



THE PLANNING
COLLECTIVE
a division of bucton

Form 33 Notice of person's wish to be party to proceedings

Section 274, Resource Management Act 1991

To: The Registrar
Environment Court
Auckland

EnvironmentCourt@justice.govt.nz

Name of Submitter: Turnstone Trust

1. Turnstone Trust wishes to be a party to the following proceedings of the Far North District Plan – Decisions Version (PDP-DV) Notice of Appeal by Vision Kerikeri, Our Kerikeri Community Trust, Kapiro Conservation Trust and Carbon Neutral NZ Trust (**Attachment A**).
2. The submitter has an interest in the proceedings that is greater than the general public because they sought the Town Centre zoning be applied to Kerikeri Town Centre and that Mixed Use zone be applied to a portion of their land.
3. Turnstone Trust is not a trade competitor for the purposes of [section 308C](#) or [308CA](#) of the Resource Management Act 1991.
4. The Submitter is directly affected by the subject matter of the appeal because the zones to which the appeal relates apply to the Submitter's land – Mixed Use or are directly adjacent to the Submitter's land – Town Centre.
5. The submitter is interested in all the proceedings and issues to which the appeal relates.
6. The submitter is interested in all aspects of the notice of appeal filed by Vision Kerikeri, Our Kerikeri Community Trust, Kapiro Conservation Trust and Carbon Neutral NZ Trust (**Attachment B**) to ensure that the planning provisions that will apply to the Town Centre and Mixed Use zones are appropriate, will enable efficient use of the land to which the zones apply and will achieve high quality urban outcomes.
7. The submitter agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Burnette O'Connor

Signature of person authorised to sign on behalf of Turnstone Trust

2 September 2026

Address for service of person wishing to be a party:

Telephone: +64-021-422-346

Email: burnette@thepec.co.nz

Contact person: Burnette O' Connor

Attachment A: Notice of Appeals of by Vision Kerikeri, Our Kerikeri Community Trust, Kapiro Conservation Trust and Carbon Neutral NZ Trust.

Attachment B: Original Submission of Turnstone Trust

Attachment A: Notice of Appeals of by Vision Kerikeri, Our Kerikeri Community Trust, Kapiro Conservation Trust and Carbon Neutral NZ Trust.

**Notice of appeal to the Environment Court against parts of a decision
on a proposed plan**

Clause 14(1) of Schedule 1, Resource Management Act 1991

To the Registrar
Environment Court
Auckland, Wellington, and Christchurch

cc: Far North District Council: pdp@fndc.govt.nz

Four not-for-profit community groups (formal legal entities) - **Vision Kerikeri, Our Kerikeri Community Trust, Kapiro Conservation Trust and Carbon Neutral NZ Trust** – appeal against parts of a decision of the Far North District Council on the following plan:

Far North Proposed District Plan – Decisions Version (“PDP-DV”).

We made submissions on the notified PDP in 2022, further submissions in 2023, and provided information to the hearings panel in 2024-2025.

We are not a trade competitor for the purposes of section 308D of the Act.

We received notice of the decision on the PDP-DV on 30 June 2026.

The decision was made by the Far North District Council.

The parts of the decision that we are appealing against are indicated in Annex 1 (attached).

Reasons for the appeal:

Community wellbeing, community values and environmental values are not adequately supported by PDP-DV provisions. Parts of the decision do not give effect to the sustainable management purpose and Part 2 of the RMA, related RMA clauses and/or relevant specific aspects of national or regional policy direction;

Parts of the decision, particularly rules/standards, implement inadequately, or fail to implement, various positive Policies stated in the PDP and key themes in our submissions relating to community wellbeing, community values and environmental values. We seek to ensure that these important matters are supported by the PDP provisions.

We seek the following relief:

- a) The relief indicated in Annex 1 (attached);
- b) Any alternative relief of like effect or that addresses our concerns in a satisfactory manner;
- c) Any further or consequential relief as may be necessary to address the issues raised in appeal.

We attach the following documents to this notice where relevant:

- (a) a copy of our submission and further submission (with a copy of the submission opposed or supported by our further submission);
- (b) a copy of the relevant decision;
- (c) any other documents necessary for an adequate understanding of the appeal:

(d) a list of names and addresses of persons to be served with a copy of this notice.

Date: 12 August 2026

Signature of person authorized to sign on behalf of appellants:

Rolf Mueller-Glodde [authorised signature]

Address for service of appellant:

Vision Kerikeri, 28 Landing
Road, Kerikeri 0230, Northland

Telephone: 02108341021

Email: visionkerikeri@gmail.com

Contact person: Rolf Mueller-Glodde, Chair, Vision Kerikeri

Vision Kerikeri
Growth with Vision
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Note to notified submitters

How to obtain copies of documents relating to appeal

The copy of this notice served on you does not have attached a copy of the appellant's submission and (*or* or) the decision (*or* part of the decision) appealed. These documents may be obtained, on request, from the appellant.

Annex 1 Appealed parts of the decision and relief sought

This table addresses parts of the decision appealed, brief indication of reasons, and indication of the relief we seek.

We seek the following relief:

- a) The relief set out in the table below;
- b) Alternative relief with like effect or that satisfactorily addresses our concerns.
- c) Any further or consequential relief as may be necessary to address the issues raised in appeal.

Parts of the decision appealed	Reasons for appeal	Relief sought
Excessive and inappropriate densification in urban zones	We support <i>appropriate</i> forms of intensification and development in Kerikeri. However, we strongly oppose the excessive degree and style of densification introduced by 'PDP-R'. PDP-R was based on flawed assumptions, and will enable inappropriate forms of development as permitted activity without adequate safeguards. Parts of PDP-DV do not give adequate effect to RMA sustainable management purpose, Part 2 and other policy direction. s42 HBA modelling indicates that PDP-R densification would not solve Kerikeri's housing affordability issues in short-medium term. PDP-DV has inadequate provisions for built form outcomes and well-functioning urban environment; adverse effects on 'village' character, human scale, amenity, landscaping, other elements valued by hapu and community, and essential initiatives for local economic regeneration re: visitor tourism, arts/artisans, crafts etc. Practical implications of some PDP-DV urban rules/standards were not properly considered by FNDC, resulting in issues such as reduced pedestrian areas in CBD; fragmented areas of ground floor retail/commercial in TCZ and gaps in verandah protection, while the entire large new MUZ area will have continuous ground floor retail/commercial. s42 reports claimed Kerikeri is "infrastructure-ready", however Kerikeri wastewater treatment facility is at capacity and inflows can be as high as 3 times design-capacity during rain events, and parts of the stormwater	Remove excessive and inappropriate densification elements in PDP-DV; amend urban zone provisions as indicated below. Add further provisions and safeguards to address issues. NB. Points relating to MUZ refer to Kerikeri specifically, and may not be applicable to MUZ in other towns

Parts of the decision appealed	Reasons for appeal	Relief sought
	infrastructure are also overwhelmed. LTP is not scheduled to increase treatment capacity substantially until 2031. ¹ Details of PDP-R's longer-term impact on traffic and road infrastructure are not publicly available.	
Building height and number of storeys: height and number of storeys in urban zone rules/standards and where stated in Objectives, Policies, chapter Overviews	Unacceptable urban building heights and <i>permitted</i> activities without adequate safeguards, e.g. MDRZ 11m + 1m, TCZ 16m height (plus chimney, other roof structures). TCZ Overview states " <i>The typical built form within the town centre is anticipated to be up to six storeys....</i> ". Tall buildings will impact amenity value of central areas, e.g. create vortex wind effects or shade in pedestrian areas and outdoor café tables at key times/seasons. Tall buildings along roads will create tunnel appearance because Kerikeri CBD has relatively narrow streets. ² Adverse effects on community values, visual amenity, outdoor cafes and pedestrian areas (important for residents and the visitor economy), unsuitable building bulk and form. MUZ-S1 provides graduated height restrictions in Paihia but not in Kerikeri.	Amend urban zone standards and rules on heights, and amend activity status so effects can be considered and avoided or mitigated. TCZ, MUZ: up to 8m + 1m (2 storey) <i>permitted</i> ; up to 11m + 1m <i>discretionary</i> ; more than 11m + 1m <i>non-complying</i> . MDRZ, GRZ: 1 storey <i>permitted</i> ; up to 8m + 1m <i>discretionary</i> ; more than 8m + 1m <i>non-complying</i> . However MDRZ up to 11m + 1m may be acceptable in areas of lower topography, away from ridgeline, if visual dominance can be avoided. Consequential amendments to reflect points above
Storey setbacks (HIRB): Height at which storey setbacks (HIRB) apply in urban zones	Storey setback provisions only apply to excessively high storeys. TCZ-S4(4) applies a setback from the 4 th floor. This will not avoid the problems caused by tall, visually dominant buildings. Moreover, TCZ-S4 setback would only apply in <i>pedestrian frontage</i> overlay, which is only about 40% of TCZ street frontage. Storey setbacks should apply from 2 nd floor to support the appearance of human scale structures, reduce building bulk, reduce the loss of sunlight in	Amend TCZ, MUZ, MDRZ to require street-front HIRB of 8 m + 60°. This would ensure buildings either (a) angle roofs away from the street or (b) are set back. Either action would help address the issues

¹ Moreover, FNDC did not collect any development contributions for the past decade. DCs have recently re-started, but are unlikely to generate sufficient/timely funding for a long time.

