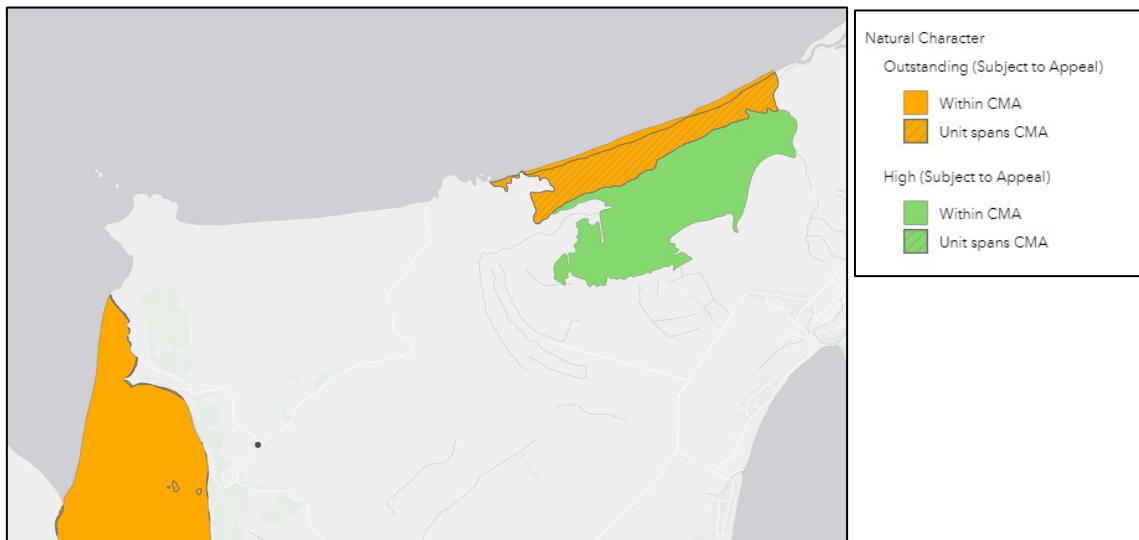


Figure 5. Regional Policy Statement Overlay Map

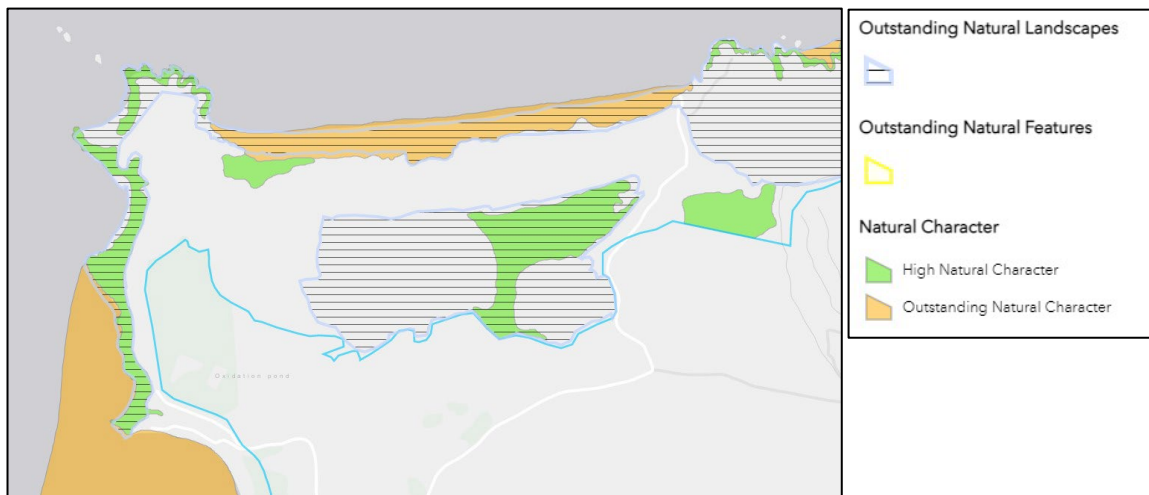


Figure 6. Northland Regional Plan Overlay Map

15. Lucklaw Farm understands the requirement under the Resource Management Act (RMA) that the District Plan must give effect to the RPS and be consistent with the Northland Regional Plan.

Relief – Overlay Mapping

16. Address the resource overlays in relation to the Lucklaw Farm submission to the draft plan (refer Barker & Associates Memorandum dated 10 May 2021, Rev 2).

