

**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>Grace Anne Sturgess</b>		
<b>Company / Organisation Name: (if applicable)</b>			
<b>Contact person (if different):</b>			
<b>Full Postal Address:</b>	<b>2B Motutara Drive, Karikari Peninsula 0483</b>		
<b>Phone contact:</b>	<b>Mobile:</b> 021 036 4825	<b>Home:</b>	<b>Work:</b>
<b>Email (please print):</b>	<a href="mailto:grace.sturgess@yahoo.com">grace.sturgess@yahoo.com</a> ; <a href="mailto:john@lucklaw.co.nz">john@lucklaw.co.nz</a>		

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 2B Motutara Drive 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 FNDC subdivision of this 2 ha allotment on the 10 November 2004 was on the basis that it was to be zoned Rural Residential (See Schedule 1).

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) 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 2B Motutara Drive at Karikari Peninsula and adjacent land as identified in Schedule 2 attached. S553.001 & S553.002
2. Amend the objectives, policies and provisions which relate to zoning for the land identified in Schedule 2, consistent with the zoning outcomes sought. S553.001
3. Alternatively, Rural Residential zoning is sought for the property at 2B Motutara Drive, Karikari Peninsula. S553.001
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

**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**

**553**

**Schedule 1 – Far North District Council Subdivision Document**

# **FAR NORTH DISTRICT COUNCIL**

## **FAR NORTH OPERATIVE DISTRICT PLAN [MANGONUI SECTION]**

### **AND THE**

## **FAR NORTH PROPOSED DISTRICT PLAN**

### **IN THE MATTER OF**

The Resource Management Act 1991

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**AND**

### **IN THE MATTER OF**

an application for Resource Consent  
under the aforesaid Act by

**GILLIAN MICHELLE SAUNDERS**

FILE NUMBER RC 2050309

### **DECISION**

That pursuant to Sections 104B, and 220 of the Resource Management Act 1991, the Council grants its consent to Gillian Michelle Saunders to subdivide a property at Rangiputa Road, Karikari Peninsula, being more particularly described as Lot 1 DP 178515 contained in CT 102D/847 (North Auckland Registry) to create a 'once off' subdivision of two additional rural residential allotments of 2 hectares each and the balance area of 60 hectares, subject to the following conditions:

- (1) The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by *Von Sturmers*, referenced 10828/1661 dated 20 September 2004, and attached to this consent with the Council's "Approved Plan" stamp affixed to it (5 November 2004).
- (2) That prior to the Council's approval of the survey plan under Section 223 of the Act:
  - (a) Easements 'A' to 'D' as shown on the subdivision plan prepared by *Von Sturmers*, referenced 10828/1661 dated 20 September 2004 shall be shown on the face of the survey plan in a Memorandum of Easements and shall be duly granted or reserved.
  - (b) Those areas of Lots 1 and 2 that are within 150m of the south-eastern boundary of Lot 1 DP 72867 shall be shown as areas 'Y' and 'Z' respectively on the survey plan (subject to building line restrictions).
- (3) That before a certificate is issued pursuant to Section 224 of the Act, the consent holder shall:
  - (a) Provide and complete the private way indicated on the subdivision plan, formed

(and sealed for the first six (6) metres), surfaced and provided with adequate stormwater control, to the standard specified in Rule 14.1.6.1.2, and the Table forming Appendix 7B, of the Proposed District Plan (July 2003), to the satisfaction of the Council. Prior approval by the Council of engineering drawings of such works, if deemed necessary, is required before any construction begins.

- (b) Provide documentation that the service providers of electric power, and telecommunications to each proposed allotment are satisfied with the arrangements made for the provision of these services.
- 
- (c) Secure the conditions below by way of Consent Notice issued under Section 221 of the Act, to be registered against that titles of the affected allotments. The cost of preparing, checking, executing and registering the Notice shall be met by the Applicants.
    - (i) That no habitable buildings shall be located on Lots 1 and 2 within areas 'Y' or 'Z' of the survey plan.
    - (ii) That the existing vegetation within Lots 1 and 2 shall be retained and maintained on an ongoing basis.
    - (iii) That at the time of lodging a building consent application for any dwelling on Lots 1 and 2, the following shall be provided to the Council for approval:
      - 1. A specific design for stormwater management and effluent disposal prepared by a suitably qualified Chartered Professional Engineer, or another approved IQP (e.g. a "TP 58 writer" for effluent disposal); and
      - 2. A specific design for the foundations of any dwelling prepared by a Chartered Professional Engineer (or MIPENZ) with geotechnical expertise.
    - (iv) Any earthworks over 50m<sup>3</sup> within Lots 1 and 2 shall be designed and supervised by a suitably qualified Chartered Professional Engineer.

