



SUBMISSION ON THE PROPOSED FAR NORTH DISTRICT PLAN

BY ARVIDA GROUP LIMITED

INTRODUCTION

1. Arvida Group Limited ("Arvida"), c/- Haines Planning Consultants Limited at the address for service below, makes this submission on the Far North District Council's ("the Council") Proposed District Plan ("PDP").
2. Arvida is a leading provider of retirement living and aged care services in New Zealand and a publicly listed company on the NZX. It owns and operates 33 retirement villages across New Zealand. These villages provide care services and accommodation to more than 4,750 residents and employ approximately 2,600 staff (as registered nurses, caregivers and other management and support staff). Each village expresses its own character and identity and serves an important function in their communities.
3. One of Arvida's newest retirement villages is located at the end of Hall Road in Kerikeri. Named "Te Puna Waiora" retirement village, it will be the largest in the Far North District with 192 villas proposed. The consented development is being rolled-out in stages with approximately 60 villas completed as at December 2022. When fully developed, Te Puna Waiora will be home to approximately 380 residents. A copy of the consented Masterplan is included as **Attachment 1**.
4. Arvida's landholding extends beyond the consented retirement village site and includes the adjacent properties at 56 Hall Road, 59 Hall Road and 30 Limelight Lane as identified on **Attachment 2**. Collectively, the Arvida-owned properties are referred to in this submission as "the Site".
5. As the developer, operator and long-term owner of a significant asset, Arvida is a key stakeholder within the Kerikeri community and the Far North District. Arvida has a strong interest in the outcome of the Proposed District Plan Review process and makes this submission accordingly.

GENERAL FEEDBACK

6. Arvida acknowledges and appreciates the work that the Council has put into developing the PDP. Having been involved as a submitter on the earlier draft version of the District Plan. Arvida has identified a number of notified PDP provisions on which it wishes to submit, with associated reasons and requested amendments (refer **Attachment 3**).
7. For those provisions which it opposes, Arvida considers that the proposed amendments will better promote the purpose and principles of the Resource Management Act 1991 ("RMA").
8. Arvida reserves the right to revise its position in response to other submissions or changes to the notified provisions.
9. Arvida confirms that it:
 - a. could not gain an advantage in trade competition through this submission;
 - b. wishes to be heard in support of this submission; and
 - c. would consider presenting a joint case with any other party seeking similar relief.
10. Arvida agrees to participate in mediation or other alternative dispute resolution, and would be pleased to discuss the content of this submission with Council staff, as required.



David Haines

On behalf of Arvida Group Limited

Date: 18 October 2022

Address for Service Arvida Group Limited
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■ **Attachment 1**

RC Masterplan

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Rev	Description	By	Date
A	RESOURCE CONSENT RC#3		31.01.20

RESOURCE CONSENT

NOTES

- LOT BOUNDARIES AND AERIAL PHOTO INFORMATION TAKEN FROM THOMSON SURVEY LTD. TOPOGRAPHICAL SURVEY, REF: 9411 180904.
- WAIROA STREAM SETBACK INFORMATION TAKEN FROM DONALDSONS SURVEY, REF: 7582

