

**BEFORE THE INDEPENDENT HEARINGS PANEL**

**UNDER** the Resource Management Act 1991 (**RMA**)  
**IN THE MATTER** of the Far North Proposed District Plan –  
Hearing 1: Introduction, General Provisions  
(Strategic Direction, Tangata Whenua)

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**STATEMENT OF EVIDENCE OF STEPHEN LAWRENCE BROWNLIE ON  
BEHALF OF KIWI FRESH ORANGE COMPANY LIMITED**

**CORPORATE**

**13 May 2024**

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**WYNN WILLIAMS**

## INTRODUCTION

1 My name is Stephen Lawrence Brownlie.

2 I am the Director of Kiwi Fresh Orange Company Limited (**KFO**).

## ABOUT KFO AND ITS SUBMISSION

3 KFO is a family-owned company, owned by the Stephen Brownlie Family Trust. Through KFO and various related companies, we grow oranges and other fruit, and process, sell and distribute juices and smoothies throughout New Zealand and international markets. We are the largest growers of oranges in New Zealand and the largest chilled juice company.

4 Through other companies owned by the trust, we also develop land and have experience doing so in other regions of the country.

5 KFO's submission seeks live urban zoning of approximately 197 ha of land between Kerikeri and Waipapa Townships (**Site**), including areas for General Residential, Mixed Use, and Natural Open Space.

6 The Site is shown on **Appendix A**.

7 The Site is adjacent to State Highway 10, which passes north-south along the western boundary of KFO's land to Waipapa, the Bay of Islands Golf Club located to the south, and the Kerikeri River along the northern boundary of the Submission Area.

8 The Site is owned by KFO and two other companies owned and controlled by the Stephen Brownlie Family Trust. A map of the land and holdings is identified in **Appendix B**.

## ENABLING DEVELOPMENT IN THE SUBMISSION AREA

9 KFO and related companies purchased the Site sequentially. Brownlie Brothers Limited (also owned by the trust), purchased half of the land in 2011 – refer to area 'B' in Appendix B. We saw its potential as an orange orchard and, if horticulture was not viable in the long-term, for land development.

10 In 2018, the opportunity arose to purchase the balance of the Site (areas 'C', 'D' and 'E' in Appendix B). We understood the benefits that a combined Site could have on its development potential through economies of scale if KFO decided to develop the land.

- 11 Since the 2012 acquisition, KFO investigated developing an orange orchard on the Site. The investigation concluded the economics of an orange orchard did not stack up. The soils were not as productive for oranges as we had thought. The land had to be irrigated to make it productive, but the infrastructure was costly and the water source unreliable. The cost and reliability risk of the irrigation infrastructure outweighed its potential productivity benefits. The Site is currently in pasture for dry stock farming.
- 12 Going forward, KFO wish to use the land in a way that is positive for Kerikeri-Waipapa. We believe the Submission Area is a logical place for urban development, bridging the gap and integrating the two urban areas.
- 13 KFO's submission is not just about enabling urban development. While that is its key purpose, the wider proposal involves:
- (a) integrating with the existing environment, including the built environments of Kerikeri and Waipapa and natural environment, by providing for Natural Open Space zones where they are supported by ecological values;
  - (b) facilitating connectivity with existing transport infrastructure and integrating new modes of transport (such as walking connections);
  - (c) providing a range of housing types and sizes to increase accessibility and affordability of housing in Kerikeri-Waipapa;
  - (d) timing development with the provision of infrastructure (roads and three waters); and
  - (e) managing the potential effects of natural hazards.
- 14 KFO wants urban development to have widespread, positive outcomes for the community.
- 15 KFO has been engaging directly with the community, including with the support of Mr Dennis Corbett (a real estate agent by trade, but a well-known Kerikeri local). We sought feedback from key community stakeholders to understand their views on our proposed submission. These stakeholders included the Council, Ngāti Rēhia, Northland

Regional Council, Vision Kerikeri and Our Kerikeri Charitable Trust. We continue to work with these stakeholders and the wider community.

- 16 Our Kerikeri Charitable Trust and Vision Kerikeri confirmed their support of our submission to rezone the Submission Area in their further submissions.<sup>1</sup>
- 17 We are also working closely with the Board of the Bay of Islands Golf Club, which is located south of the Site, in relation to the transport options.
- 18 KFO's submission was accompanied by a comprehensive Structure Plan and Precinct Plan, a section 32 evaluation report, and twelve technical assessments. KFO's desire was to put forward a genuine, realistic proposal for the Site that would lead to the creation of a well-planned community with efficiently developed infrastructure. We believe it would be a great outcome for Kerikeri-Waipapa. We hope the Hearings Panel value KFO's motivations, and we are thankful for the opportunity to present its case.



