



Remember  
submissions  
close at 5pm,  
Friday 21  
October 2022

## Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

Form 5: Submission on Proposed Far North District Plan

TO: Far North District Council

This is a submission on the Proposed District Plan for the Far North District.

### 1. Submitter details:

Full Name:	Imago Inocente & Dan Karl Farnham		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	54B Pungaere Road, Waipapa, Kerikeri 0295		
Phone contact:	Mobile:	Home: 09 407 9090	Work:
Email (please print):	Imagoinocente@protonmail.com		

2. (Please select one of the two options below)

- I **could not** gain an advantage in trade competition through this submission

If you could gain an advantage in trade competition through this submission, please complete point 3 below

3.  I **am** directly affected by an effect of the subject matter of the submission that:

- (A) Adversely affects the environment; and  
(B) Does not relate to trade competition or the effect of trade competition

I **am not** directly affected by an effect of the subject matter of the submission that:

- (A) Adversely affects the environment; and  
(B) Does not relate to trade competition or the effect of trade competition

Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**The specific provisions of the Plan that my submission relates to are:**

(please provide details including the reference number of the specific provision you are submitting on)

Part 3 - Area-Specific Matters / Special Purpose Zones / Horticulture

S87.001

HZ-P1

Specifically the proposed rezoning to Horticulture of Pungaere Road, Waipapa



Confirm your position:   Oppose  
(please tick relevant box)

**My submission is:**

*(Include details and reasons for your position)*

Rezoning to Horticulture; why we say NO!

In regard to the proposed rezoning we feel strongly against this move. Why?

- Rural Production already allows for horticulture, without the attendant losses a move to Horticulture zoning would entail.
- These include: Secondary accommodation, home business & visitor accommodation becoming discretionary activities. These things are permitted under RP & losing them limits property owners' options & could incur costs due to the expense of receiving consent for discretionary activities.
- The impact on Manuawai dam and Northern Water Co. Lake Manuawai is already experiencing water quality issues and is below usual levels due to low rainfall. Encouraging more horticulture will put pressure on the dam & infrastructure.
- The large number of residents who have a HAIL report which states their soil is "not of horticultural value". Also, the right hand side of Pungaere Rd, 400 acres, was covered in Eucalypts for over 80yrs. This led to orchards developed on cleared forest areas being unsustainable; those orchards are long gone. On the left hand side of Pungaere Rd there is less useable land due to a large gully.
- Already we're seeing the buying up of a farm on Pungaere Rd by a consortium of overseas purchasers for horticultural development. There is a huge difference between Kiwis making a living off the land and corporate investors buying land for future development. Especially as those people have no connection to our community and are really just looking after the interests of their shareholders, or worse, governments.
- Reverse sensitivity. This is never going away. Nationally, there is a growing movement to ban chemical sprays; Hicane is a proven carcinogen, causes reproductive and developmental impacts and the pressure to stop this kind of spraying will only grow stronger over the coming years.

It's our perspective that since so many residents live on small pieces of land or small lifestyle blocks, it would be more sensible to encourage this to continue at the lower end of Pungaere Rd. A change of zoning that encourages residential development would seem more appropriate, given the proximity to Waipapa. Pungaere Rd begins less than 500m north of Waipapa, making for easy access by bike or on foot, especially if Council were to look at providing footpaths. Council proposes rezoning as Rural Residential land to the east of SH10 from Waipapa to around 500m beyond Pungaere Road. Including lower Pungaere Road in this zoning would be congruent and make sense from a sustainability perspective..

This would allow for greater use of local shops and the proposed sports field with minimal travelling. As KeriKeri is very congested now, with limited parking, there is a preference to stay closer to home. It's our understanding that Council wishes to concentrate housing close to KeriKeri shops; as there isn't yet a resolution to the heinous traffic issues, we can't see why overcrowding the KeriKeri CBD by inviting more people to live that closely makes sense. We prefer to avoid coming into KeriKeri as much as possible for the previously stated reasons. Shopping locally means less CO2 emissions and supports businesses out here in Waipapa. Development further up Pungaere Rd need only move gently as Rural Production allows. New zoning for lower Pungaere Rd could be considered. It is our contention that Pungaere Rd, Koropewa Rd, Ngapuhi Rd across to Riverstream Drive should be rezoned Rural Residential.

Also, it's our preference for council to encourage Organic, Permaculture and Biogrow type horticulture as there are already a large number of residential properties who will be negatively affected by sprays and a number of Organic, Permaculture and Biogrow businesses already exist here. Developing more industrial type horticulture will negatively impact their ability to continue growing and maintaining their certification. We understand horticulture is an allowable activity here under Rural Production zoning; in our 30 yrs of residence this has been minimal so the issues of sprays weren't large. Council's wish to avoid reverse sensitivity issues is most unlikely to be granted. Even should chemically sprayed horticulture begin to expand here the public urge to ban chemical sprays will only grow stronger.



This is a national health issue and not just limited to the practice of horticulture. Most people up here came to get away from spraying; the evidence of their own eyes showed the lack of that specific issue, so they felt safe to make their home here. There were a few kiwifruit and citrus orchards here when we came; most were pulled out and replanting has only begun again recently. Living here in KeriKeri for as long as we have, we've seen the boom and bust of the kiwifruit industry. Encouraging horticulture of this mono crop type may be a short term decision with unintended consequences that negatively impacts local residents. Also, a lot of residents have previously had HAIL reports done which say the soil is not of horticultural value and as mentioned above Eucalypts have had a negative impact on soil quality.

Taking all that into consideration, it would seem that reconsidering the proposed zoning would make sense for lower Pungaere Rd. It is our first preference to rezone to Rural Residential. Our second preference is that Rural Production zoning should remain as is. At no point do we agree to a rezoning of this area of lower Pungaere Rd to Horticultural. Beyond Ngapuhi, we believe there is no need for a zoning change, Rural Production allows for horticulture without disadvantaging those who live here now.

**I seek the following decision from the Council:**

*(Give precise details. If seeking amendments, how would you like to see the provision amended?)*

I seek a Rural Residential zoning for the area of Pungaere Road including Koropewa Road, Ngapuhi Road and Riverstream Drive.

✓ I do not wish to be heard in support of my submission

*(Please tick relevant box)*

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

No

Do you wish to present your submission via Microsoft Teams?

No

**Signature of submitter:**

*(or person authorised to sign on behalf of submitter)*

**Date: 14 Oct 22**

*(A signature is not required if you are making your submission by electronic means)*



#### Important information:

1. The Council must receive this submission before the closing date and time for submissions (5pm 21 October 2022)
2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

#### Send your submission to:

**Post to:** Proposed District Plan  
Strategic Planning and Policy, Far North District Council  
Far North District Council,  
Private Bag 752  
KAIKOHE 0400

**Email to:** [pdp@fndc.govt.nz](mailto:pdp@fndc.govt.nz)

**Or you can also deliver this submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.**

#### Submissions close **5pm, 21 October 2022**

**Please refer to [pdp.fndc.govt.nz](http://pdp.fndc.govt.nz) for further information and updates.**

*Please note that original documents will not be returned. Please retain copies for your file.*

#### Note to person making submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.