

Statement Of Evidence of Adam Thompson On Behalf Of Kiwi Fresh Orange Company Limited

Economic & Property Research

Far North Proposed District Plan – Hearing 1: of Hearing 1: Introduction, General Provisions (Strategic Direction, Tangata Whenua)

Hearing Notes: Adam Thompson 28.05.24

1. Whether Kerikeri-Waipapa currently has an urban population of 10,000, depends on the geographic area used to define the urban area and the timeframe that is considered.
2. With regard to the geographic area, the FNDC appear to have the view that the urban area is broadly comprised of the General Residential and business zones, and adopt two SA2 areas that broadly align with this area of zoned land.
3. In my opinion, the urban area extends beyond the General Residential and business zones and includes the surrounding Rural Residential zones. I adopt four SA2 areas that broadly align with this area of zoned land. There are several reasons why I reach this conclusion.
 - a. The Rural Residential zone has more houses (around 2,000) than the General Residential zone (which has around 1,400).
 - b. The Rural Residential zone properties have been taken up in large number compared to conventional suburban residential houses, and this is due to a historical lack of infrastructure. In particular, the Rural Residential houses were taken up as they have on-site infrastructure.
 - c. The Rural Residential zone properties are relatively small, in the order of 1,000 – 5,000m², and based on a study I present in my evidence, are almost entirely used for residential purposes, and have practically no rural activity present. The residential function, and absence of a rural function, in my opinion define these properties as urban.
4. The definition of urban environment includes a labour market population. I consider it reasonable to add those people travelling into Kerikeri-Waipapa for work to the total population. This would effectively be a day-time population. In total 1,700 people currently travel in for work each day. I understand that the FNDC urban population estimates do not include the additional workforce population.
5. My evidence provides a range of population scenarios in terms of geography and timeframes. In my opinion, the threshold of 10,000 people is currently met. This accounts for people living in the suburban and rural-residential properties, as well as the additional population travelling into Kerikeri-Waipapa for work. If a more conservative geographic extent is adopted, I also estimate a population of 10,000 is achieved, over time, with population and labour market growth. In my

opinion, if the population exceeds 10,000, either currently or within 30 years, it meets the definition of an urban environment, as both would require the capacity provisions established in the NPS-UD to be applied.

6. I consider a large development, such as that proposed by KFO, would attract additional people to the district, due to its scale and the historical absence of any medium-large-scale housing developments.
7. I note that the FNDC has historically experienced a decline in young family households, however in the past 5-10 years this trend has reversed, and the district has seen growth in young family households. This is a positive sign for the district, and in my opinion signals stronger rates of growth can be expected.