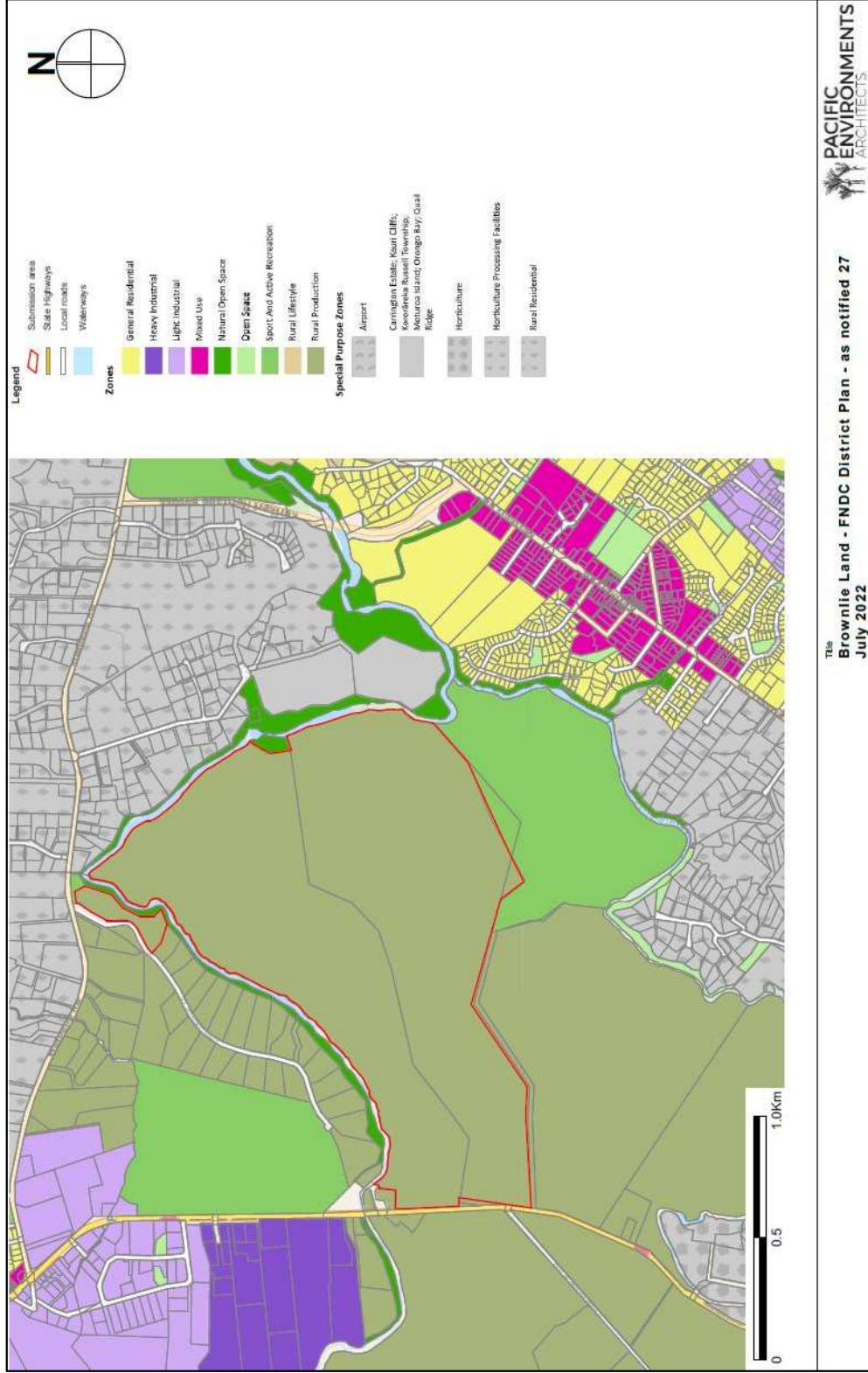
**Stephen Lawrence Brownlie**

**13 May 2024**

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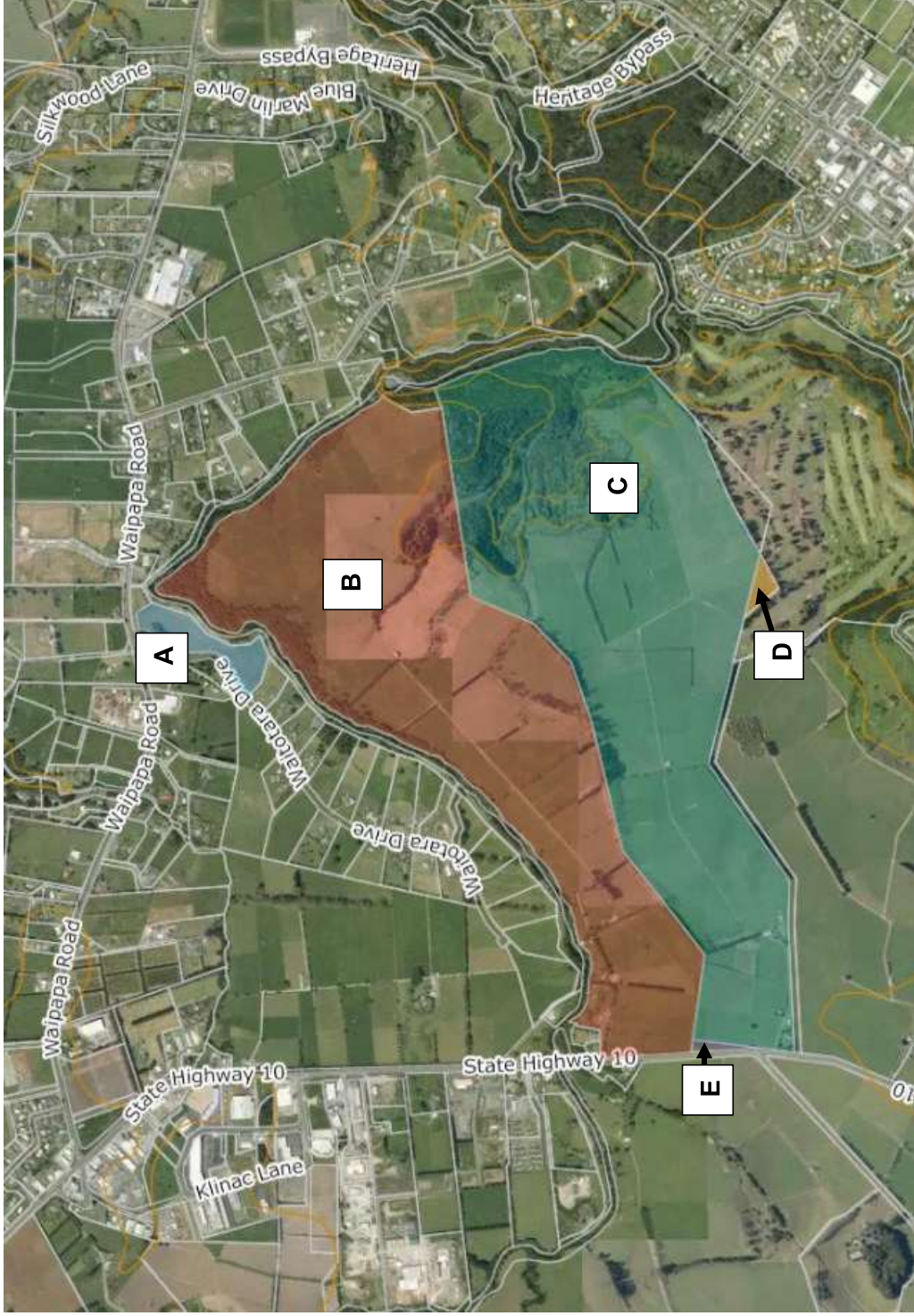
<sup>1</sup> PDP Further Submission 047 Our Kerikeri Community Charitable Trust, at page 8; PDP Further Submission 569 Vision Kerikeri Submission 2, at page 1.

# Appendix A – Submission Area



**Appendix B – land holdings subject to the submission**

**Land parcels and corresponding titles at 1828 and 1878 State Highway 10, Waipapa**



**Land parcels and corresponding titles at Golf View Road and State Highway 10, Waipapa**

Map Reference	Title Reference	Site Address	Legal Description	Site area (ha)	Owners
A	137884	-	Lot 1 DP 333643	3.3845 ha	Cole James Investments Limited
B	NA46D/1149	1878 State Highway 10	Part Lot 2 DP 89875	92.7111 ha	Brownlie Brothers Limited
C	NA33B/689	1828 State Highway 10	Part Lot 2 DP 41113 and Lot 2 DP 76850	101.3451 ha	Kiwi Fresh Orange Company Limited
D	NA33B/689	-	Lot 2 DP 76850	7,241m <sup>2</sup>	Kiwi Fresh Orange Company Limited
E	NA1126/159	-	Part Section 13 Block X Kerikeri Survey and Lot 6 DP 6704 and Part Lot 6 DP 6704	0.3480 ha and 670m <sup>2</sup>	Kiwi Fresh Orange Company Limited