

**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:**

<b>Full Name:</b>	<b>John Gilbert Sturgess as Trustee for the Taranaki Trust</b>		
<b>Company / Organisation Name: (if applicable)</b>	<b>Trustees of the Taranaki Trust</b>		
<b>Contact person (if different):</b>			
<b>Full Postal Address:</b>	<b>700 Rangiputa Road, Karikari Peninsula 0483</b>		
<b>Phone contact:</b>	<b>Mobile:</b> <b>021 656 920</b>	<b>Home:</b>	<b>Work:</b>
<b>Email (please print):</b>	<b>john@lucklaw.co.nz</b>		

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. RPROZ-P5

**RPROZ-P5**

Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone

2. The zoning of land (as indicated in the planning maps) at 700 Rangiputa Road at Karikari Peninsula and adjacent land as identified in Schedule 2 attached.
3. Objectives, policies and provisions which relate to zoning for the land identified in Schedule 2.

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

**My submission is:**

The land use for this 52 ha property is currently Lifestyle – Multiuse (see Schedule 1 attached FNDC rating info).

The property is owned by a family trust and has two modern dwellings, 4 older style batches and 2 sheds.

The FNDC PDP now proposes that this property is zoned Rural Production.

This submission is that this use of this land which is adjacent to a residential area (Rangiputa settlement) and is used for residential purposes such as accommodation is not compatible with the purpose, character and amenity of a Rural Production zone.

Rezoning of land adjacent to the Rangiputa settlement as Rural lifestyle / Mixed Use / Residential, with the balance as Rural Production will allow for the planned expansion of the existing Rangiputa settlement in accordance with the strategic direction objectives for urban form and development, while allowing for a mix of housing typologies.

To give effect to this objective, and the actual use of the land, re-zoning is sought which aligns with Schedule 2 (attached) so that:

1. Part A – is zoned as Mixed Use / Residential
2. Part B – is zoned as Rural Lifestyle
3. Part C – is zoned as Rural Production

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

1. Amend the zoning of land (as indicated in the planning maps) at 700 Rangiputa Road at Karikari Peninsula and adjacent land as identified in Schedule 2 attached.
2. Amend the objectives, policies and provisions which relate to zoning for the land identified in Schedule 2, consistent with the zoning outcomes sought.
3. Alternatively, Rural Lifestyle or Rural Settlement zoning is sought for the property at 700 Rangiputa Road, Karikari Peninsula.
4. Further or consequential relief amending the objectives, policies and other provisions of the plan in order to give effect to this submission.

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)

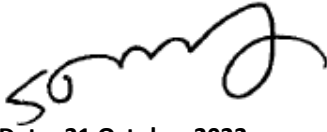
If others make a similar submission, I will consider presenting a joint case with them at a hearing  
 Yes  No

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

S552.001

Signature of submitter:

(or person authorised to sign on behalf of submitter)



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](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 not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

#### SUBMISSION NUMBER

**Schedule 1 – Rating Information for 700 Rangiputa Road, Karikari**

### Local election 2022 - Preliminary results

Preliminary results are posted on our Local Elections 2022 page. These are the known results as at 1.30pm on Sunday 9 October.

Final results may be known by Friday 14 October 2022.

[Local Elections 2022](#)

[Home](#) / [Our services](#) / [Rates](#) / [Rating Information Database](#)

## Rating Information Database

### About the database

You can use this database to find rating information on any property in the district. You can also use this rating information database to look for the following:

- Property details – valuation number, property address, land area.
- Valuation details – capital value, improvement value, land value.
- Rates details – rates by year, rates levied by Northland Regional Council, general and targeted rates levied by Far North District Council.

#### Looking for the balance or an amount owing on your rates account?

Please note you can't use this database to find out information about your rates account, however, you can find out how much you owe by lodging a [general request](#). You don't need to be a registered user of [online services](#) to do this.

To register with online services [click here](#). If you are a registered member then you can view your rating information via your account or access via [this link](#).

### Before you start!

What you need to know about this Rating database:

- It provides a breakdown of rates and the total due for the property selected for the next two years. The 2023 year is 1 July 2022 - 30 June 2023 and the 2024 year is 1 July 2023 - 30 June 2024
- The figures incorporate the latest property valuations as at the 1st August 2019
- Variations in rates from one year to the next are due to changes in land values calculated independently every three years and annual adjustments made by Far North District Council
- Each breakdown of rates includes those levied by Northland Regional Council and collected by Far North District Council
- FNDC and NRC rates for 2022-2023 are the actual rates. 2023-2024 proposed rate are not yet available.

### How to use the database

Search for rating information by entering an valuation number or a street address in the corresponding boxes below, check that you are not a robot and click submit. Please take note of the year you are searching.

## The Rating Information Database

Rate Information Database last updated : 10/09/2022

Property Details for Valuation: 00081-06102

Property Address : 700 Rangiputa Road, Karikari Peninsula 0483

Current Legal Description : Lot 2 DP 446414

Title References : CT-562361

Values for Property ID : 3356725

Code	Type	Value
CV	Capital Value (\$)	2070000
IV	Improvement Value (\$)	700000
LA	Land Area (sq metres)	521001
LV	Land Value (\$)	1370000

Rateability : Rateable  
Land Use : 20 [Business/Multi Use](#)  
Section 20-20A Local Government (Rating) Act 2002 – Rating units in common ownership  
Main assessment : None  
Linked assessment(s) : None  
Nature of Improvements : 4 Bach 2 Dwelling Fencing Other Buildings Other Improvement

Rates for 2023 for rate assessment : 5013006

Rate Type	Type	Value	Rate or Charge	Amount
Stormwater Targeted Rate CV	Capital Value	2070000	0.00030010	621.21
Sewerage Public Good	Rating Unit	1		15.00
Water Public Good	Rating Unit	1		15.00
Roading Rate Uniform Rate	Separate Part	2	100.00	200.00
Roading Rate Lifestyle Differential	Land Value	1370000	0.00012230	167.55
General Rate Uniform Annual General Charge	Separate Part	2	450.00	900.00
Ward Services Rate Te Hiku Differential	Separate Part	2	353.30	706.60
General Rate General Differential	Land Value	1370000	0.00477200	6,537.64
NRC Council Services Rate	Separate Part	2	140.02	280.04
NRC Pest Management Rate	Separate Part	2	71.77	143.54
NRC Flood Infrastructure Rate	Separate Part	2	33.34	66.68
NRC Emergency and Hazard Management Rate	Separate Part	2	40.15	80.30
NRC Emergency Services Rate	Separate Part	2	11.60	23.20
NRC Sporting Facilities Rate	Separate Part	2	16.60	33.20
NRC Far North Transport Rate	Separate Part	2	8.79	17.58
NRC Economic Development Rate - Far North District	Land Value	1370000	0.00002600	35.62
NRC Land and Freshwater Management Rate	Land Value	1370000	0.00038350	525.40
<b>Total Years Rates</b>				<b>10,368.35</b>

#### Related Information

- [About the rating database](#)
- [Lodge a service request for your rates account information](#)
- [Register for an online services account](#)
- [Check your account with Online Services](#)
- [Printer friendly Rating Information Database](#)

Last updated 04 July 2022

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Far North District Council  
5 Memorial Ave (Head Office)  
Kaikohe 0405  
Mail to: Private Bag 752, Kaikohe 0440

P 2800 920 029 (free within NZ)

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**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

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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 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
- 