

Online Further Submission

FS29

Further Submitters Name	Trent Simpkin
Further Submitter Number	FS29
Wish to be heard	Yes
FS qualifier	a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)
FS qualifier reason	I represent Arcline Architecture, a local architecture firm who has designed hundreds of homes and buildings in the Far North over the last 30 years, and continue to do so. Our projects are regularly going through FNDC's planning and building teams and we work every day with the District Plan.
Joint presentation	Yes
Attention:	Mr. Trent Simpkin
Contact organisation	Arcline Architecture
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Online further submitter?	Yes
Date raw FS lodged	04/09/2023 10:58am

FS29.001-040

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
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FS29.1	Borders Real Estate Northland	S212.001	Planning maps	Rural Production Zone	Delete Rural Production zone as it applies to the south side of Waipapa Road, between the Kerikeri River and the mixed use zone and apply the Rural-Residential zone to the area.	Support	Allow	I agree fully with this submission point and support the zoning of the stated area being Rural Residential. The land is not Rural Production Land, and is close to both Waipapa and Kerikeri so should be zoned Rural Residential to allow for the lots to be further subdivided and make good use of the land that's there.
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FS29.2	Kapiro Residents Association	S427.004	Planning maps	General / Miscellaneous	Amend zoning of the Brownlie property (land between Waipapa and KK golf course) for future development (primarily as a mix of residential, mixed use and natural open space zones).	Support	Allow	I agree fully with this submission point and support this land being rezoned as suggested. Kerikeri needs areas to grow and this is the most common sense, obvious place for large future growth, and should include a new roadway connecting Kerikeri town and Waipapa.
FS29.3	Kapiro Conservation Trust	S449.005	Planning maps	Rural Production Zone	Delete Rural Production zoning of the land commonly referred to as the 'Brownlee' property, being 1878 State Highway 10, Waipapa (Lot 2 DP 89875, Part Section 13 Block X Kerikeri Survey District and Part Lot 6 Deposited Plan 6704). Rezone this land area for future development (primarily as a mix of residential, mixed use and natural open space zones).	Support	Allow	I agree fully with this submission point and support this land being rezoned as suggested. Kerikeri needs areas to grow and this is the most common sense, obvious place for large future growth, and should include a new roadway connecting Kerikeri town and Waipapa.

FS29.4	Carbon Neutral NZ Trust	S529.046	Planning maps	Rural Production Zone	Delete Rural Production zoning of the land commonly referred to as the 'Brownlee' property, being 1878 State Highway 10, Waipapa (Lot 2 DP 89875, Part Section 13 Block X Kerikeri Survey District and Part Lot 6 Deposited Plan 6704). Rezone this land area for future development (primarily as a mix of residential, mixed use and natural open space zones).	Support	Allow	I agree fully with this submission point and support this land being rezoned as suggested. Kerikeri needs areas to grow and this is the most common sense, obvious place for large future growth, and should include a new roadway connecting Kerikeri town and Waipapa.
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FS29.5	Borders Real Estate Northland	S212.001	Planning maps	Rural Production Zone	Delete Rural Production zone as it applies to the south side of Waipapa Road, between the Kerikeri River and the mixed use zone and apply the Rural-Residential zone to the area.	Support	Allow	I agree fully with this submission point and support the zoning of the stated area being Rural Residential. The land is not Rural Production Land, and is close to both Waipapa and Kerikeri so should be zoned Rural Residential to allow for the lots to be further subdivided and make good use of the land that's there. It also backs onto the sports ground land so allowing more houses in this area makes total sense.
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FS29.6	Our Kerikeri Community Charitable Trust	S338.003	Planning maps	Rural Production Zone	Delete Rural Production zoning of the land commonly referred to as the 'Brownlee' property, being 1878 State Highway 10, Waipapa (Lot 2 DP 89875, Part Section 13 Block X Kerikeri Survey District and Part Lot 6 Deposited Plan 6704). Rezone this land area for future development (primarily as a mix of residential, mixed use and natural open space zones).	Support	Allow	I agree fully with this submission point and support this land being rezoned as suggested. Kerikeri needs areas to grow and this is the most common sense, obvious place for large future growth, and should include a new roadway connecting Kerikeri town and Waipapa.
FS29.7	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S522.004	Planning maps	Rural Production Zone	Delete Rural Production zoning of the land commonly referred to as the 'Brownlee' property, being 1878 State Highway 10, Waipapa (Lot 2 DP 89875, Part Section 13 Block X Kerikeri Survey District and Part Lot 6 Deposited Plan 6704). Rezone this land area for future development (primarily as a mix of residential, mixed use and natural open space zones).	Support	Allow	I agree fully with this submission point and support this land being rezoned as suggested. Kerikeri needs areas to grow and this is the most common sense, obvious place for large future growth, and should include a new roadway connecting Kerikeri town and Waipapa.