S551.002
S551.003 17. Review the accuracy of the Draft Plan mapped ONC and HNC areas, including investigation and written clarification from NRC with respect to the discrepancies between the RPS and NRP.

S551.004 18. Undertake onsite ground-truthing to ensure the District Plan maps accurately reflect the features onsite recognising policy 4.5.2 and method 4.5.4 (2) of the RPS.

S551.005 19. Provide further information including methodology, technical reports and s32 evaluation evidence to support the ONC and HNC mapping in the PDP, specifically the mapping in relation to “ONC44” which does not extend onto the foreshore despite the RPS mapping

showing more extensive ONC overlay on Puwheke Beach. Lucklaw Farm reserves the right to provide further comment upon receipt of this further information.

20. Amend the overlays for ONC and HNC to give effect to the findings from [18] and [19] above.

21. The PDP should give effect to the RPS, Lucklaw Farm supports refinement of the spatial extent of the maps.

S551.006 22. ONC area "OC44" should be mapped in accordance with the mapping shown in the RPS.

Designation FN160

23. The Rangiputa Oxidation Ponds at FN160 are authorised by previous resource consent to the Far North District Council for sewage treatment and disposal purposes. The PDP states that there are no conditions applying to this designation.

24. The ponds likely require future capital works in order to properly serve the current settlement at Rangiputa and avoid adverse effects on the environment and on Lucklaw Farm.

25. Providing for planned expansion of the Rangiputa Beach settlement (as sought above in [9]) provides opportunity for funding the necessary capital works in connection with the ponds (or suitable replacements) servicing a wider catchment.

Relief – Designation FN160

S551.007 26. Amend FN160, and its conditions, in order to address adverse effects to the environment from the operation of the wastewater ponds for Rangiputa.

Overall Outcomes Sought – Relief

27. In summary, Lucklaw Farm seeks the following relief:

- a. Rezoning in accordance with Schedule 2, subject to master planning;
- b. Overlays for the Far North District Plan are mapped in a way which gives effect to the higher order planning instruments namely, the Northland Regional Policy Statement, and any necessary changes are incorporated into the Far North District Plan.
- c. Designation FN160 is amended to address adverse effects on the environment from the operation of the oxidation ponds.
- d. Any necessary or consequential amendments to objectives, policies and provisions required to achieve the above.





28. Lucklaw Farm **does wish** to be heard in support of this submission.



















29. If others make a similar submission, Lucklaw Farm will consider presenting a joint case with them at a hearing.

Schedule 2 – Proposed Rezoning of Puwheke / Rangiputa


































Property Rates (FNDC)

- 
- Zones**
-  Airport
-  Carrington Estate
-  General Residential
-  Heavy Industrial
-  Horticulture
-  Horticulture Processing Facilities
-  Hospital
-  Kauri Cliffs
-  Kororāreka Russell Township
-  Light Industrial
-  Mixed Use
-  Moturoa Island
-  Māori Purpose - Rural
-  Māori Purpose - Urban
-  Natural Open Space
-  Ngawha Innovation And Enterprise Park
-  Open Space
-  Orongo Bay
-  Quail Ridge
-  Rural Lifestyle
-  Rural Production
-  Rural Residential
-  Settlement
-  Sport And Active Recreation

- Zones**
-  Airport
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- 



- Rural Lifestyle 
- Rural Production 
- Rural Residential 
- Settlement 
- Sport And Active Recreation 
- Horticulture 
- Māori Purpose - Urban 
- Kauri Cliffs Special Areas**
-  Golf Living Environment
-  Golf Playing Environment
-  Lodge Environment
-  Natural Heritage Environment
- Designations**
-  National Grid Line
-  National Grid Line
- Critical Electricity Line**
-  - -
- Airport Protection Surfaces**
-  Treaty Settlement Land
- Pedestrian Frontage**
-  Mineral Extraction
-  Outer Control Boundary (55 dB Ldn)
-  Air Noise Boundary (65 db Ldn)
-  Coastal Environment
-  Building Height Control
- Area A**
-  Area A
- Area B**
-  Area B
- Precincts**
-  Innovation and Enterprise Precinct
- Te Oneroa-a-Tōhe Beach Management Area**
-  Te Oneroa-a-Tōhē
- Sites & Areas of Significance to Māori**
-  Heritage Area
-  Heritage Item
-  Notable Tree
-  Outstanding Natural Landscape
-  Outstanding Natural Feature
-  High Natural Character
-  Outstanding Natural Character
- 