

FS569

To
 Far North District Council
 5 Memorial Ave
 Private Bag 752
 Kaikohe 0440
 e-mail pdp@fndc.govt.nz

Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan 2022 Clause 8 of Schedule 1, Resource Management Act 1991

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

1. Full name: **Vision Kerikeri** (Vision for Kerikeri and Environs Inc, VKK)

Contact Person: Rolf Mueller-Glodde (Acting Chair)

Postal address: 28 Landing Road, Kerikeri 0230

Phone: 09-4073598, 021-08341021

e-mail: visionkerikeri@gmail.com

2. Vision Kerikeri is a community group which has an interest that is greater than the interest the general public has. In this case, the grounds for saying that VKK comes within this category are as follows:

Not-for-profit Community Group VKK (115 members) is an original submitter to the PDP with a general interest in the area of Kerikeri and Environs.

- I 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

FURTHER SUBMISSIONS:

Original submission #	Name of original submitter	Support or oppose	
42	Te Whatu Ora (Health NZ)	Oppose to the extent that the submission is inconsistent with our original submission	FS569.054-.071
159	Horticulture New Zealand	Oppose to the extent that the submission is inconsistent with our original submission	FS569.199-384
180	Kerikeri Peninsula Conservation Trust	Support to the extent that the submission is consistent with our original submission	FS569.039-.042
189	Thomson Survey	Oppose to the extent that the submission is inconsistent with our original submission	FS569.043

Original submission #	Name of original submitter	Support or oppose
190	Thomson Survey	Oppose to the extent that the submission is inconsistent with our original submission FS569.044-.045
215	Haigh Workman Ltd	Oppose to the extent that the submission is inconsistent with our original submission FS569.526-569.581
243	Matauri Trustee Ltd	Oppose to the extent that the submission is inconsistent with our original submission FS569.595-569.722
250	Willowridge Developments Ltd	Oppose to the extent that the submission is inconsistent with our original submission FS569.723-753
252	Hall Nominees Ltd, Remuera	Oppose to the extent that the submission is inconsistent with our original submission FS569.754-759
266	McCaughan Road	Oppose to the extent that the submission is inconsistent with our original submission FS569.046
271	Our Kerikeri Community Charitable Trust	Support FS569.760-797
272	Our Kerikeri Community Charitable Trust	Support FS569.798-820
273	Our Kerikeri Community Charitable Trust	Support FS569.821-826
274	Our Kerikeri Community Charitable Trust	Support FS569.827-833
276	Russell Landcare Trust	Support to the extent that the submission is consistent with our original submission FS569.834-850
283	Trent Simpkin, Arcline	Oppose to the extent that the submission is inconsistent with our original submissions FS569.851-890
284	Trent Simpkin, Arcline	Oppose to the extent that the submission is inconsistent with our original submissions FS569.891-907
287	Tristan Simpkin, Arcline	Oppose to the extent that the submission is inconsistent with our original submissions FS569.908-916
288	Tristan Simpkin, Arcline	Oppose to the extent that the submission is inconsistent with our original submissions FS569.917-935
303	Living Waters – Bay of Islands	Support FS569.047-569.049
310	Lianne Kennedy	Oppose to the extent that the submission is inconsistent with our original submissions FS569.936-943
338	Our Kerikeri Community Charitable Trust	Support FS569.978-1045