DISTRICT SERVICES
Date: 30/10/2020

CONSULTANTS

Client Name:
KERIKERI LAND LIMITED

Project Name:
KERIKERI RETIREMENT VILLAGE

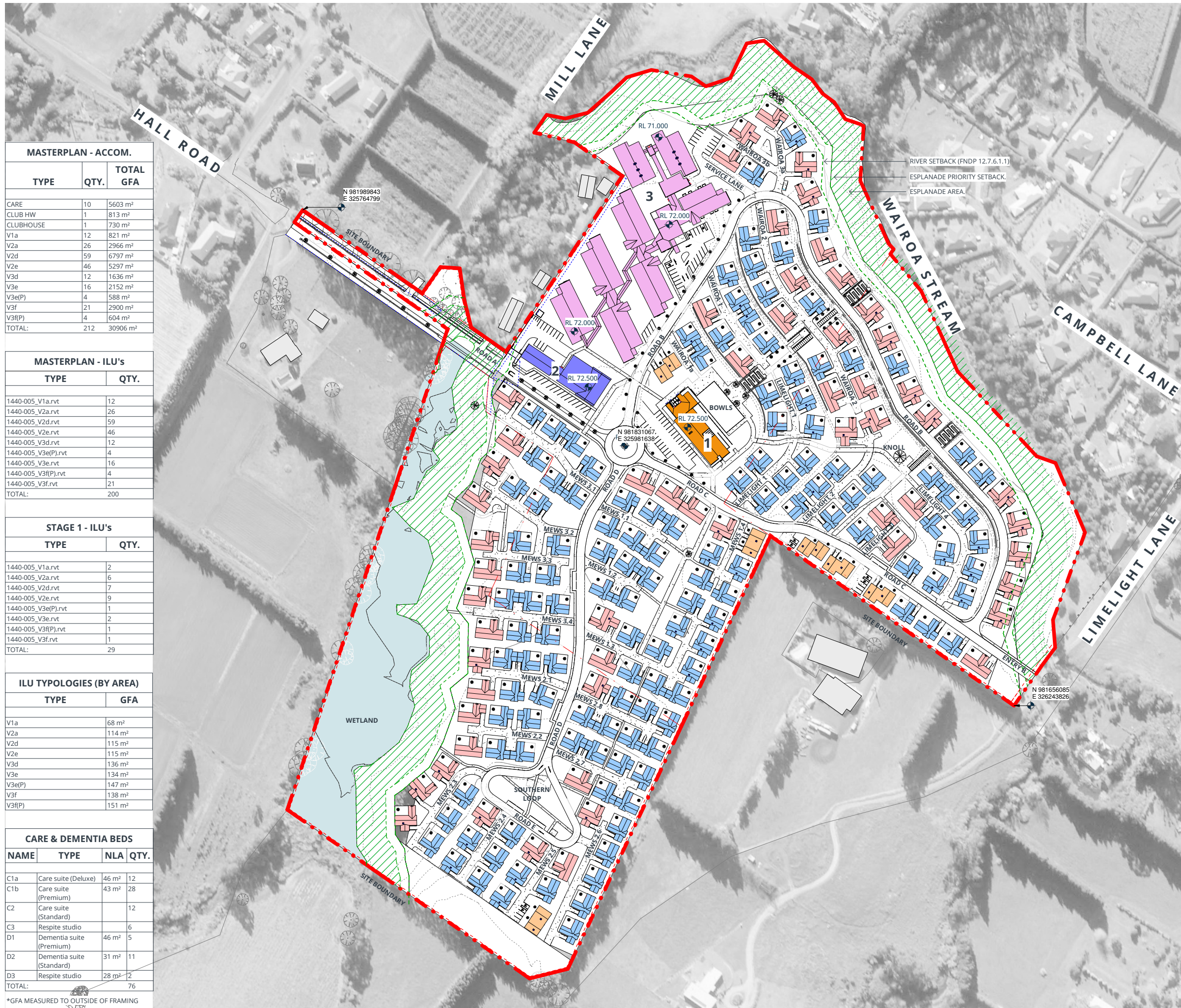
57C HALL ROAD & 22 LIMELIGHT LANE, KERIKERI

Drawing Title:
PROPOSED SITE PLAN - MASTERPLAN

Scale:
SCALE 1 : 1250 @ A1

Project No. Original Size:
ISL-1440-005-IAL A1

Drawing No. Revision:
A1012 A



MASTERPLAN - ACCOM.		
TYPE	QTY.	TOTAL GFA
CARE	10	5603 m ²
CLUB HW	1	813 m ²
CLUBHOUSE	1	730 m ²
V1a	12	821 m ²
V2a	26	2966 m ²
V2d	59	6797 m ²
V2e	46	5297 m ²
V3d	12	1636 m ²
V3e	16	2152 m ²
V3e(P)	4	588 m ²
V3f	21	2900 m ²
V3f(P)	4	604 m ²
TOTAL:	212	30906 m ²

MASTERPLAN - ILU's	
TYPE	QTY.
1440-005_V1a.rvt	12
1440-005_V2a.rvt	26
1440-005_V2d.rvt	59
1440-005_V2e.rvt	46
1440-005_V3d.rvt	12
1440-005_V3e(P).rvt	4
1440-005_V3e.rvt	16
1440-005_V3f(P).rvt	4
1440-005_V3f.rvt	21
TOTAL:	200

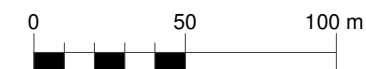
STAGE 1 - ILU's	
TYPE	QTY.
1440-005_V1a.rvt	2
1440-005_V2a.rvt	6
1440-005_V2d.rvt	7
1440-005_V2e.rvt	9
1440-005_V3e(P).rvt	1
1440-005_V3e.rvt	2
1440-005_V3f(P).rvt	1
1440-005_V3f.rvt	1
TOTAL:	29

ILU TYPOLOGIES (BY AREA)	
TYPE	GFA
V1a	68 m ²
V2a	114 m ²
V2d	115 m ²
V2e	115 m ²
V3d	136 m ²
V3e	134 m ²
V3e(P)	147 m ²
V3f	138 m ²
V3f(P)	151 m ²