² Kerikeri lacks the wide generous streets that exist in other better-planned towns eg. Taupo, Rotorua, Cambridge, etc.

Parts of the decision appealed	Reasons for appeal	Relief sought
	pedestrian and CBD areas, help retain amenity and street character while allowing limited height	
Standards to achieve high quality urban form: Additional standard applicable in TCZ-R1, MUZ-R1, MDRZ-R1, I-R7 and amendments in other urban provisions where needed	Rules/standards in urban chapters do not implement key statements in chapter Objectives/Policies about achieving high quality urban form, amenity, sense of place, etc. For example - • TCZ-O3: “development ... achieves high quality urban form that is visually attractive... and responds positively to local character...”, • TCZ-P5: “require new development within the town centre to be high quality in a manner that provides an attractive urban environment with distinctive sense of place and quality public places... Provides high quality street environments...” • MUZ-O2: “development... contributes positively to the vibrancy... and amenity of the zone” • MUZ-P2: “high quality streetscapes; pedestrian amenity ...” etc. We are concerned that rules, standards and key matters of discretion often omit these types of policy points. Our submissions and statements called for Urban Design Guidelines, masterplanning and a number of safeguards to support high quality urban form, amenity, distinctive character and other elements valued by the community. Also to avoid negating existing economic initiatives/strategies (e.g. visitor tourism based on local Maori and European history and culture and arts/artisan/crafts) which are urgently needed for local economic wellbeing etc. We therefore seek further standard(s) to implement relevant points stated in Objectives and Policies. Also need to minimise adverse visual effects (noted in Policy I-P6, for example) by controlling placement of visually dominant infrastructure such as mobile phone structures, antennae, towers, substations, overhead lines and similar.	Additional standards for TCZ-R1, MUZ-R1 and MDRZ-R1 and I-R7 specifying elements to be met by new development – ie. design and character elements that would achieve ‘high quality urban form that is visually attractive’, ‘distinctive sense of place’, ‘quality public places’, ‘high quality street environments’, ‘pedestrian amenity’ and similar points in O/Ps; also to support Kerikeri hapu and community values re: character and amenity, and support existing initiatives for visitor tourism to maintain local economic wellbeing, etc. Our group will supply draft text for standard including list of elements
Urban design and community input: New provision in urban zones and amended TCZ Note 3.	TCZ <i>Note 3</i> refers to an <i>urban design assessment</i>, however this concept does not provide a workable solution. Note 3 would only trigger an urban design assessment in extremely limited circumstances, i.e. only if a	Amend TCZ Note 3 and add new provision in urban zones to provide a standing urban design committee with members of stakeholder groups including community

Parts of the decision appealed	Reasons for appeal	Relief sought
	proposed development infringes a permitted activity and only if it's in the TCZ pedestrian frontage area (about 40% of TCZ street frontage). Moreover this approach would not take into account the values of community stakeholders and existing local economic strategies and initiatives for visitor tourism, artisans/arts and crafts, etc. which are important for local economic wellbeing.	groups and Kerikeri hapu, to support PDP Policy statements re: high quality urban design and support values that are important to the community, and local economic strategies e.g. existing initiative for visitor tourism, artisan/arts, crafts etc. Committee could operate in conjunction with the process of masterplanning, urban design guideline and spatial plan implementation
Residential units on ground floor in TCZ and MUZ: TCZ-R5, MUZ-R3, MUZ-R4, MUZ-R9, any other relevant clauses. Pedestrian frontage overlay in planning map	TCZ-R5 PER-2 requires residential units to be located above the ground floor only in the <i>pedestrian frontage</i> overlay area. Pedestrian frontage covers only 40% of the street frontage in TCZ; in effect this supports retail/commercial activity on only 40% of TCZ street frontage. However, ground floor retail/commercial ought to be required on higher percentage of TCZ, perhaps covering 100% of street frontage. In strange contrast, the entire MUZ zone (which is now very large) encourages continuous retail/business on ground floor; it does not support residential activity on ground floor level (see MUZ-R3, MUZ-R4, MUZ-R9 re: residential, visitor accommodation, and residential care). This would create a very large area continuous new area of retail/commercial in MUZ. However, TCZ would have discontinuous retail/business on ground floor, and verandah protection for pedestrians in TCZ would also be discontinuous. We consider that the amount of ground floor retail/commercial vs. residential in TCZ and MUZ was not properly considered in FNDC's PDP-R approach	Requirements for ground floor activity, i.e. amount of retail/commercial vs. residential activity in TCZ and MUZ needs to be properly assessed to ensure that rules will support appropriate extent and location of retail/commercial on ground floor
Pedestrian-friendly provisions: Amend TCZ-S4(1) and MUZ-S5(1).	It is very important that TCZ, MUZ and other urban zones will ensure pedestrian-focused, walkable township that is highly attractive for pedestrians, with wide pavements, suitable pedestrian areas without traffic, multiple laneways and networks of pedestrian pathways to ensure	Pedestrian benefits such as verandahs need to be continuous in key street frontage areas.

Parts of the decision appealed	Reasons for appeal	Relief sought
Pedestrian frontage on planning map. Clarification and further provisions to support pedestrian activity in urban zones	good pedestrian connectivity within the CBD and links with destination points and residential areas. Aspects such as verandahs, for example, are important for protecting pedestrians from rain and hot sun, as well as providing dry spaces for outdoor café tables and seating, etc. However, there will be no verandahs in the large new MUZ zone, although theoretically required by MUZ-S5, because the planning map does not indicate any <i>pedestrian frontage</i> in MUZ. The gap in <i>pedestrian frontage</i> overlay in TCZ, noted above, would mean no verandah for some parts of TCZ street frontage. MUZ-S4 and MUZ-S5 standards for glazing and public entrance cannot be implemented in MUZ. TCZ-S4 and MUZ-S5 state that new buildings, extensions or façade alterations ‘must’ be built up to the road boundary in pedestrian frontage areas. This will result in a significant reduction in the existing pedestrian area in TCZ, which is unacceptable.	Amend TCZ-S4(1) and MUZ-S5(1) to avoid the loss of existing pedestrian spaces and ensure wide pedestrian areas, particularly in situations where legal roads are less than 25 m wide. Further rules/standards to ensure pedestrian-friendly, attractive walkable town centre, with wide, well-connected pedestrian areas, landscaping, wider verandahs where suitable, multiple pedestrian access laneways and pathways, ensuring attractive networks of pedestrian walkways for good connectivity, with good quality landscaping.
Clarification in MUZ-P8	MUZ-P8 (d) (ii) appears to be unfinished sentence. To support quality development, this provision should support amenity of the general area	Insert ‘adjacent <u>and surrounding areas</u> ’
Non-complying status: TCZ-R1 PER-1, MUZ-R1 PER-1, any provisions with similar effect	When a building/structure or alteration is <i>non-complying</i>, TCZ-R1 PER-1 and MUZ-R1 PER-1 indicate that it would be treated as discretionary rather than non-complying; this is an inappropriate approach.	Non-complying activities should be treated as non-complying - TCZ-R1 and MUZ-R1 and any provisions with similar effect
Ground floor area (GFA): Urban zones. Clarify TCZ-R10.	During Hearings, we called for Ground Floor Area (GFA) limit of 400m², and/or limit of 400m² per tenancy in Kerikeri. These restrictions are essential for maintaining Kerikeri’s economic viability and character. However, TCZ rules allow GFA 450m² for supermarkets and commercial activity (TCZ-R2), and up to 800m² for educational facilities (TCZ-R11) (<i>permitted</i> activities). TCZ does not set any limit on GFA for other <i>permitted</i> activities such as visitor accommodation, overall GFA of residential buildings, healthcare, community activity, conservation or community corrections facility. These buildings will be <i>permitted</i> without any GFA limit.	TCZ, MUZ: GFA limit of 400m² in Kerikeri. (Retain GFA limit 300m² for offices as stated in TCZ-R2.) Infringements of GFA need to be <i>non-complying</i> (not <i>restricted discretionary</i> or <i>discretionary</i>). Katerina’s evidence recommended a GFA limit per retail tenancy: “No individual retail tenancy shall exceed 400 m² gross floor area within the Kerikeri

