

To: Far North District Council

5 Memorial Avenue

Private Bag 752

Kaikohe 0440.

RE: 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.

Full name of individual making further submission:

Jeff Kemp

114 Waitotara Drive

Kerikeri 0230

Email - jeff@kerikemps.co.nz

(the **Further Submitter**)

I am a person who has an interest in the proposal that is greater than the interest the general public has. In this case, the grounds for saying that I come within this category are as follows :

I own land which is affected by various provisions in the Proposed District Plan which have been the subject of Original Submissions.

FURTHER SUBMISSION No 1 -

I support the submission of :

Tristan Simpkin being Submission No 288.

Email – tsimpkin@arcline.co.nz

The particular parts of the submission I support are :

All of submission S288.002 seeking to amend the Rural Production Zone to Rural Residential for those properties adjoining Waitotara Drive.

The reasons for my support are:

For the reasons given within the Original Submission.

I seek that the whole of the submission be allowed :

FS32.001

As detailed within the Original Submission and above.

FURTHER SUBMISSION No 2 -

I support the submission of :

James Guy Ellingham and Deborah Ellingham being Submission No 84.
Email – guy@ellingham.nz

The particular parts of the submission I support are :

All of submissions S84.001 seeking to change the Rural Production Zone to Rural Residential.

The reasons for my support are:

For the reasons given within the Original Submission.

I seek that the whole of the submission be allowed :

FS32.002

As detailed within the Original Submission and above.

FURTHER SUBMISSION No 3 -

I support the submission of :

Brian and Katherine Susan Hutching being Submission No 70.
Email – brian@totaldesign.co.nz

The particular parts of the submission I support are :

All of submissions S70.001 seeking to change the Rural Production Zone to Rural Residential.

The reasons for my support are:

For the reasons given within the Original Submission.

I seek that the whole of the submission be allowed :

FS32.003

As detailed within the Original Submission and above.

FURTHER SUBMISSION No 4 -

I support in part the submission of :

Kiwi Fresh Orange Company Limited being Submission No 554.

Email – mike.doesburg@wynnwilliams.co.nz

The particular parts of the submission I support are :

The overall intent and purpose in developing the land is generally supported as it is the only viable and practical option to enable planned and coordinated development in and around the Kerikeri / Waipapa area. My support centres on traffic movements, hydrology and security of the proposed zones as sought.

The reasons for my partial support are:

Traffic movements – All documentation indicates there will be no use made of Waitotara Drive save the creation of an intersection linking onto and in proximity to Waipapa Road. No details of this intersection are provided but assume Waitotara Drive will be the leg of the “T” connecting into the new road which crosses the Kerikeri River. It is also assumed Waitotara Drive will not be used in any way to facilitate vehicle, service or contracting access to the subject land in the same way such access is not provided to the new Sports Hub. And finally is the new link from the new intersection from State Highway 10 through to the Kerikeri Town Centre going to be a primary route with the link through to Waipapa Road being a secondary route ?.

Hydrology – It is unclear if the proposed flood mitigation measures will increase or reduce flooding along Waitotara Drive. The Northland Regional Council has undertaken flood mitigation measures however the effectiveness of this is yet to be tested. This continues to be exacerbated by some of the main drains and culverts leading to the Kerikeri River remaining blocked or heavily vegetated for a

number of years through a share lack of maintenance. This being the case can one assume the flood mitigation will not increase the likelihood of flooding along Waitotara Drive ?

Zoning layout – This is supported as depicted within the documents and reflects an efficient use of the subject land.

I seek that the whole of the submission be allowed : FS32.004 - FS32.054

This is subject to the consideration of the three items described above.

FURTHER SUBMISSION No 5 -

I support the submission of :

Kainga Ora Homes and Communities being Submission No 561.

Email – brendon.liggett@kaingaora.govt.nz

The particular parts of the submission I oppose are :

All of the Submission.

The reasons for my opposition are:

The Submission seeks to amend the manner in which the Council has managed the natural and physical resources in the district over many years to create a framework that will suit the needs of the Submitter. This would appear to be an ulterior goal without attention to the consequence effects which may well arise.

The nature and scale of the outcomes sought in the Submission is not about tinkering with one or two rules but a complete re write and introduction of two new zones within the Kerikeri Town Centre.

The introduction of such a significant shift has no supporting documents which address the appropriateness of the changes sought ; is this the best option ; and what are the costs and benefits involved. Indeed, as a minimum it would have been incumbent of the Submitter to have provided a comprehensive Section 32 Analysis in the same manner other Submitters to the Proposed District Plan have undertaken.

The amenity , values and character of the districts urban areas have developed over time under the original District Schemes of the various local councils amalgamated to create the Far North District Council and through to the current

Operative District Plan. People and communities have appreciated the consenting process and while not all development may have been welcomed, everyone had an understanding of the process and for the applicants the lengths and efforts required to attain a consent. The Submission now creates a completely different planning framework in the same elk as peoples and communities adaptation or resentment to an effects based district plan. In effect the goal posts are being relocated again.

Collectively the Submission heralds the creation of a Private Plan Change which in itself provides better opportunity for those most affected to be involved.

I seek that the whole of the submission be disallowed : FS32.055 - FS32.179

I wish to be heard in support of my further submissions.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission.

Date : 29 August 2023

Electronic address for service of person making further submission:

jeff@kerikemps.co.nz

Telephone:

0274 457136

Postal address (or alternative method of service under section 352 of the Act):

114 Waitotara Drive, Kerikeri 0230