Original submission #	Name of original submitter	Support or oppose
354	Bay of Islands Watchdogs	Oppose to the extent that the submission is inconsistent with our original submissions FS569.1046-1072
359	Northland Regional Council	Support to the extent that the submission is consistent with our original submission FS569.1073-1117
364	Director General of Conservation (DOC)	Support to the extent that the submission is consistent with our original submission FS569.1118-1211
366.001	Blair and Deanne Rogers	Oppose FS569.001
403	Meridian Farm Ltd	Oppose to the extent that the submission is inconsistent with our original submissions FS569.050-.052
409	Heritage New Zealand – Pouhere Taonga	Support to the extent that the submission is consistent with our original submission FS569.1212-1261
421	Northland Federated Farmers	Oppose to the extent that the submission is inconsistent with our original submission FS569.1269-1495
433	GE Free Taitokerau	Support to the extent that the submission is consistent with our original submission FS569.1497-1500
436	Fish & Game	Oppose to the extent that the submission is inconsistent with our original submissions FS569.1501-1541
442	Kapiro Conservation Trust	Support FS569.1724-1745
443	Kapiro Conservation Trust	Support FS569.1746-1754
444	Kapiro Conservation Trust	Support FS569.002
445	Kapiro Conservation Trust	Support FS569.1756-1779
446	Kapiro Conservation Trust	Support FS569.1760-1799
447	Kapiro Conservation Trust	Support FS569.1781-1794
448	Kapiro Conservation Trust	Support FS569.1885-1888
449	Kapiro Conservation Trust	Support FS569.1800-1868
451	Pacific Eco-Logic	Support to the extent that the submission is consistent with our original submission FS569.1542-1567
511	Forest & Bird	Support to the extent that the submission is consistent with our original submission FS569.1608-1732
529	Carbon Neutral Trust	Support FS569.1927-2164

Sunday, 3 September 2023

Original submission #	Name of original submitter	Support or oppose
542	Marianna Fenn	Support to the extent that the submission is consistent with our original submission FS569.2165-2183
545	Heather Adams & Duncan Ross	Support FS569.053
549	Levin Stones Holding Ltd	Oppose to the extent that the submission is inconsistent with our original submissions FS569.2222-2226
559	Te Rūnanga o Ngāti Rēhia	Support to the extent that the submission is consistent with our original submission FS569.2227-2278

Signature of person making submission:

Rolf Mueller-Glodde

[signature is not required if submission is sent by email]

Date: 4 September 2023

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FURTHER SUBMISSION 1

Original submissions:

FS569.002-.015

S444 Kapiro Conservation Trust
S529.110 Carbon Neutral Trust
S181 C & M Sawers
S68 D Putt
S83 C Baker
S88 D Pope
S144 T Clarke
S564 J Christensen
S558 J Nieson
S76 J Putt
S89 I Pope
S145 F Clarke

S162 D Pope
S537 K & A Panckhurst

We support

Reasons:

It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons –

- ⌚ National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.
- ⌚ Lot 1001 DP 532487 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.
- ⌚ Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.
- ⌚ FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).
- ⌚ Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.
- ⌚ Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.
- ⌚ Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.
- ⌚ In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.
- ⌚ Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring orchards.
- ⌚ Residential/urban development in this location will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic; one-lane bridge in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.

We seek:

- Re-zoning of Lot 1001 DP 532487 in Horticulture zone or Rural Production zone.
- Stronger provisions (objectives, policies and rules/standards) for the Rural

Production zone, Horticulture zone and Rural Lifestyle zone to prevent urban/residential sprawl and protect productive soil, rural character/environment, amenity values, natural environment, ecological values, etc.

- Stronger provisions and assessment criteria for preventing cumulative and long-term adverse effects on productive soil, rural character, natural environment, ecological values, freshwater, traffic impacts, etc.

Relevant sections of PDP: Definitions (e.g. productive land, versatile soil), Strategic direction (e.g. Urban form and development, Rural environment, Natural environment), Infrastructure, Ecosystems & indigenous biodiversity, Subdivision including traffic issues, Rural zone provisions, Horticulture zone, Planning maps. Transport and traffic. Freshwater provisions

FURTHER SUBMISSION 2

Original submissions:

S349 Neil Construction Ltd

S286, 288.004, 174.001 Tristian Simpkin, Arcline **FS569.016- .019**

S284.004, S22.003, S24.001, S24.002, S28.001 Trent Simpkin, Arcline **FS569.020-569.024**

We oppose.

Reasons:

The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating a scale and density of development that is not anticipated in the Operative and Proposed District Plans.

It would generate urban sprawl in a rural area and coastal area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future.

These submissions seek inappropriate re-zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential.

Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District.

Their proposed changes would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes, ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above.

We seek:

Provisions relating to the local area:

- Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone.
- Rural Lifestyle zoning for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map.
- Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning to existing paddocks and undeveloped

areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/saltmarshes etc.

Provisions that apply to the Far North District:

- Stronger provisions for Rural Lifestyle zones to prevent urban/residential sprawl, and protect productive soil/land, rural environment, rural character, ecological values, amenity values, avoid traffic impacts, etc.
- Stronger provisions for Rural Residential zone to prevent urban/residential sprawl in inappropriate areas and protect relevant character and amenity values, avoid traffic impacts, etc.
- Stronger provisions for protecting the 'coastal environment', other areas near the coast, and areas that are visible from coastal waters or public land, ecological values and waterways, wetlands, saltmarshes etc.
- Stronger provisions and assessment criteria for preventing **cumulative and/or long-term** adverse effects on key factors such as productive soil/land, rural areas and rural character, sensitive environments, 'coastal environment', areas near the coast and areas that are visible from coastal waters or public land, ecological values, freshwater, wetlands and saltmarshes, traffic impacts etc.

Relevant sections of PDP: Definitions, Strategic direction (e.g. Urban form and development, Rural environment, Natural environment), Ecosystems & indigenous biodiversity, Subdivision, Coastal environment, Rural zone provisions, Horticulture zone provisions, Planning maps, Appendix 3 Subdivision management plan criteria. Transport and traffic. Freshwater provisions.

Signature of person making submission:

Rolf Mueller-Glodde

[signature is not required if submission is sent by email]

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3. Yes, we wish to be heard at the hearing in support of our further submission
Yes, if others make a similar submission, we consider presenting a joint case with them at the hearing

FURTHER SUBMISSIONS:

Submission #554 Kiwi Fresh Orange Company Limited
e-mail mike.doesburg@wynnwilliams.co.nz

Support in general. The particular parts of the submission **we support** are:

The land between Kerikeri golf course and State Highway 10 (Brownlie property) is the only area that is able to provide a reasonably compact urban footprint for Kerikeri/Waipapa expansion in future. This is important for achieving a well-functioning urban environment ultimately. (Other greenfield sites to the south or north would not provide a compact urban footprint). The development of this area provides the required space to expand Kerikeri for much needed housing (including social/affordable). Importantly, it is the only area that offers opportunities for

substantial improvements in connectivity (roads and greenways for safe cycleways and walkways) between State Highway 10 and Waipapa Road and also between SH10 and central Kerikeri. We support local on-site wastewater treatments systems in principle. Using this land for Kerikeri's expansion is the most appropriate site and enables the avoidance of further unplanned urban sprawl.

S554.002 (and related submission points) We support re-zoning the Brownlie site for urban development to the extent that it is consistent with our original submission. We support a mix of residential, mixed use, open space and natural open space. The land between Waipapa and Kerikeri is the most appropriate area for future urban growth. **FS569.025**

We oppose parts of the submission that are not consistent with our original submission. In particular:

S554.013 We oppose the deletion of "reducing urban sprawl". **FS569.026-.030**

S554.004, S554.005 & S554.006 We oppose the proposed amendments to the PDP definitions relating to productive land

s554.044 We oppose the proposed addition that weakens the protection of natural open space

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Submission #499 Turnstone Trust

e-mail burnette@thepec.co.nz

Support in part. The particular parts of the submission **we support** are:

The extension of the Mixed Use Zone will enable Kerikeri's residential and commercial area to expand next to the existing town centre and CBD facilities without creating urban sprawl. We envisage commercial shops/cafes/offices on the ground floor with terraced apartments on top up to a maximum of 3 floors (12m).

S499.001 and 002 We support the extension of the Mixed Use Zone **FS569.031-.032**

We seek to ensure the following features will be added in planning maps/zoning at this site: sufficient space for the CBD ringroad/bypass link to Heritage Bypass; greenways to provide active transport and connectivity between Kerikeri River and the CBD, and between Fairways and the Heritage Bypass; and large natural open spaces with trees/grass next to Kerikeri River with adjacent areas for cafes/restaurants using natural materials and low impact designs in a style consistent with the natural character and high ecological values of the river and its margins.