**In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:**

- (A) Written approval from adjoining owners and interested parties to the proposed activity has not been sought, as the Council is of the opinion that no one will be adversely affected by the grant of consent to the proposal.
- (B) There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans as they may apply to the specific circumstances of this proposal.

- (C) The imposed conditions will ensure that the grant of consent will be in conformance with the relevant provisions of the applicable District Plans; and those conditions will adequately avoid, or mitigate to a minor impact level, the expected adverse effects on the environment.

#### **STATUTORY INFORMATION**

The following matters are noted as being relevant to the land, and possibly requiring additional action for statutory and/or code compliance. The applicant and any prospective purchasers should be aware of these matters; and hence the information will be placed on the property file and will be cited in any related Project or Land Information Memorandum that may be issued by the Council.

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- (1) Pursuant to Section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a Development Contributions Policy. In accordance with this policy, the activity to which this consent relates is subject to Development Contributions. You will be advised of the assessment of the Development Contributions payable under separate cover in the near future.

It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which this consent relates or, in the case of a subdivision, prior to the issue of a Section 224(c) Certificate.

Further information regarding the Council's Development Contributions Policy may be obtained from the Long Term Council Community Plan (LTCCP) or the Council's website at [www.fndc.govt.nz](http://www.fndc.govt.nz).

- (2) If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local iwi contacted. Comply in all respects with the requirements and provisions of the Historic Places Act 1993.
- (3) The registered proprietor of the land for the time being is advised that any earthworks (excavation or filling) which alters existing land contours and is undertaken within 20 metres of any road or other property boundary requires permission for control of earthworks, pursuant to Chapter 22 of the Far North District Council General Bylaws, November 1990.

DECISION PREPARED BY:  Nick Williamson, CONSULTANT PLANNER (xplan Ltd)

#### **CONSENT GRANTED UNDER DELEGATED AUTHORITY:**

  
\_\_\_\_\_  
RESOURCE CONSENTS MANAGER

10th November 2004 DATE  
RC 2050309

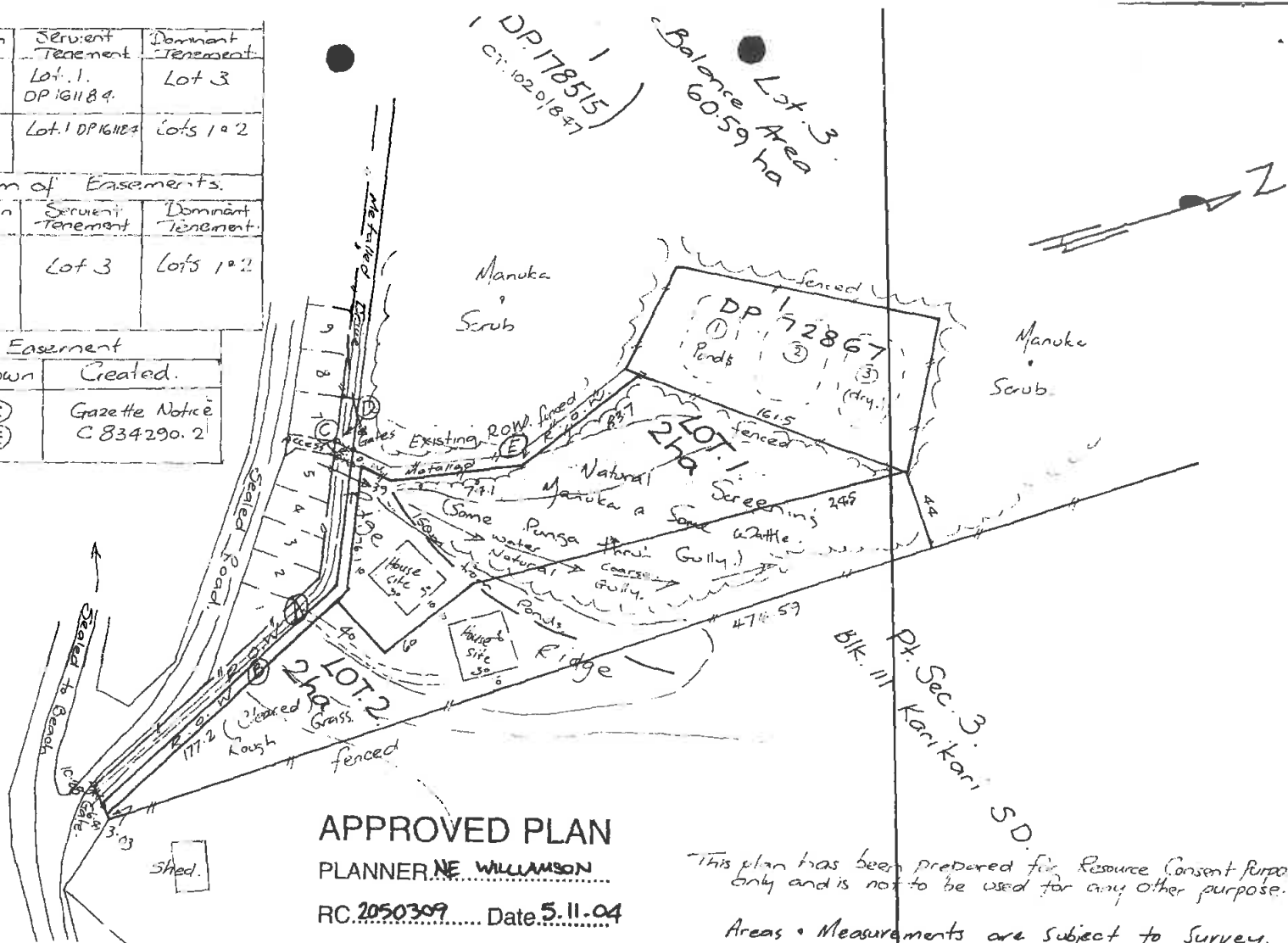
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	(A) (C) (D)	Lot 1. DP 161184	Lot 3
Electric Power Telecommunication	(A)	Lot 1 DP 161184	Lots 1 & 2