Parts of the decision appealed	Reasons for appeal	Relief sought
	TCZ rules allow GFAs larger than 450m² as <i>restricted discretionary</i>, which means FNDC planners would decide larger size, normally without any public input. MUZ rules allow GFA of 450m² for supermarkets, any commercial activity, healthcare activity, community facility, conservation activity, supported residential care, community corrections facility. Clarification is needed in TCZ-R10 could be interpreted to mean an extension or alteration could be up to 450m² in size. i.e. the GFA limit could apply to a single extension rather than the total supermarket area.	Town Centre.... Retail activity that exceeds 400 m² GFA per tenancy is a non-complying activity.” Infringements should be non-complying, or at least discretionary. Clarify TCZ-R10 PER-1 text so it is clear that <u>total</u> supermarket area cannot exceed the GFA limit [400m²].
Appropriate activities in TCZ, MUZ: Rules in TCZ, MUZ	We support Objectives/Policies that seek to avoid inappropriate activities in TCZ and MUZ (e.g. TCZ-P3, MUZ-O2, MUZ-P1(a), MUC-P4). However these zone chapters do not contain rules that will implement such statements in an effective manner. Examples – • MUZ-R15 allows large format retail as a <i>discretionary</i> activity, however large format retail is an inappropriate activity in Kerikeri. Waipapa is the only appropriate location for large format retail in the Kerikeri/Waipapa area. • MUZ-R16 allows for other unspecified activities, which potentially opens the door to a very wide range. • TCZ and MUZ rules fail to restrict inappropriate types of retail/activity such as: additional laundromats, additional dairies, vape suppliers, liquor suppliers (except boutique beer or wine retail), “adult” (porn) shops, storage and warehousing, relocated buildings, inappropriate activities include large format retail (including “big box” retail); additional laundromats, additional dairies or convenience stores, vape suppliers, liquor suppliers (excluding boutique wine, craft beer and specialty food retailers that contribute to the visitor experience), ‘adult’ (porn) shops, ‘adult’ entertainment parlours, storage and warehousing, relocated buildings, machinery hire yards, etc. On the other hand, certain activities should be specifically encouraged (e.g. boutique retail, hospitality, cafes, artisan producers, galleries, professional,	Adjust TCZ and MUZ to specifically exclude inappropriate activities and to actively support and encourage appropriate activities. We can supply a list of inappropriate activities, and activities that should be specifically encouraged.

Parts of the decision appealed	Reasons for appeal	Relief sought
	medical and wellness services, offices, etc) to ensure that the town centre becomes/remains: • The commercial, cultural and social heart of Kerikeri township. • A pedestrian-oriented destination. • Attractive to visitors and residents. • Supportive of independent and locally owned businesses. • Distinct from Waipapa's role as the district's large-format retail and commercial service hub. • Protected from activities that erode the vitality, character and economic function of the town centre.	
Infrastructure capacity: Zone provisions, infrastructure chapter	PDP-DV contains various statements that promise appropriate infrastructure (e.g. MUZ Overview), however the PDP will allow consents for new buildings/developments in urban zones where the council-owned essential infrastructure is at capacity, noted above. Kerikeri does not have adequate existing wastewater capacity (in the short to medium term) to support the density allowed by PDP-R. The provision of essential infrastructure capacity needs to be coordinated with the timing and sequencing of consenting and new development. This applies to council or CCO infrastructure as well as infrastructure provided by developers. PDP provisions need to ensure that development in each area/location will occur in a sequenced and coherent manner, at a rate that is supported by the necessary capacity of infrastructure put in place.	Provision to ensure, before granting consent for developments, that relevant infrastructure capacity is available or ensure it will be in place before buildings are occupied. Require best practice for infrastructure and related development, to prevent problems associated with more climate change and more extreme rainfall events in future
Cumulative impermeable surface coverage: TCZ, MUZ, industrial zones and other relevant chapters	Increasingly, development and density will lead to impermeable surface cover on high percentage of urban land (buildings, concrete, tarmac, roads, drives, carparks, paths). Cumulative increases pose risks to urban stormwater infrastructure (overloading, failures), water quality in local waterways and amenity values. We support the areas of impermeable coverage in MDRZ-S9, and landscaping in MDRZ-S6, and consider that such points need to be strengthened in TCZ, MUZ.	Update rules/standards to include best practice environmentally sustainable techniques for new developments, including permeable materials wherever feasible for surfaces such as driveways, paths etc. Limit the cumulative total percentage impermeable coverage in urban and industrial zones (per local mapped zone), or

Parts of the decision appealed	Reasons for appeal	Relief sought
		equivalent measure. Require rain capture tanks and similar
Energy efficiency and renewable energy: All zones	PDP should include objectives, policies and rules/standards that support best practice environmentally sustainable techniques for new developments, including energy-efficient technologies and appropriate renewable energy technologies. e.g. MUZ-P6 states a key policy point which should be added in other zone chapters: “Promote energy efficient design and the use of renewable electricity generation in the construction of ... development” in the zone.	Update rules/standards in the light of improved technologies, to require best practice environmentally sustainable techniques in new developments, including energy-efficient technologies and renewable energy. For example, standards should implement RMA s7 ,s74(2) and RPS clause ³ : “New subdivision, use and development should: ... adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, ... renewable energy technologies”.
Esplanade Priority: Esplanade Priority in PDP planning map SUB-S8 Further provisions on esplanade in other relevant chapters	Esplanade Priority has been deleted from PDP map. Esplanade for access to waterways and coastal beaches; also essential for walkable town centres, active modes of transport, connections between towns/destinations. Urgent issue re: Kerikeri River where significant development could occur before spatial plan implemented. PDP provisions not applicable to large gated communities or retirement villages (land use) or lots > 4ha. RMA s77(2), s230, s237F, LGA 2002 s200.	PDP map: Retain Esplanade Priority, especially where significant development anticipated. SUB-S8; relevant policy/rules: Provision for esplanade / connectivity re: lots >4 ha and land use in key locations where PDP anticipates significant growth (e.g. Kerikeri urban zones); and access to coastal beach for towns that lack access
Fragmentation and loss of productive land: SUB-R3, SUB-R6, SUB-R7, relevant rural zones.	S32 and other reports have highlighted issues of fragmentation and loss of productive land, and problems related to residential sprawl and sporadic unplanned development in rural areas. However PDP-DV provisions	Amendments that will reduce fragmentation and loss of productive land, and address problems of residential sprawl and sporadic development in rural areas.

³ NRC, Regional Policy Statement, p.163, Appendix 2, Part A, clause (p).

Parts of the decision appealed	Reasons for appeal	Relief sought
APP3 criteria Strengthen provisions referring to productive land	include a number of loopholes that encourage on-going problems of fragmentation etc. above. App3 criteria need to be clarified and should support higher standards. PDP-DV provisions seek to protect 'highly' productive land (which represents a very small fraction of district land area), and does not provide adequate protection for other types of productive land, although this comprises the majority of land area in this district.	Provisions should protect productive land, not only 'highly' productive land. Amend APP3 criteria and statements to support higher standards.
Outdoor lighting: LIGHT-R1 Note in Light chapter	Light rules implement Overview and policies only partly. LIGHT-R1 refers to 'emission'; AS/NZS 4282:2019 covers light spill, glare, and skyglow, omitting other key aspects. RPS Appendix 2 specifies that " <i>New subdivision, use and development should: ... Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting...</i> " ⁴ LIGHT-R1 does not appear to require energy-efficient, low-energy lighting. AS/NZS 4282 normally applies to private lighting (unless specified for public), so R1 may not cover public lighting. Auckland Transport guidelines are available for public streets and amenity lighting.	LIGHT-R1: Lighting designs should support energy efficiency, and any street lighting should comply with <i>Street Lighting</i> design guidelines for roads and amenity lighting (Auckland Transport) ⁵ . Note: include <i>Principles for Responsible Outdoor Lighting (International Dark Sky Association)</i> ⁶
Amenity and community values - landing site for private helicopters: NOISE-R7	(These comments do not refer to emergency helicopters) PDP allows landing sites in residential areas as <i>permitted</i> activity for private-use helicopters, based on inappropriate noise standard, without any consideration of other adverse effects. Although a private helicopter user would benefit from this approach, many other residents will lose the 'peaceful enjoyment' of their property.	Require alternative solution - private helicopters should be based at existing local airports/airfields or similar rather than creating private landing sites in areas that affect others.