FS29.8	Tristan Simpkin	S288.002	Planning maps	Rural Production Zone	Amend zoning of all land at Waitotara Drive, Waipapa from Rural Production Zone to Rural Residential Zone, including property addresses 45 - 147 Waitotara Drive and 279, 289, 291, 293, 299, 305, 309, 317, 331B, 331C, 331D, 331, 361 and 363 Waipapa Road, and land identified as Lot 2 Waipapa Road, Kerikeri, Lot 1, Lot 6 and Lot 17 Waitotara Drive, Kerikeri (see map attached to original submission).	Support	Allow	I fully support the rezoning of Waitotara Drive to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.
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FS29.9	James Guy Ellingham and Deborah Ellingham	S84.001	Planning maps	Rural Production Zone	Amend the zoning of the area bounded by Waipapa Road to the north, State Highway 10 to the west, and the Kerikeri River to the east (but excluding the new Light Industrial zone in the northwest corner and the new Sport and Recreation zone next to State Highway 10), from Rural Production to Rural Residential	Support	Allow	I fully support the rezoning of Waitotara Drive & the stated area to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.
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FS29.10	Brian and Katherine Susan Hutching	S70.001	Planning maps	Rural Production Zone	Amend the zoning of the area bounded by Waipapa Road to the north, State Highway 10 to the west, and Kerikeri River to the east (but excluding the new Light Industrial zone in the northwestern corner and the new Sport and Recreation zone next to State Highway 10) from Rural Production zone to Rural Residential.	Support	Allow	I fully support the rezoning of Waitotara Drive to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.
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FS29.11	Douglas Percy and Theodora Symes	S19.002	Planning maps	Rural Production Zone	Amend the zoning of all land along the southern side of Waipapa Road, including Waitotara Drive, between State Highway 10 and Kerikeri River, which is not marked for recreation to Rural Residential zone (inferred)	Support	Allow	I fully support the rezoning of Waitotara Drive to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.
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FS29.12	Jeff and Robby Kemp	S51.002	Planning maps	Rural Production Zone	Amend the land in Waitotara Drive zoned Rural Production to Rural Residential Zone, identified in Figure 1 of the submission.	Support	Allow	I fully support the rezoning of Waitotara Drive to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.
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FS29.13	Ernie Cottle	S92.002	Planning maps	Rural Production Zone	Amend the land in Waitotara Drive zoned Rural Production to Rural Residential Zone, identified in Figure 1 of the submission.	Support	Allow	I fully support the rezoning of Waitotara Drive to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.
FS29.14	Tristan Simpkin	S173.001	Heritage area overlays	HA-S2	Amend standard to de-brand the paint colours within the standard, and allow for use of raw materials, unpainted.	Support	Allow	Brand names shouldn't be used in a district plan. I agree with this amendment.