Memorandum of Easements.

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Electric Power Telecommunication	(B)	Lot 3	Lots 1 & 2

Existing Easement

Purpose	Shown	Created
Right of Way	(C) (E)	Gazette Notice C 834290.2



APPROVED PLAN

PLANNER: NE WILLIAMSON

RC. 2050309 ..... Date 5.11.04

This plan has been prepared for Resource Consent Purpose only and is not to be used for any other purpose.

Areas & Measurements are Subject to Survey.

F.N.D.C.  
G.M. Saunders - owner/Applicant

Proposed Subdivision of Lot 1 DP 178515 and  
Easement over Lot 1. DP 161184

Prepared by Don Stummer's Licenced Surveyor			SHEET 1
DRAWN <i>Flw</i>	CHECKED	SCALE	SERIES OF
TRACED	DATE 20.9.09	1:2000	REF 10828/166





**Far North  
District Council**

Private Bag 752, Akimona Ave  
Newell 1410, New Zealand  
Teleponu: 0800 920 029  
Phone: 09-405 2750  
Fax: 09-401 2137  
Email: [ask\\_us@fnidc.govt.nz](mailto:ask_us@fnidc.govt.nz)  
Website: [www.fnidc.govt.nz](http://www.fnidc.govt.nz)

## **THE RESOURCE MANAGEMENT ACT 1991**

### **SECTION 221 : CONSENT NOTICE**

**REGARDING RC2050309**  
the Subdivision of Lot 1 DP 178515  
North Auckland Registry

**PURSUANT** to Section 221 and for the purpose of Section 224 (c)(ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified under each condition below.

### **SCHEDULE**

- (i) That no habitable buildings shall be located on Lots 1 and 2 within areas 'Y' or 'Z' of the survey plan.
- (ii) That the existing vegetation within Lots 1 and 2 shall be retained and maintained on an ongoing basis.
- (iii) That at the time of lodging a building consent application for any dwelling on Lots 1 and 2, the following shall be provided to the Council for approval:
  - 1. A specific design for stormwater management and effluent disposal prepared by a suitably qualified Chartered Professional Engineer, or another approved IQP (e.g. a "TP 58 writer" for effluent disposal); and
  - 2. A specific design for the foundations of any dwelling prepared by a Chartered Professional Engineer (or MIPENZ) with geotechnical expertise.
- (iv) Any earthworks over 50m<sup>3</sup> within Lots 1 and 2 shall be designed and supervised by a suitably qualified Chartered Professional Engineer.

SIGNED:



Pat Killalea













By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this <sup>3</sup>22<sup>nd</sup> day of *May* 2007

**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
-  Carrington Estate
-  General Residential
-  Heavy Industrial
-  Horticulture Processing Facilities
-  Hospital
-  Kauri Cliffs
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-  Māori Purpose - Rural
-  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 
- 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-Tōhe
- Sites & Areas of Significance to Māori**
-  Heritage Area
-  Heritage Item
-  Notable Tree
-  Outstanding Natural Landscape
-  Outstanding Natural Feature
-  High Natural Character
-  Outstanding Natural Character
- 