⁴ NRC, *Regional Policy Statement*, p.163, Appendix 2, Part A, clause (p).

⁵ <https://at.govt.nz/media/1982229/engineering-design-code-street-lighting.pdf>

⁶ <https://darksky.org/resources/guides-and-how-tos/lighting-principles/>

Parts of the decision appealed	Reasons for appeal	Relief sought
NOISE-S4 Other chapters that should contain provisions on this type of land use	PDP should cover full range of effects of this type of land use, including amenity values, public safety, adverse effects on people with health issues who require rest; people and native species sensitive to disturbance, vibration, infrasound, noise, [wind] pulses and other issues. There is no <i>functional</i> need /justification for private helicopter landing sites where an existing local airport or similar is accessible. Local airports provide safer and more suitable location than creating private landing sites among residential houses. Inadequate rules in Auckland allowed private helicopter sites in residential areas to proliferate; they are now strongly opposed by large numbers of residents, and Auckland Council has been forced to take action. It is essential that the Far North Council should avoid opening the door to similar problems here.	Address omissions in PDP provisions so that land uses such as new private helicopter sites will be assessed on the full range of adverse effects.
Crop protection structures:	Major adverse effects on visual amenity in rural and suburban areas. Amendments on crop protection structures as stated in our submissions.	Standard to reduce visual dominance: 3m setback from boundaries (as in ODP); landscaping on boundaries adjacent to public roads and residential properties; specified colours.
Rezoning proposed by Kiwi Fresh Orange (KFO)	KFO site is important future growth area. It is the only development location that offers essential new connectivity, bridges, road links and cycleways between SH10, Waipapa Road, Kerikeri (essential for reducing Kerikeri's ever-increasing traffic issues); more compact urban footprint for Kerikeri Waipapa area overall⁷; large-scale integrated development plan; large public reserves protecting river margins, wetland; cycling/walking networks; wastewater treatment system, bridges and other infrastructure paid by developer. Significantly, KFO site offers affordable housing of the type demanded by the market and community (due to lower land price and efficiency of scale). PDP-R is unable to achieve this.	Rezone KFO site for development, and amend PDP-R provisions as indicated in this table

⁷ It would be more compact than the Spatial Plan ribbon development and long-term results of PDP-R which would drive more development in areas outside urban zones.

Parts of the decision appealed	Reasons for appeal	Relief sought
	KFO has suitable site for large hotel (needed in this area), and offers considerable employment boost for local economy. Spatial Plan⁸ planners did not provide fair, balanced information about pros and cons of KFO site and development options in public consultation documents.	
Rezoning proposed by Neil Construction (NC)	s42 evidence identified huge over-supply of rural residential capacity in notified PDP of 2022. Additional supply not needed. NC seeks to upzone Tubbs and neighbouring areas. Upzoning is contrary to SD-UFD-O2 which “supports a more compact urban form”. Tubbs area is too far from CBD, 100% reliant on cars, not walkable (about 1 hour 17 min. walk to Kerikeri CBD High School or post office, or 1 hr 36 min. to Waipapa services). Tubbs was not included in growth location options (6 scenarios) identified in Kerikeri-Waipapa spatial plan. If rezoned, Tubbs area would create large new ‘bubble’ of denser RRZ development at substantially further distance from the CBD than any other part of RRZ (refer to map). Adverse effects on areas with high ecological values, amenity and safety around historic Waipapa Landing and one-lane bridge; traffic on Heritage Bypass; traffic hazards around road junction of new Tubbs development. The EC decision limited the total number of sections in west area (stage 3-6) following detailed debate on this point.	Retain Rural Lifestyle zoning
Vegetation clearance: IB-R1(7), IB-R1(10), IB-R3(2)	Clarifications in <i>permitted</i> activity rules to address cumulative effects and support IB policies stated in chapter. IB-R3 annual amount of clearance may be repeated multiple times; no cumulative total. IB-R1(7) should apply where existing clear area is not suitable. IB-R1(10) amounts noted in R3 should apply.	IB-R1(7): if existing clear area is not suitable; and there is no clearance of areas of vegetation that meets RPS Appendix 5 significance criteria. IB-R1(10): apply m² amounts noted in R3. IB-R3: include amount per decade.

⁸ Te Pātukurea, Kerikeri-Waipapa Spatial Plan

Parts of the decision appealed	Reasons for appeal	Relief sought
	R1 (relevant parts) & R3 should refer to standard safeguards e.g. nesting season (timing), 'kiwi safe' practices, significance criteria, aspects to improve the alignment of rules with stated policies. Need to address misalignment between policies and rules.	R3 and relevant parts of R1: include standard clause to support safeguards for nesting season, 'kiwi safe' practices, address other policy clauses.
Omissions, insufficient alignment with key policies, and clarifications: Further points inserted in zone chapters and other relevant chapters	A number of PDP provisions/rules do not adequately implement parts of RMA s2 and matters raised in our submissions and statements, including provisions to support well-functioning environments, amenity (including visual amenity), community values, ecological values or significance criteria. For example, provisions should support visual amenity and landscaping, and also avoid or minimise adverse effects of visually dominant infrastructure structures (e.g. mobile phone towers, substations, bus shelters, etc) by requiring setbacks, good quality landscaping and other means. A number of matters of discretion fail to include key points that are stated in Policies. Also need to address cumulative and long-term effects and introduce further points in provisions to improve alignment with related Policies.	Further provisions needed, particularly standards, to support community wellbeing, community values, especially amenity, ecological values, and to implement similar points stated in RMA, national direction, and Policies of PDP.

Attachment B: Original Submission of Turnstone Trust.

Form 5

Submission on a notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Far North District Council

Name of Submitter: Turnstone Trust

This is a submission is made on behalf of Turnstone Trust to Far North District Council on the Proposed District Plan 27 July 2022

Turnstone Trust could not gain an advantage in trade competition through this submission.

The specific parts of the Request that the submission relates to are:

- The zoning of land at 126B Kerikeri Road and related landholdings.
- Section 32 Report documents that informed the extent and location of Mixed Use zoning in the Proposed District Plan as notified – 27 July 2022.
- The definition of Far North District Council as a Tier 3 local authority as defined in the National Policy Statement – Urban Development (updated May 2022) (“NPS-UD”).
- The Council response to the requirements of the NPS-UD.

Description of the Site:

The land to which this submission relates is approximately 29 hectares in area. The land adjoins the public access to Fairy Pools (via Fairy Pools Lane). It is bordered to the north and west by Kerikeri river.

The site is accessed from Kerikeri Road and there is sealed vehicle crossing / access stub from Twin Coast Discovery Highway (Heritage Bypass) that connects directly to Part Lot 2 DP 33905.

There is also informal pedestrian access into the site from Fairy Pools Lane, the end of King Street and Clark Road. The land is of varying contour and is almost entirely covered in mature Gum trees and Redwoods.



Figure 1: Land Parcels Subject to this Submission

The Site is colloquially referred to as the Bing land. The land is held in Record of Title reference NA55B/1036 which encompasses the following parcels:

- Part Lot 2 DP 33905 – 3.1474 hectares
- Part Lot 5 DP 33905 – 11.9285 hectares
- Part Lot 8 DP 33905 – 4.0421 hectares
- Part Lot 9 DP 33905 – 4.5481 hectares
- Part Lot 10 DP 33905 – 511.6 m²

The parcels and their location are shown on the map below. Part Lot 6 no longer forms part of the land as it was acquired for the Heritage Bypass Road connection.

