

Vision Kerikeri

Growth with Vision

Vision Kerikeri

Email: visionkerikeri@gmail.com

www.visionkerikeri.org.nz

PDP Hearing 1

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Vision Kerikeri & Environs Inc. (VKK)

- Incorporated society founded in 2005
- Approx 100 paid-up members; wider readership of newsletters, website and social media
- VKK seeks good planning outcomes, including development of housing (especially affordable housing and social housing) at appropriate density and scale, in suitable locations with good connectivity (particularly for cycling & walking), supported by relevant infrastructure
- A compact urban footprint for Kerikeri-Waipapa is a prerequisite for improving connectivity, supporting active modes of transport, addressing traffic issues, and better managing FNDC's long-term ability to construct and maintain essential infrastructure.
- VKK participates actively in local government matters through submissions and deputations at FNDC and NRC
- Although our focus is on Kerikeri area, we support good planning principles for the entire District

Objectives of Vision Kerikeri

The fundamental object of the Society is to work cooperatively with all sectors of the Kerikeri and Environs community, to prepare or see prepared and implemented a plan of development for the community which ensures that:

- (a) the community identifies and describes the amenity values and outcomes it values and wants for the area and that sustainable town centre and district development under pressures of continuing rapid growth is well managed;
- (b) Kerikeri and Environs is an area focused on a vibrant, attractive, accessible, safe and sustainable town centre connected to its heritage, natural and rural environment;
- (c) while protecting and enhancing the underlying urban design structure of the Kerikeri town centre an effective road system is developed to enable people to move around the town and district with ease;
- (d) together with well engineered solutions to traffic movement a streetscape policy is developed and implemented;
- (e) public open space is recognized as making a significant contribution to the community's quality of life allowing both active and passive recreation whilst enhancing the natural and built environment;
- (f) the way in which buildings shape public spaces is improved by encouraging high standard exterior design, that an indoor-outdoor lifestyle is expressed, that design responds to the quality of the natural light and that planting reflects the subtropical microclimate;
- (g) the Society supports the implementation of the New Zealand Urban Design Protocol which has the objectives of improving the social, cultural, economic and environmental well-being of a community;
- (h) it is reinforced that the benefits of sound community development planning and quality urban design accrue to businesses through increased productivity and prestige, to communities in improved environments and safer, healthier places to live in, and to developers and investors in better returns on investment.

Strategic Direction: Social Prosperity SD-SP-01

SD-SP-01 Community wellbeing is heightened by a sense of place, belonging, connection to the environment, and inclusiveness

- ✓ We strongly support s42 recommendation to add: 'belonging, connection to the environment, and inclusiveness' as clarification to assist plan users in understanding what makes a 'sense of place'.
- ✗ We oppose s42 recommendation to delete 'place'.
- ✓ We seek to retain 'place' in SD-SP-01.

Justification:

As noted by Kapiro Conservation Trust, the *Strategic Direction* says its strategy is based on *Far North 2100*.

Far North 2100 states that:

'Community wellbeing is bolstered by a sense of place and purpose ...

'This will be achieved by: Taking a placemaking approach to urban planning.

This aims to: ensure that the wellbeing of the people who live in and visit towns and places in the Far North is considered first when it comes to planning towns and places.' (p.15)

Strategic Direction: Economic Prosperity SD-EP-04

SD-EP-04 People, businesses and places are connected digitally and through integrated transport networks

- ✓ We strongly support s42 recommendation to add: *‘that is safe, efficient and sustainable’*.
- ✗ We oppose s42 recommendation to reject *‘multi-modal’*.
- ✓ We seek: *‘integrated multi-modal transport network that is safe, efficient and sustainable, and enables active transport.’*

Justification:

- Active transport benefits physical health & wellbeing, reduces emissions and traffic congestion, and provides low-cost transport option for users
- *Far North 2100* supports multimodal networks for walking, cycling and alternative modes of transportation (p.20)
- Regional Policy Statement guidelines on connectivity: *‘Places a high priority on walking, cycling and where relevant, public transport’*

(RPS, p.165, Appendix 2, Part B Regional urban design guidelines)

Examples of submissions that support multi-modal or active transport

Submissions by Vision Kerikeri, Our Kerikeri Trust, Kapiro Conservation Trust and Carbon Neutral Trust stated that:

- ‘We seek PDP provisions that will support active modes of transport, including pedestrians, cyclists.... (e.g. S521, p.3)
- ‘The PDP needs revised/additional policies and rules to ensure that active transport modes will be supported in practice when consents are assessed/granted. For example, the PDP should require subdivisions and developments to provide cycleways and pedestrian walkways’ (e.g. S521, p.3)
- ‘PDP should promote and support active transport and multi modal integrated transport’ (e.g. S521.004).

Active transport and/or multi-modal transport networks are also supported by others such as Public Health Northland (S516.040), Ministry of Education (S331.030), Kiwi Fresh (S554), Twin Coast Cycle Trail (S425.008)

Strategic Direction: Urban Form SD-UFD-03

SD-UFD-03 Adequate development infrastructure is in place or planned to meet anticipated demands for housing & business activities

- ✓ We support s42 recommendation to add: 'and additional infrastructure'
- ✓ We seek to add: 'infrastructure is in place or planned and funded to meet the anticipated demands ...'