CARE & DEMENTIA BEDS			
NAME	TYPE	NLA	QTY.
C1a	Care suite (Deluxe)	46 m ²	12
C1b	Care suite (Premium)	43 m ²	28
C2	Care suite (Standard)		12
C3	Respite studio		6
D1	Dementia suite (Premium)	46 m ²	5
D2	Dementia suite (Standard)	31 m ²	11
D3	Respite studio	28 m ²	2
TOTAL:			76

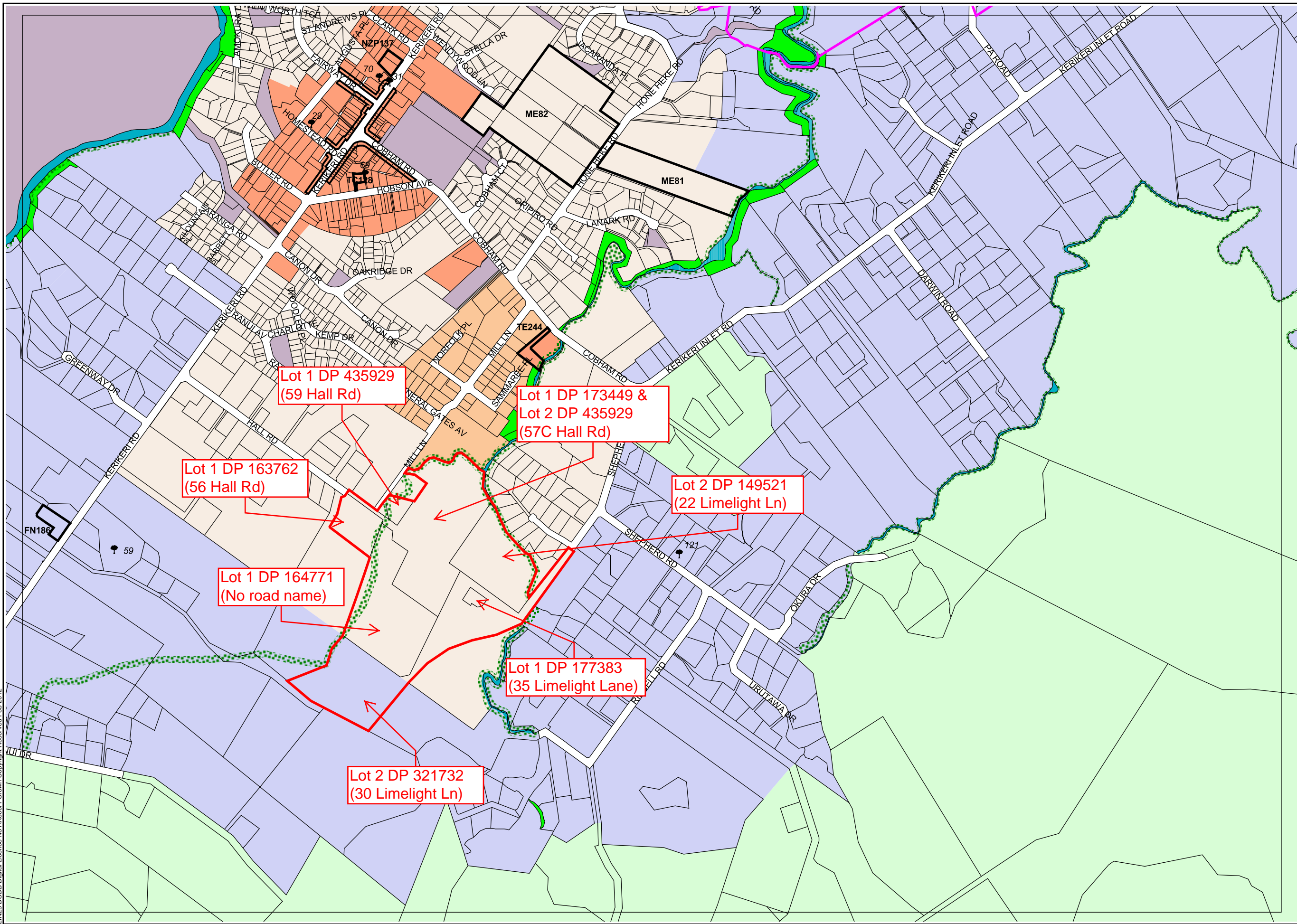
*GFA MEASURED TO OUTSIDE OF FRAMING

PROPOSED SITE PLAN - MASTERPLAN
A1 SCALE1 : 1250



■ **Attachment 2**

Site Reference



- Zone**
- Conservation
 - Commercial
 - Esplanade Priority
 - Industrial
 - Lakes and Rivers
 - Residential
 - Recreational Activities
 - Rural Living
 - Rural Production
 - Road
 - Designations
 - Pedestrian Frontage
 - Kerikeri Visual Buffer
 - Notable Tree