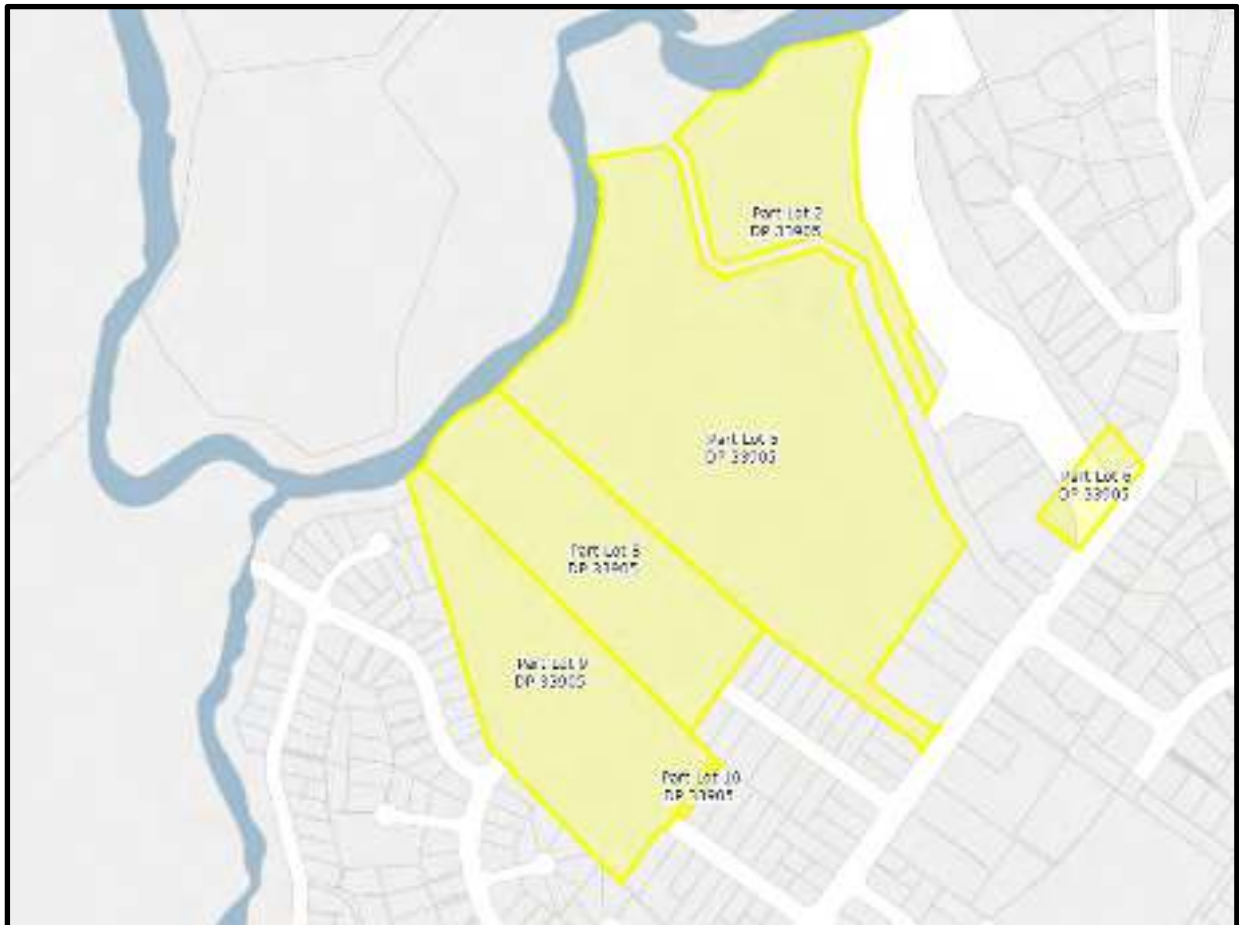


Figure 2: Legal Descriptions of Land Subject to this Submission

The Submission:

Statutory Context – National Policy Statement – Urban Development:

The NPS-UD (2020) contains objectives and policies that Councils must give effect to in their resource management decisions. The NPS-UD requires councils to plan well for growth and ensure a well-functioning urban environment for all people, communities, and future generations. The objectives and high-level policies of the NPS-UD 2020 apply to all councils that have all or part of an urban environment within their district or region. However, some policies apply only to Tier 1 or Tier 2 councils.

Under the NPS-UD, an ‘**Urban Environment**’ is defined as:

“Any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: (a) is, or is intended to be, predominantly urban in character; and (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people.

The submission is that Far North District Council is a Tier 3 territorial authority because it has all of an urban environment in its district. Kerikeri-Waipapa is considered to be an urban environment **now** because it is predominantly urban in character and **is or is** intended to be part of a housing and labour market of at least 10,000 people. This is evident from the Infometrics population forecasts which indicates a population in 2021 of over 10,000 people – Refer Table 5– *Population projections for Kerikeri-Waipapa, structure plan area*, page 25.

At page 25 of the Infometrics report the Kerikeri-Waipapa area forecast population is addressed. The report states *The Kerikeri-Waipapa area is expected to continue accommodating the lion's share of Far North District growth over the next 50-years.... The Kerikeri-Waipapa structure plan area,..... is estimated to accommodate 19% of the far North's population in 2021. This is projected to grow to 25% by 2073, as growth in the area outpaces the district overall.... Growth is projected to be concentrated in the urban area, particularly Kerikeri Central and Kerikeri South and to a lesser extent Riverview and Waipapa*".

The report acknowledges that horticultural zones will constrain peri-urban residential development on the periphery of Kerikeri and also states the wastewater plant upgrade will enable residential development at a higher density than has occurred in the past two decades.

Section 3.2.2 of the Section 32 Assessment on Urban Environments, prepared by the Far North District Council notes that based on the population forecasts under the low, medium, and high growth scenarios, the Council considers that none of its towns will reach the required threshold of 10,000 people to be considered an 'urban environment' as defined by the NPS-UD. The Council therefore concludes that the NPS-UD does not apply to the Far North District.

As the Infometrics report states the population is projected to increase by a further 1,048 people using the medium projection for the 2021 – 2034 time period, Kerikeri-Waipapa is considered to be an urban environment now. This is because the area is predominantly urban in character and **is or is** intended to be part of a housing and labour market of at least 10,000 people.

The NPS-UD strongly encourages Tier 3 local authorities to do the things that Tier 1 and Tier 2 local authorities are required to do under the Policy Statement.

Potential Future Demand for Commercial Land Far North District, February 2017:

The BERL report - *Potential future demand for commercial land – Far North District (2017)*, BERL – Making Sense of the Numbers, states that under the Business as Usual ("BAU") projection scenario an additional 6.4 hectares of commercial land would be required in the Far North by 2045. Under a higher growth scenario 77.2 hectares of additional commercial land would be required for the Far North district. The report identifies 1.6 hectares of vacant commercial land in Kerikeri and states "... *our observation is that this land may not be located in the right area or may not have access to come infrastructure such as roading. There could also be other barriers that are preventing the further development of this land*¹".

At Section 3.3.6 the report addresses mixed use and other uses for commercial land. The report states Kerikeri has the largest amount of commercial mixed use at 5.7-hectares².

Population growth and Māori economic development initiatives were highlighted as reasons that may precipitate a demand for more commercial and / or Mixed Use land to be provided. The need to provide more land would be related to an increased need for services. This outcome of the higher growth scenario set out in the report.

The BERL report was prepared in 2017. Since then, there have been further changes in population growth rates and the global pandemic created a significant change in terms of how people work, where

¹ BERL report, February 2017, Section 3.3.3, page 9.

² BERL report, February 2017, Section 3.3.6, page 11.

they work, and the flexibility offered with respect to lifestyle. It is now more possible than ever to live in a lifestyle destination and retain a city job.

Kerikeri is considered to be a desirable lifestyle destination for living. Population growth rates are anticipated to be greater than predicted by Infometrics. This will require a corresponding increase in land for business / employment activities associated with increased demand for services.

Proposed Plan – Mixed Use Zoned Land:

The notified Proposed Plan proposes to extend the Kerikeri Town Centre commercial zoning. The Operative Plan zones the town centre business area Commercial. The proposed plan uses Mixed Use zoning and seeks to extend the Mixed Use zone further north east along Kerikeri Road and also on the opposite side of Kerikeri Road over the retirement village land (Kerikeri Retirement Village Limited) and also over other established residential areas extending south to the Domain on Cobham Road. Comparative Operative and Proposed Plan zoning maps are shown below:



Figure 3: Proposed Zone Map



Figure 4: Proposed Zone Map

The Proposed Plan uses only three main business zones – Heavy Industrial, Light Industrial and Mixed Use. There are other Special Purpose zones such as the Ngawha Innovation and Enterprise Park, Carrington Estate and Horticulture Processing Facilities. The range of zones is limited and in terms of commercial land uses the Mixed Use zone is a blunt tool. There is no Local Centre or Town Centre zoning.