FS29.15	Tristan Simpkin	S287.008	Ecosystems and indigenous biodiversity	Rules	Amend to allow us to be stewards of our own land and trees and bush we've planted. Remove the requirement for the ecologist report, it's another red tape item which adds to the cost of building and developing, driving the cost of living upwards.	Support	Allow	Agree fully with removing the Ecologist report requirement. Just adding red tape to the cost of building, when a few rushes in a paddock are classed as a wetland.
FS29.16	Tristan Simpkin	S287.004	Ecosystems and indigenous biodiversity	IB-R4	Delete the rule in its entirety.	Support	Allow	Agree with deleting this rule. We never used to require ecologist reports and then in the last year these are becoming more and more frequent and adding several thousands of dollars to projects we're working on.

FS29.17

Tristan Simpkin

S287.009

Subdivision

SUB-R17

Delete SUB-R17

Support

Allow

Agree with deleting this rule, it is preventing landowners from planting out areas because as soon as they do they lose control over it. Better to have it as grass.

FS29.18	Tristan Simpkin	S174.001	Subdivision	SUB-S1	<p>Amend the minimum lot sizes to 4 ha as a discretionary activity (as per Operative District Plan), and insert the following Restricted Discretionary activity rules into the Proposed District Plan (from the Operative District Plan):</p> <p>3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m2 and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000;</p> <p>or 4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000;</p>	Support	Allow	<p>Fully support including terms like this in the Rural production subdivision rules, to allow sites to be created in rural areas. Rural sites are fully self sufficient and instead of encouraging people to split sites up into unusable sized larger areas, allow them to split of small sites for houses and people just to live on, which retains the main farm and reduces the 'fragmentation' of farms, but still allows people to live rurally.</p>
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FS29.19	Tristan Simpkin	S174.002	Subdivision	SUB-S1	Retain the proposed standard for Mixed Use zone, which has no minimum lot size for Mixed Use Zone.	Support	Allow	Support this suggestion for no minimum lot size as in town centres alot of homes can be put onto a smaller area which is better use of land, with careful design.
FS29.20	Tristan Simpkin	S174.003	Subdivision	SUB-S1	Amend the Discretionary minimum lot size for the Residential Zone from 300m2 to 200m2.	Support	Allow	I support this suggestion as it allows more townhouse style developments to take place in town centres which is better use of land.
FS29.21	Tristan Simpkin	S174.004	Subdivision	SUB-S1	Retain the proposed standard for Rural Residential, which has a minimum lot size of 2000m2.	Support	Allow	Agree fully with keeping the 2000m2 size for Rural Residential land. It is large enough for tanks, sewer system and other services to be tended to onsite and ensures the best use of land in the rural residential zone.

FS29.22	Tristan Simpkin	S286.002	Subdivision	SUB-S1	Either 1) Rural lifestyle zone discretionary minimum lot size needs to be 5,000m2 - so at least the potential of the land does not get worse than it is at present; or 2) (preferred) all the land that was zoned Coastal Living be rezoned to Rural Residential, and let the Coastal environment rules cover any coastal issues (also see S286.001)	Support	Allow	<p>Agree with this submission fully. There is no point going backwards and making minimum lot sizes bigger in our district zoning.</p> <p>I support changing all rural lifestyle areas to rural residential zoning, and in case this is not possible support rural lifestyle minimum lot size to be 5000m2</p>
FS29.23	Tristan Simpkin	S287.007	Subdivision	SUB-S8	Amend to add the option of an esplanade strip to the standard.	Support	Allow	<p>Agree with there being the option of an esplanade strip or reserve, not just one option. Sometimes one or the other is more suitable for a property.</p>

FS29.24

Tristan Simpkin

S287.001

Coastal
environment

CE-R1

Delete the 300m2
maximum floor area.

Support

Allow

I support deleting the 300m2 maximum floor area. So many homes we're designing are over 300m2 and it shouldn't be about the size of the house that matters to council. you can get a 100m2 home that is visually terrible which has alot worse impact than a well designed 300m2 home. Therefore i support removing the rule altogether.

