

Further Submitter # 390

To: The Far North District Council
5 Memorial Ave, Private Bag 752, Kaikohe 0440

Date: 4 September 2023

Submitted via e-mail pdp@fndc.govt.nz

FS390.01 - .37

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 (PDP)

Further submitter details:

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My preferred method of contact: email

I am a person who has an interest in the proposal that is greater than the interest that the general public has, based on the following grounds:

I own property which is affected by various provisions in the Proposed District Plan which have been the subject of original submissions.

- I may 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 SUBMISSION 1

I support the following original submissions¹ that seek re-zoning of Lot 1001 DP 532487 (farmland known as Tubbs farm) as Rural Production or Horticulture zone:-

S526 Vision Kerikeri
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

¹ Original submissions on Proposed District Plan in 2022 - <https://www.fndc.govt.nz/Sites/Proposed-District-Plan-home/Content/Proposed-District-Plan/PDP-submissions/Original-submissions>

S89 I Pope
S145 F Clarke
S162 D Pope
S537 K & A Panckhurst

I also support related submission points that seek to prevent fragmentation or loss of productive land; to avoid urban/residential sprawl in rural areas or protect amenity values:-

S522.005, S522.011-S522.012, S522.014, S522.016, S522.024, S522.047-S522.050,
S522.030, S522.046 Vision Kerikeri
S338.037 Our Kerikeri Trust

Reasons for Support:-

1. Since I moved to KeriKeri in 2016 there has been constant housing development on very fertile volcanic soils which have been the fruitbowl of KeriKeri. My heart bleeds when I now see developers totally devastating once beautiful horticultural land by stripping off the topsoil, uprooting the trees and flattening the land in order to put up multiple dwellings.

The main road into KeriKeri used to be full of growers and places where you could buy fruit and veges. Now it is full of houses. KeriKeri is becoming UGLY and yet another commercial town where money buys the local Council. There is housing development going on all over the place and yet very little infrastructure to support this. Where are the footpaths? Where are the drains? Where is the sewerage? Where is the Town Water supply?

2. 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 has a large area of very 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. You cannot buy it back once it's sold. You cannot take houses off it once it's developed!

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.

3. The 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). Even more so as the World now heads into a Famine of gigantic proportions such as the World has not seen since the 1930s Dust Bowl and Depression.

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. This Council has already done this and it is time you stopped!

4. 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.
5. 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.
6. 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.
7. Residential development of Lot 1001 Farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.
8. Residential/urban development in the traffic catchment north of Landing Road 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 and safety issues in Landing Road
 - one sided footpath only
 - effects on at-risk native species
 - kiwi & ecological values
 - water quality, landscape, rural character and amenity values.

I have previously submitted on the traffic and the speed of vehicles on Landing Rd after several accidents and deaths of numerous peoples' pets, including my cat who was killed by a speeding motorist. I have sounded the warning bell on numerous occasions to the Council that it will be a person killed next. The Council has not listened!

This road has a footpath only on one side. Despite a 50 kph restriction traffic speeds past my letterbox at 80kph. The Police do not have the resources to enforce traffic speeds. As well the local footpath crossing had to be relocated further up the road

for the safety of school children trying to cross the road. Since I move here in 2016 the traffic has doubled on the road. What do you think will happen to traffic if Tubbs Farm is subdivided with another 400 houses?

Also the pedestrian crossing breaches Health and Safety Standards as it is not lit. There should be flashing lights alerting a pedestrian crossing. I have also pointed this out to Council yet nothing had been done about it.

The one lane bridge is at maximum capacity. When it was built back in the day it was not designed for the volume of traffic that daily goes over it - to Skudders Beach, Blue Penguin, Rangitane Loop Rd, Kapiro Rd, and Opito Bay. When I walk across the bridge and a car goes over it, the whole bridge shakes. It is scary.

To date the Council has not addressed these adverse effects and has passed the buck on these issues.

I seek:

- Re-zoning of Lot 1001 DP 532487 to be in Horticulture zone or Rural Production zone.
- Stronger provisions for Rural Production, Horticulture and Rural Lifestyle zones to prevent urban/residential sprawl, and protect productive soil, rural character and amenity values etc.
- Stronger provisions for assessing and preventing cumulative and long-term adverse effects on productive areas, rural areas, areas visible from public land, ecological values, freshwater, etc.
- Landing Rd to be upgraded with footpaths on both sides, a legal pedestrian crossing, a two lane bridge and law enforcement of speed limits.

Relevant sections of Proposed District Plan: 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.

FURTHER SUBMISSION 2

I oppose the following submissions:

S349 Neil Construction Ltd.

S286, S284.004, S288.004, S22.003, S24.001, S24.002, S28.001, S174.001, Simpkin (Arcline, Kaitaia).

Reasons for opposing:

These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (Tubbs Farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural

Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone.

The scale and intensity of urban/residential development sought by these submissions would create a New Township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans and nor should it be.

It would generate Urban Sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Kerikeri is already losing its beauty and value through urban sprawl.

Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1 above.

I seek:

- Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone.
- Other sites mentioned in these submissions should be protected by Rural Lifestyle zoning and, where relevant, improved provisions relating to the protection of the coastal environment, wetlands/saltmarshes, and areas that are visible from coastal waters.
- Stronger provisions for Rural Lifestyle zones to prevent urban/residential sprawl, and protect productive soil, rural character and amenity values etc.
- Stronger provisions for Rural Residential zone to protect rural character and amenity values in particular.
- Stronger provisions for assessing and preventing cumulative and long-term adverse effects on key factors such as productive soil/land, rural areas, sensitive environments, coastal environment, ecological values, freshwater, wetlands and saltmarshes, areas that are visible from coastal waters or public land.
- The Council to put the environment ahead of money for once.

Relevant sections of Proposed District Plan: 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.

Signature of person making submission: [signature is not required if submission is sent by email]

Date: 4 September, 2023

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