We are aware of other zonings being sought through the District Plan process. Zoning of the Brownlie land seeks a portion of Mixed Use zoning for business purposes. In my opinion, if Mixed Use is the only commercial business zoning to be provided in the Plan, it would be appropriate to zone the land sought in the Brownlie submission and the extension to the Mixed Use zoning sought in this submission. This is because the subject land is more likely to fulfil a town centre commercial role, and the Brownlie Mixed Use land is more likely to fulfil larger format retail or activities with synergies or of similar character to the existing nature of Waipapa.

The location of the Mixed Use zone extension proposed for Kerikeri town centre will not facilitate or enable expansion of business activities to support an increasing population. The sites that the zone has been extended over appear to be already developed or being developed.

The Mixed Use zone in the Proposed Plan enables the following business uses:

- Service stations
- Offices not exceeding a gross floor area of 200m²
- Healthcare activities
- Commercial service activity
- Light industrial activities (discretionary)
- Large Format retail (discretionary)
- Drive-through activity (discretionary)

The proposed objectives for the zone seek:

- *That the Mixed Use zone is the focal point for the District's commercial, community and civil activities and provides for residential development where it complements and is not incompatible with these activities.*
- *That development in the zone contributes positively to the vibrancy, safety and amenity of the zone.*

The associated policies seek:

- *To require development in the zone to contribute positively to:*
 - *High quality streetscapes,*
 - *Pedestrian amenity,*
 - *Safe movement of people of all ages and abilities*
 - *Community well-being, health and safety; and*
 - *Traffic, parking and access needs.*

The location of extension to the Mixed Use zone proposed by Turnstone better achieves the objectives and policies than the zoning in the Proposed Plan. Turnstone also submits that, if necessary, a broader suite of zones could be employed to secure business land requirements for the Kerikeri Waipapa area for example consideration could be given to use of a Town Centre zoning.

The National Planning Standards – Section 8 Zone Framework describes the Town Centre zone as *Areas used predominantly for:*

- *In smaller urban areas, a range of commercial, community, recreational and residential activities.*
- *In larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.*

The location and extent of Mixed Use zoning for Kerikeri town centre proposed by Turnstone better fulfils the requirements of the NPS-UD with respect to providing business capacity for the forecast population growth over the short and medium term. This is a legal requirement as per s31(1) (aa) and s74 of the Resource Management Act.

The land has access to the required infrastructure and can assist in solving traffic circulation issues in Kerikeri town centre.

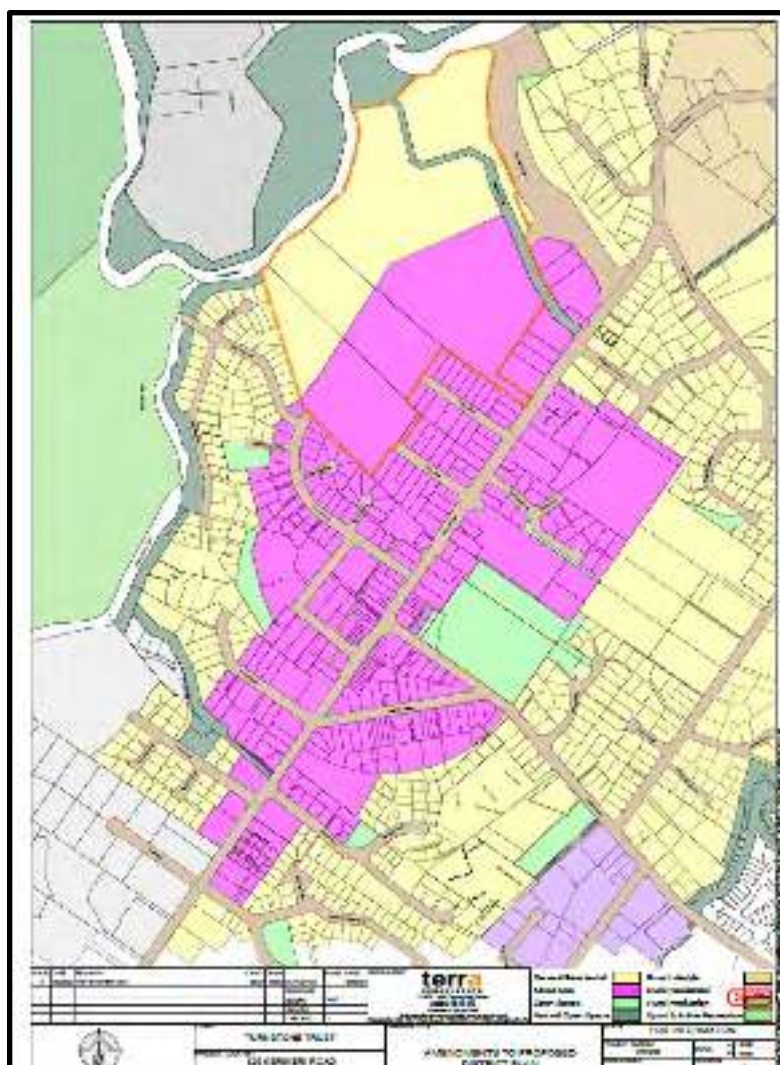
When the alternatives are evaluated as required by s32 of the Resource Management Act the Turnstone proposal is the most appropriate way to achieve the objectives for the zone and also the NPS-UD.

Submission – Relief sought:

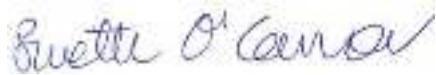
Turnstone supports the Proposed District Plan zoning **in Part** but seeks changes to reflect the outcomes sought in the submission or such other relief as necessary to provide a business zoning to the area of land identified in the Submission.

The submission seeks that Turnstone land and the land identified on the proposed zone map at Fairway Drive / Homestead Road be zoned with Mixed Use as shown on the Proposed Zoning Plan lodged with the submission and / or any other relief required to achieve the outcomes sought in the submission.

Turnstone Trust seeks that the subject land be zoned as sought in the submission – Proposed Zoning Map below:



Turnstone Trust do wish to be heard in support of its submission. If other parties' make a similar submission, we will consider presenting in a joint case with them at a hearing.



Burnette O'Connor
Planner / Director
The Planning Collective Limited
(person authorised to sign on behalf of submitter)

Date 21 October 2022

Address for Service:

The Planning Collective Limited
PO Box 591
Warkworth 0941
Attn: Burnette O'Connor
Email: burnette@thepec.co.nz
Ph: 021-422-346

Attachments:

- A. Proposed Structure Planning and Zoning Maps, prepared by Terra Consultants
- B. Civil Engineering Servicing Report, prepared by Terra Consultants

Appendix A:

Proposed Structure Planning and Zoning Maps, prepared by
Terra Consultant

SITE

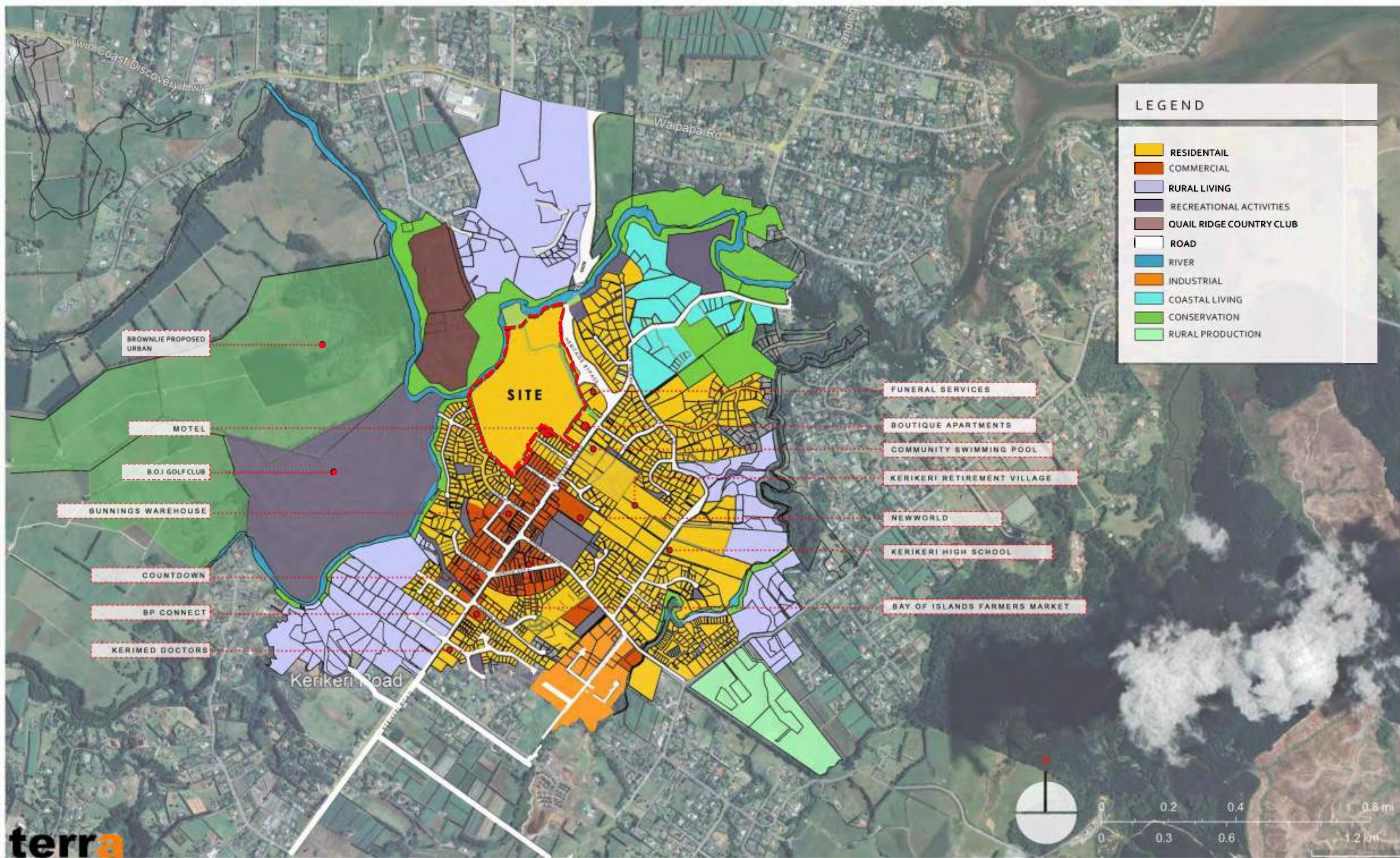
BING LAND

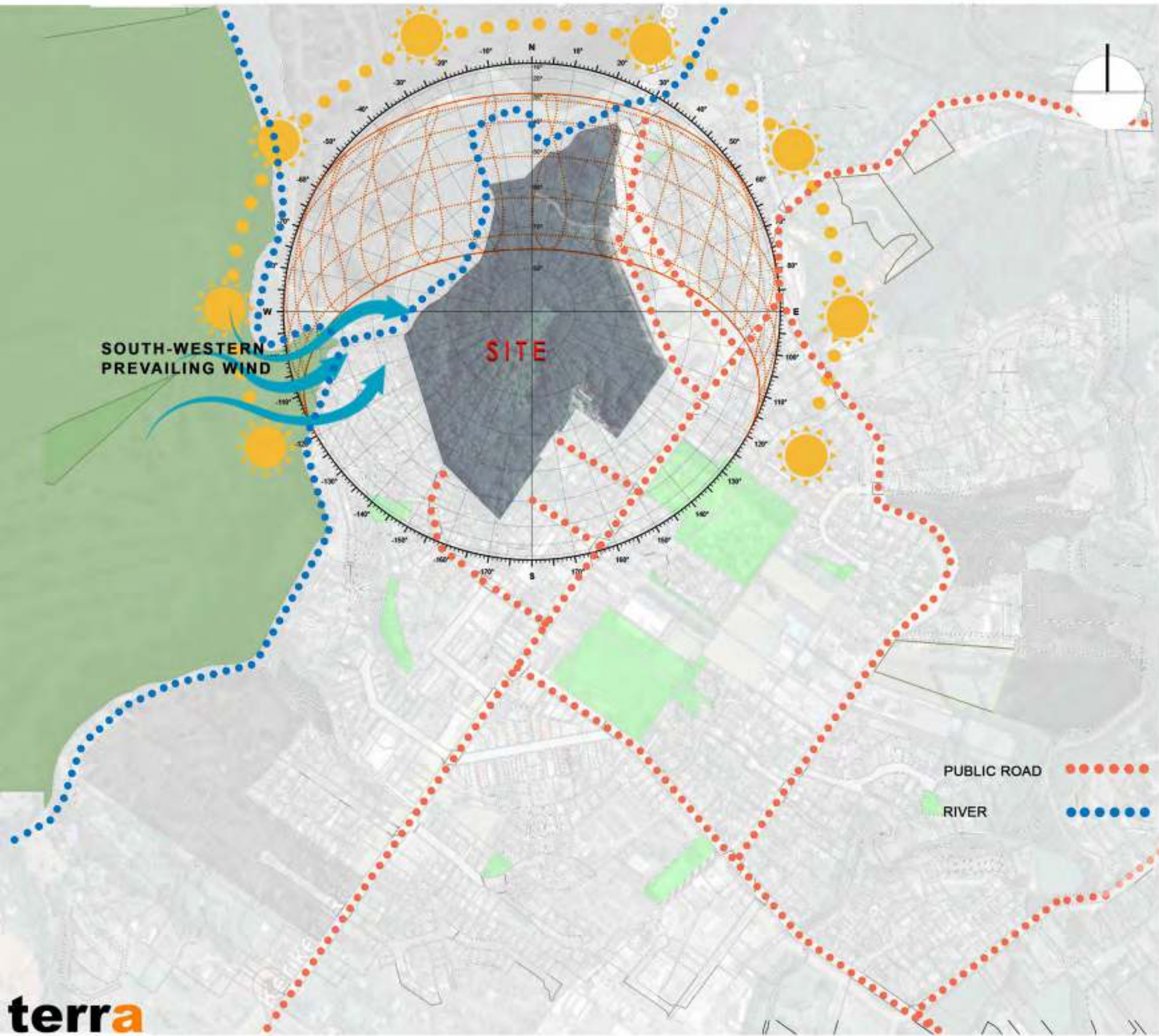
STRUCTURE PLAN

SUBMISSION ON FNDC DISTRICT PLAN

126 KERIKERI ROAD, KERI KERI

CLIENT : TURNSTONE TRUST | DATE : 19/10/2022





MEAN ANNUAL WIND FREQUENCIES OF SURFACE WIND DIRECTIONS

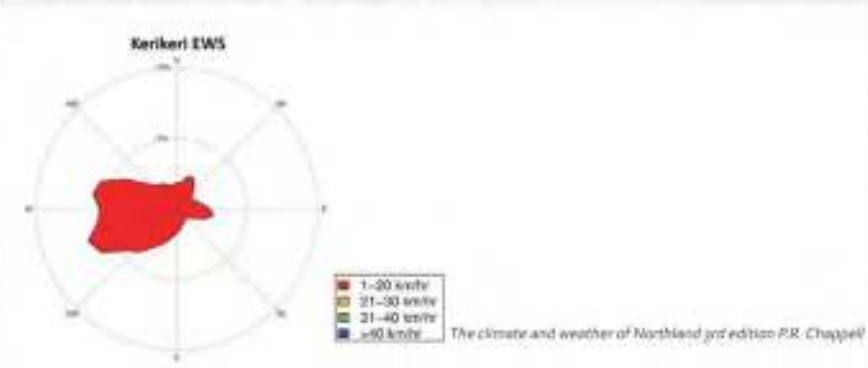


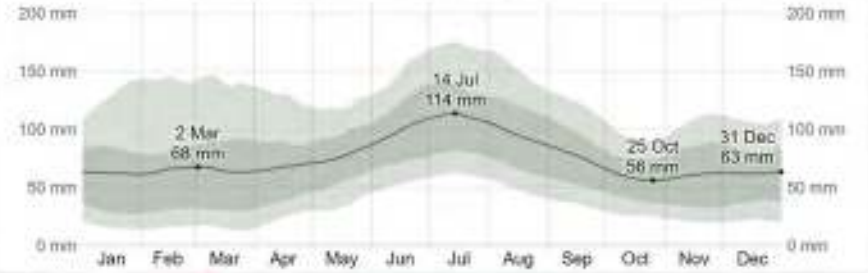
Table 1: Mean monthly and annual wind speed (km/hr)

Location	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Kerikeri EWS	7	7	6	6	6	7	7	7	7	8	8	7	7