FS29.25	Tristan Simpkin	S287.003	Coastal environment	CE-S1	Amend maximum height to 8 metres (as per the Operative District Plan).	Support	Allow	<p>It is near impossible to build a house under a 5m height restriction, especially if you add a sloping site (and therefore rolling height method goes against the design) and a timber floor.</p> <p>I support increasing this to 8m, as currently is around the district.</p>
FS29.26	Tristan Simpkin	S287.002	Coastal environment	CE-S2	Amend the standard to read: 'if the exterior surface is painted, it must have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette'	Support	Allow	<p>Agree fully with this suggestion, but the rule needs to actually state other materials like concrete, timber, etc.</p>

FS29.27	Tristan Simpkin	S287.006	General residential	GRZ-S3	Amend to allow a 10m 'no setback' on any boundary.	Support	Allow	<p>Agree fully with including the 10m no setback provision as is in the current district plan. So many times when designing a home we might have a part of a retaining wall, or pool fence, balustrade etc (which are all classed as 'buildings') protrude into the setback which is what this 10m provision is great for, whereas now we'd have to get a resource consent for these minor items.</p> <p>Council should be looking to reduce the number of minor resource consents being processed, not increase them.</p>
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FS29.28

Tristan Simpkin

S288.018

Planning
maps

Heavy
Industrial
Zone

Retain Waipapa
extension of Heavy and
Light Industrial Zones.

Support

Allow

I support these
extended
zones as
suggested.

FS29.29	Tristan Simpkin	S288.001	Planning maps	Horticulture Zone	<p>Amend the entire application of the zoning of Horticulture Zone surrounding Kerikeri (some 70-75 square kilometers) to look at areas more closely and tailor the zoning to the landuse. Rezone land used for residential activities within the proposed Horticulture Zone (e.g. Blue Gum Lane) from Horticulture Zone to Rural Residential Zone. A broad-brush approach based on soil versatility maps should not be used (see map attached to original submission).</p>	Support	Allow	<p>Agree fully that the horticulture zone needs to be relooked at, the areas where it has been applied. So many 'rural residential' areas have been zoned horticulture, where in fact they have homes on them and will never have horticulture activity on them again, so council should be thinking how can we densify these areas that have already been changed to residential use to make the best use of the land.</p> <p>Relook at the maps and zone rural residential areas to that zone, instead of Horticulture zone.</p>
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FS29.30	Tristan Simpkin	S288.005	Planning maps	Horticulture Zone	Amend zoning of land at Blue Gum Lane, Kerikeri from Horticulture Zone to Rural Residential Zone. This includes land at 2-17 Manoko Place, 7-80 Blue Gum Lane, 1574, 1556A, 1556B, 1556C, 1608, 1608C, 1608E, 1626 State Highway 10, Kerikeri, (see map attached to original submission).	Support	Allow	I support this suggestion. No point zoning residential areas to Horticulture zone when there are already homes on the sites.
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FS29.31	Tristan Simpkin	S288.004	Planning maps	Rural Lifestyle Zone	<p>Amend zoning of all land accessed from Blue Penguin Drive, Fernbird Grove, and the land between there and Redcliffs Road, Kerikeri from Rural Lifestyle Zone to Rural Residential Zone. This includes properties at 1-33 Blue Penguin Drive, 1-24 Fernbird Grove, 1-4 Spoonbill Drive, 15 Skudders Beach Road, 11, 29, 37, 43, 44, 48, 53, 55, 65A, 65B, 65C, 65D Kingfisher Road, Lot 1 and Lot 2, Kingfisher Drive, and Lot 1001, Kapiro Road, Kerikeri (see map attached to original submission); or if the entire area is too large;</p> <p>amend the zone to rural residential for at least Blue Penguin Drive and Fernbird Grove; and the rest (currently undeveloped) balance could be left in the new zoning Rural Lifestyle.</p>	Support	Allow	<p>I support this suggestion fully. The said land is prime for residential development and kerikeri growth, and already blue penguin has oversized sites which may as well be densified with more homes to make the best use of the land.</p> <p>Rezone this area to Rural Residential and allow properties to be cut down to 2000m2 which are still self sufficient with onsite services and makes the best use of the land.</p>
FS29.32	Tristan Simpkin	S288.009	Planning maps	Rural Lifestyle Zone	Amend zoning of land at 1-25 Weka Street, Ahipara, 2-15 Albatross Alley, Ahipara and Lot 1, Albatross Alley, Ahipara from Rural Lifestyle Zone to Rural Residential Zone (see	Support	Allow	I support this suggestion of the zone amendments as it makes the most sense for the said areas.