Note :-
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road

78	79	80
82	83	84
86	87	28

Map Index
Map 87
KERIKERI
CENTRAL

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■ **Attachment 3**

Specific Submission Points

Attachment 3: Specific Submission Points

#	Provision	Support/ Oppose	Reasons	Relief sought
Planning Maps				
S165.001	1. General Residential Zone for the following sites: a) Lot 1 DP 173449 and Lot 2 DP 435929 (57C Hall Road) b) Lot 1 DP 435929 (59 Hall Road) c) Lot 1 DP163762 (56 Hall Road) d) Lot 1 DP 164771 (No road name) e) Lot 2 DP 149521 (22 Limelight Lane) f) Lot 1 DP 177383 (35 Limelight Lane) g) Northern portion of Lot 2 DP 321732 (30 Limelight Lane)	Support	The listed sites are owned by Arvida Group Limited and form part of the Te Puna Waiora Retirement Village which is being constructed in reliance on resource consents held over the majority of these sites. The General Residential Zone is the most appropriate zone because retirement villages (as defined in the Interpretation section of the Proposed District Plan (PDP)) are provided for as restricted discretionary activities within this zone.	Uphold proposed General Residential Zone for the listed sites.
S165.002	2. Rural Residential Zone for the following site: Southern portion of Lot 2 DP 321732 (30 Limelight Lane)	Oppose	The site legally described as Lot 2 DP 321732 is owned by Arvida Group Limited and forms part of the Te Puna Waiora retirement village complex. This irregular parcel of land has been given a split zoning based on the simple extrapolation of "straight line" which has no regard to the site's single land ownership and the ability for integrated management of resources to be achieved based on land tenure arrangements.	Re-zone that part of Lot 2 DP 321732 shown as Rural Residential on the PDP planning maps to General Residential zone (Refer Attachment 1).
Part 1: Introduction and General Provisions (Definitions)				
S165.003	3. Definition – Retirement Village	Support	The definition recognises that on-site healthcare and communal facilities are integral to the operation of a modern retirement village. This recognition allows retirement village proposals to be considered holistically and avoids the need to arbitrarily break down a retirement village into "residential" and "non-residential" components.	Uphold and retain the definition of "retirement village".

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S165.004	4. Definition – Urban Environment Allotment	Oppose	The 4000m2 maximum area of land in clause 1 of the “Urban Environment Allotment” definition is not needed. This clause does not align well with the preceding definition of “urban” and therefore limits the Council’s ability to meet its obligation under the NPS:UD 2020 as a Tier 3 territorial activity, to provide for urban growth within the District.	Delete clause 1 from the definition of “Urban Environment Allotment”.
Part 2: District-Wide Matters (including Strategic Direction, Transport and Signs)				
S165.005 S165.006 S165.007 S165.008	5. infrastructure Objectives I-O1, I-O2 and Policies I-P1 and I-P4	Support In part	The “statement of intent” contained in these objectives and policies needs to be linked to the FNDC Long Term Plan or other funding and delivery mechanisms so that the Council can enable the District’s people and communities to provide for the own social and economic well-being.	Identify in the PDP those measures that the Council will take to lead and provide for infrastructure in a timely manner that will support and enable growth.
S165.009	6. TRAN – Table 1 – Minimum number of parking spaces	Oppose	The NPS:UD 2020 (para 3.38) states that a Tier 3 territorial authority must change its District Plan if it contains provisions that have the effect of requiring a minimum number of car parks (except accessible car parks).	Delete TRAN – Table 1 – Minimum number of parking spaces.
Part 3: Area Specific Matters				
S165.010 S165.011	7. General Residential Zone – Policies GRZ-P3 and GRZ_P5	Support	<p>Policy GRZ-P3 appropriately seeks to enable “multi-unit developments within the General Residential Zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.”</p> <p>This enablement of a variety of different housing typologies is further reflected in Policy GRZ-P5 which specifically provides for retirement villages with four different criteria which are realistically capable of being achieved.</p> <p>GRZ-P5 is considered to be well framed and recognises that retirement villages are predominantly residential in nature</p>	Uphold and retain Policies GRZ-P3 and GRZ-P5

#	Provision	Support/ Oppose	Reasons	Relief sought
			and are usually located within residential neighbourhoods. Retirement villages, which maintain a similar form and scale to other types of residential development, simply become another form of residential activity that contributes to the diverse needs of the community.	
S165.012 8.	General Residential Zone – Rule GRZ-R10	Support	The recognition of Retirement Villages as a Restricted Discretionary activity is supported on the basis that the restricted matters of discretion are clearly set out in the Rule at clauses (a) to (f). Additionally, retirement villages often include healthcare facilities, such as rest home and hospital level care suites, as well as commercial facilities, which may require larger, but not necessarily taller buildings. Restricted discretionary is therefore considered to be an appropriate activity class for retirement villages.	Uphold and retain Rule GRZ-R10