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Submission #561 Kainga Ora Homes and Communities (KO)

e-mail brendon.liggett@kaingaora.govt.nz

We oppose the entire submission.

The reasons for our opposition are:

The KO submission contravenes our original submission throughout, as we are seeking a shift from the permissive approach to a more prescriptive DP supported by Master Plans for central areas and Spatial Plans (still under preparation and long overdue), while KO suggests a considerably more permissive plan.

Our submission states “We are concerned that the PDP, as currently drafted, would support development in the form that undermines character, amenity values and other aspects of the environment that our communities value”, but KO’s proposals would further reduce the limited opportunity for the public to have input into resource consent applications.

KO proposes to insert several sets of new zone rule/provisions to the PDP which would have considerable impacts on Kerikeri township in particular. Planning proposals that have such wide-reaching scope should be put forward via a private plan change to provide opportunities for appropriate widespread public consultation and comment. Such matters should be assessed when the Master Plan for central Kerikeri is developed with the community. The proposed height limit of 22m for Kerikeri, for example, comes as a total surprise and residents were not aware of this.

The following points illustrate our concerns with KO’s proposals:

- new Town Centre zone for Kerikeri with increased height limit to 6 stories (22m) and ground floor residential activity (except where a pedestrian frontage is identified)
- Medium density housing zone within a 200-300m walkable catchment around Kerikeri with 11m building height
- increase of the “permitted” and “restricted discretionary” aspects
- increased scale and density without public notification requirements
- numerous exemptions where general standards are not met
- the insertion of the word “planned” to residential environment in numerous sections, basically reducing regard for the existing environment.

We oppose increased height limits of 8m for the residential zone and 12m for mixed use zone. Six storey buildings not only change the visual character of the environment, but can also cause problems with shade, wind, microclimate, traffic, amenity and other factors.

While we do agree with the identified lack of housing and the urgent need to provide especially affordable/social dwellings, they need to suitably enhance rather than destroy the urban environment and community aspirations. We also agree with more density in the urban mixed zone to avoid urban sprawl and enable connectivity.

If proposed buildings do not meet the zone standards, public notification processes are the appropriate method to help assess the specific circumstances. We recognise that higher buildings, for example, might be appropriate in specific limited places without harmful effects.

Furthermore, there are pockets of land around Kerikeri, where dense KO and similar developments might be possible, including of course land of the Brownlie and Bing properties (see S554 and S499), for which we support re-zoning.

NOTE: While VKK is willing to continue the recently started discussion with KO and other developers and community groups including Ngāti Rehia about enabling the provision of urgently needed affordable/social housing ...

S561 ...we strongly oppose the entire submission at this time.

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FS569.033-.038

Submissions

Bentzen Farm Ltd # S167.048	- Peter Hall e-mail peter@phplanning.co.nz
Satar 36 Ltd # S168.049	- Peter Hall e-mail peter@phplanning.co.nz
Matauri Trust Ltd #S243.086	- Peter Hall e-mail peter@phplanning.co.nz
Yates Family Trust # S333 (S33.04)	- Peter Hall e-mail peter@phplanning.co.nz
The Shooting Bolt # S187.041	- Peter Hall e-mail peter@phplanning.co.nz
Wendover Two Limited # S222.058	- Peter Hall e-mail peter@phplanning.co.nz

The above group of submitters oppose PA-P2 and all want to " *Delete PA-P2 and replace with "Require esplanade reserves or strips when subdividing to specified lot sizes on land adjoining the coast and other qualifying water bodies"*.

We oppose all these submissions because they seek to replace PA-P2 as drafted in the PDP with its criteria requiring the creation of Esplanade Reserves.

The relief requested is to retain Policy PA-P2 as drafted in the Proposed District Plan.

Signature of person making submission:

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