					map attached to original submission).			
FS29.33	Tristan Simpkin	S288.011	Planning maps	Rural Lifestyle Zone	Amend zoning of land at 1 Kotare Street, 1 and 2 Kaka Street, 166-182 Takahe Road, 1A-C Moa Street, 42 and 65 Kiwi Street, 230 - 1418 Sandills Road, and Lot 5 Sandills Road, Ahipara, from Rural Lifestyle and Rural Production Zone to Rural Residential Zone (see map attached to original submission)	Support	Allow	I support this suggestion of the zone amendments as it makes the most sense for the said areas.
FS29.34	Tristan Simpkin	S288.014	Planning maps	Rural Lifestyle Zone	Amend zoning of land between Inland Road and Tokerau Beach Road to Rural Residential Zone. Use the Rural Residential Zone to transition between dense residential zoning and Rural Production zone. (TPG to provide address list based on map provided).	Support	Allow	I support this suggestion of the zone amendments as it makes the most sense for the said areas.
FS29.35	Tristan Simpkin	S288.017	Planning maps	Rural Lifestyle Zone	Amend zoning of all land with access to sewer services at Stratford Drive and Dudley Crescent at Cable Bay from Rural Lifestyle Zone to General Residential Zone. This includes land at 66 to 177 Stratford Drive, 19 to 52 Dudley Crescent and 3 to 26 Sunrise Place (inferred)	Support	Allow	I support this suggestion of the zone amendments as it makes the most sense for the said areas.

					(refer to map attached to original submission).			
FS29.36	Tristan Simpkin	S288.020	Planning maps	Rural Lifestyle Zone	Amend zoning of land at 2, 8A, 8B and 8C Peacock Garden Drive, 135 Hone Heke Road, and all land at 165 – 209 Kerikeri Road, Kerikeri from Rural Lifestyle Zone to General Residential Zone (see map attached to original submission)	Support	Allow	I support this suggestion of the zone amendments as it makes the most sense for the said areas.
FS29.37	Tristan Simpkin	S288.003	Planning maps	Rural Production Zone	Retain the inside of the Okahu Road Loop, Kaitaia as Rural Residential Zone, but amend the small pocket of properties south of Okahu Road (465, 449, 481A, 481B, 481C and 483 Kaitaia-Awaroa Road, 499, 501, 509 and 521 and 521A Okahu Road), from Rural Production Zone to Rural Residential Zone.	Support	Allow	I support this suggestion of the zone amendments as it makes the most sense for the said areas.

FS29.38	Tristan Simpkin	S288.015	Planning maps	General / Miscellaneous	Amend zoning of all areas across the district with available connections to the sewer system to General Residential Zone.	Support	Allow	I agree fully with this submission point. Wherever there is already sewer services available, the zoning should be changed to General Residential to allow for further subdivision, development and lots to be created.
FS29.39	Kiwi Fresh Orange Company Limited	S554.003	General	General / Process	Amend FNDC Urban Section 32 Report to include a fourth option to zone rural land to urban where it can be shown that servicing can be provided in the future.	Support	Allow	I agree with zoning rural land to urban where it can be shown that servicing can be provided in the future. This allows for the district to grow and developments to happen which improves our district further, rather than choking growth.

FS29.40	Fieldco Limited	S488.001	Subdivision	SUB-R3	Retain [SUB-R3] for provision of small rural amenity lots, where they relate to existing dwellings or buildings. This will preserve the rural production aspect of farmland, while allowing for dwellings to be treated as different when included in a farm property.	Support	Allow	I fully support this submission, to enable small lots to be subdivided of rural production land, which doesn't reduce the effectiveness of the farmland but allows for families to live rurally.
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