



**SCANNED**  
Kerikeri Service Centre  
21 OCT 2022

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:	Kerry Ludbrook		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	228 Rangitane Rd, RD1 Kerikeri 0294		
Phone contact:	Mobile: 027 2906330	Home:	Work:
Email (please print):	kerry.ludbrook@raywhite.com		
2. (Please select one of the two options below)			
<input checked="" type="checkbox"/> I <b>could not</b> gain an advantage in trade competition through this submission <input type="checkbox"/> I <b>could</b> 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. <input type="checkbox"/> I <b>am</b> 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			
<input type="checkbox"/> I <b>am not</b> 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: (please provide details including the reference number of the specific provision you are submitting on)			
<del>Residential</del> Zoning of Lot 12 DP431913 et 523156			



Confirm your position:  Support  Support In-part  Oppose  
(please tick relevant box)

**My submission is:**

(Include details and reasons for your position)

Lot 12 DP 431913 (CT 523156) is being rezoned into rural production. This is a 20 acre 8.8 hectare lot with very wet poor soil. It is no good for farming and is only suitable for lifestyle. Some areas need to be forced off as they are so boggy.

I am a farmer and have been all my life. I also sell farms so I am knowledgeable as to what should be zoned rural production. We own a farm elsewhere.

**I seek the following decision from the Council:**

(Give precise details. If seeking amendments, how would you like to see the provision amended?)

Lot 12 DP 431913 (CT 523156) should be rezoned in the new District Plan as rural lifestyle.

It is too small to be farmed and the soil type is too poor. It is surrounded by subdivision, close to Rangitikei community and town and has spectacular views. It is impossible to farm such a small wet block.

S327.001

I wish to be heard in support of my submission  
 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  
 Yes  No

Do you wish to present your submission via Microsoft Teams?  
 Yes  No

**Signature of submitter:**  
(or person authorised to sign on behalf of submitter)

Date: 20/10/2022

(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).



# Quickmap Title Details



Information last updated as at 11-Sep-2022

## RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

**Identifier**                    **523156**

**Land Registration District** **North Auckland**

**Date Issued**                20 August 2010

### Prior References

398482

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**Type**                        Fee Simple  
**Area**                        8.8747 hectares more or less  
**Legal Description**    Lot 12 Deposited Plan 431913

### Registered Owners

Shirley Diane Dryden and Kerry Scott Ludbrook

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Appurtenant hereto is a right of way and electricity and telephone rights specified in Easement Certificate C131692.3 - 27.4.1990 at 12:11 pm

7457497.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.7.2007 at 9:00 am

Subject to a right to convey electricity and telecommunications over parts marked HC & L and to convey water over part marked HC on DP 431913 created by Easement Instrument 7457497.6 - 11.7.2007 at 9:00 am

The easements created by Easement Instrument 7457497.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity, telecommunications and computer media over part marked HC on DP 431913 created by Easement Instrument 7457497.7 - 11.7.2007 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked HC on DP 431913 in favour of Top Energy Limited created by Easement Instrument 7457497.8 - 11.7.2007 at 9:00 am

Land Covenant in Easement Instrument 7516433.6 - 24.8.2007 at 9:00 am

Land Covenant in Transfer 7519798.1 - 28.8.2007 at 9:00 am

Land Covenant in Easement Instrument 7763495.1 - 28.3.2008 at 9:00 am

7763495.2 Variation of Land Covenant 7519798.1 - 28.3.2008 at 9:00 am

Appurtenant hereto is a right of way created by Easement Instrument 7773227.2 - 4.4.2008 at 9:00 am

Land Covenant in Easement Instrument 7773227.2 - 4.4.2008 at 9:00 am

Land Covenant in Easement Instrument 7953693.4 - 1.10.2008 at 9:00 am

Subject to a right to convey electricity (in gross) over part marked HC on DP 431913 in favour of Vodafone New Zealand Limited created by Easement Instrument 8544217.1 - 15.7.2010 at 1:48 pm

Subject to Section 168A Coal Mines Act 1925

Subject to Section 8 Mining Act 1971

8572970.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.8.2010 at 10:14 am

The easements created by Easement Instrument 8572970.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and right to convey electricity and telecommunications over part marked HC on DP 431913 created by Easement Instrument 8572970.5 - 20.8.2010 at 10:14 am

Appurtenant hereto is a right of way and a right to convey electricity and telecommunications created by Easement Instrument 8572970.5 - 20.8.2010 at 10:14 am

Land Covenant in Easement Instrument 8591055.1 - 15.9.2010 at 9:06 am

*The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.*



**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](mailto: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](http://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 no independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

**SUBMISSION NUMBER**

327