Justification:

- In cases where developers are not responsible for providing such infrastructure it needs to be further advanced, not merely 'planned' on paper
- In particular, appropriate funding needs to be secured and identified in Council LTPs or committed by government or other sources
- Many other councils collect Financial Contributions (under RMA) and/or Development Contributions (under LGA) to contribute to infrastructure and reduce the burden on ratepayers
- However FNDC has had a different approach -
 - FNDC does not require Development Contributions, although community groups have pressed Council for years to require contributions
 - PDP does not require Financial Contributions (other than esplanade land)

Strategic Direction: Natural Environment

SD-NE-01 & SD-NE-03

SD-NE-01 A culture of stewardship in the community that increases the district's biodiversity and environmental sustainability

SD-NE-03 Active management of ecosystems to protect, maintain and increase indigenous biodiversity for future generations

SD-NE-01

✓ For clarification, we seek to add ‘...indigenous biodiversity...’

SD-NE-03

✓ We seek to add intrinsic values: ‘...to protect intrinsic values and maintain and increase...’

Justification:

- It is important to recognize the intrinsic values of the natural environment
- s42 report General Matters recognized the concept and suggested addressing it in other chapters, however it is a significant overarching concept that should be included in *Strategic Direction*

Strategic Direction: Natural Environment SD-NE-04

SD-NE-04 Land use practices ~~reverse~~ mitigate climate change by enabling carbon storage and reducing carbon emissions

- ✓ We seek to replace ‘*carbon emissions*’ with ‘*greenhouse gas emissions*’ throughout the PDP.

Justification:

FNDC’s *Climate Action Policy* (adopted 2023):

- Policy refers to ‘*actions to mitigate greenhouse gas emissions...*’ (p.1)
- Definition: ‘*Emissions reduction – means reducing greenhouse gas emissions.*’ (p.8)

The term ‘greenhouse gas’ is used in several PDP provisions –

PDP Renewable Energy Generation chapter:

- Overview ‘...helping communities move towards more self-sufficiency, contributing to reductions in greenhouse gas emissions...’
- REG-O2: Renewable electricity generation activities: ‘contribute to the reduction in greenhouse gas emissions...’


PDP Transport chapter:

- TRAN-O6: ‘supports urban environments designed to reduce greenhouse gas emissions’
- TRAN-P2 : ‘(d) supports reductions of greenhouse gases from vehicle movements’

Strategic Direction: Natural Environment SD-NE-05

SD-NE-05 The natural character of the coastal environment and outstanding natural features and landscapes are managed to ensure their long-term protection for future generations

SD-NE-05

-  We seek to add: '*...coastal environment, waterbodies and their margins and outstanding natural features are valued and managed ...'*

Justification:

- To align with RMA s6 matters - include water bodies and their margins
- A number of submitters have noted the need for greater protection of water in matters that are covered by the district plan

PDP-wide matters and placeholders

Revisiting *Strategic Direction* text

- ✓ We recommend including the *Strategic Direction* section among matters that should be revisited to check for consistency etc. after the other PDP chapters have been heard

Justification:

- Hearings on other chapters may identify significant matters that need to be included or addressed in *Strategic Direction*
- Revisiting *Strategic Direction* text will give an opportunity to ensure a coherent and consistent approach with all other PDP chapters

Placeholders:

- ✓ We seek placeholders in the PDP for –
 - Active transport network plans, and spatial plans, masterplans, placemaking plans, urban design protocols and/or equivalent planning documents - for specific communities or areas
 - Special zones (or similar) to cover significant new development areas, e.g. for the Brownlie property, which is proposed for re-zoning
 - Comprehensive requirements for Financial Contributions

PDP-wide matters and general principles

Current PDP approach will lead to inconsistent decisions on consent applications, and uneven implementation of provisions -

- Some objectives/policies in chapters are ambiguous; can be interpreted in diverse ways
- PDP relies far too much on 'discretionary' status
- PDP chapters provide very few Assessment Criteria
- These problems are exacerbated because FNDC has a relatively high staff turnover, so institutional knowledge disappears



We seek:

- Clear, unambiguous objectives, policies etc. in PDP
- Much less reliance on discretionary status
- Clear, unambiguous Assessment Criteria

Other matters:



In cases where policies or rules in different chapters are not well aligned, the more stringent rule should apply (S511.018, S442.038)



We strongly oppose Kainga Ora's request to exclude restricted discretionary activities from limited or public notification (S561.003)

We intend to raise other matters in relevant PDP chapters

Climate lens in all relevant parts of PDP

- ✓ We request a **climate lens** to be placed on all (relevant) parts of PDP

Justification:

- Climate change is an overarching and urgent issue and risks overshadowing all activities locally, nationally and internationally. These risks need to be mitigated to enable sustainable wellbeing of humankind, flora and fauna. Tipping points may be reached with irreversible damage.
- The Climate Lens must be applied by all decision makers within Council: CEO, Asset Managers, Purchase Managers, also Planners and Resource Managers.
- The Climate Lens must be clearly embedded in the PDP provisions since they provide the basis for the approval or rejection of resource consent applications and development
- The Climate Lens also needs to be embedded in PDP *Strategic Directions*, especially if Council does not intend to include climate issues within all relevant PDP chapters.