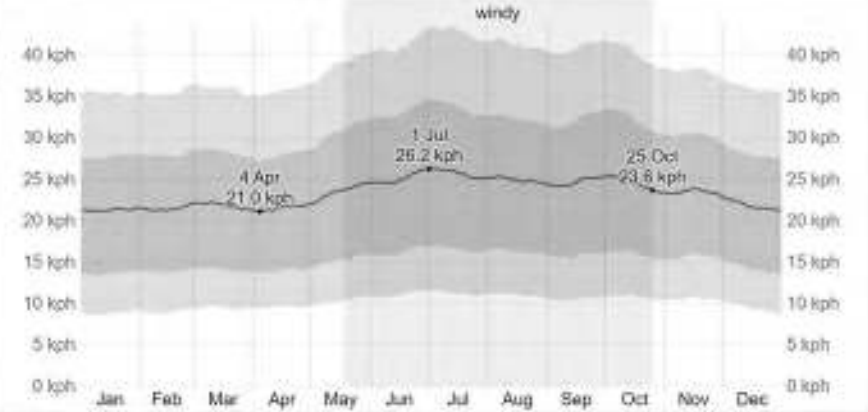
CLIMATE IN KERIKERI

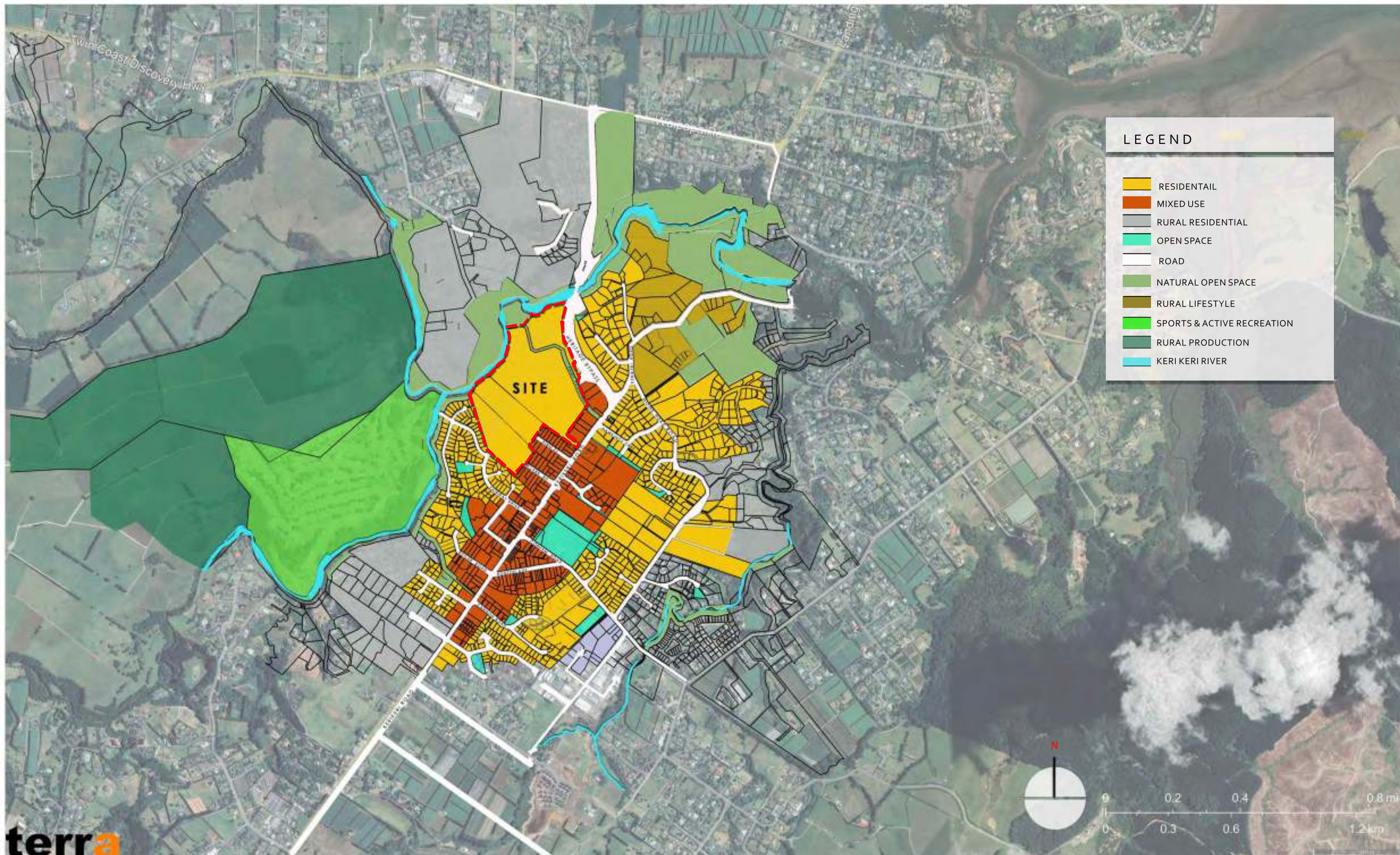


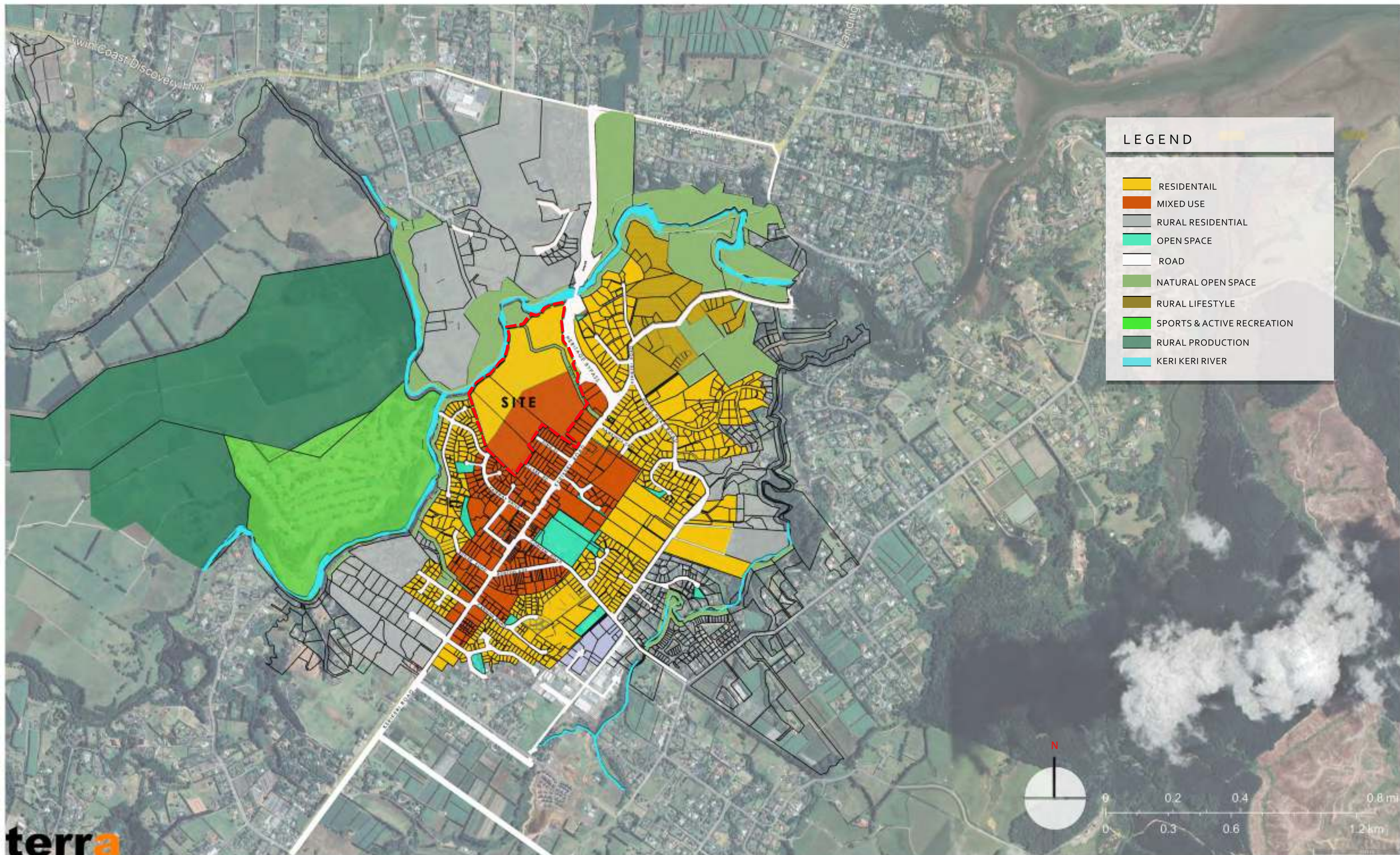
AVERAGE MONTHLY RAINFALL IN KERIKERI

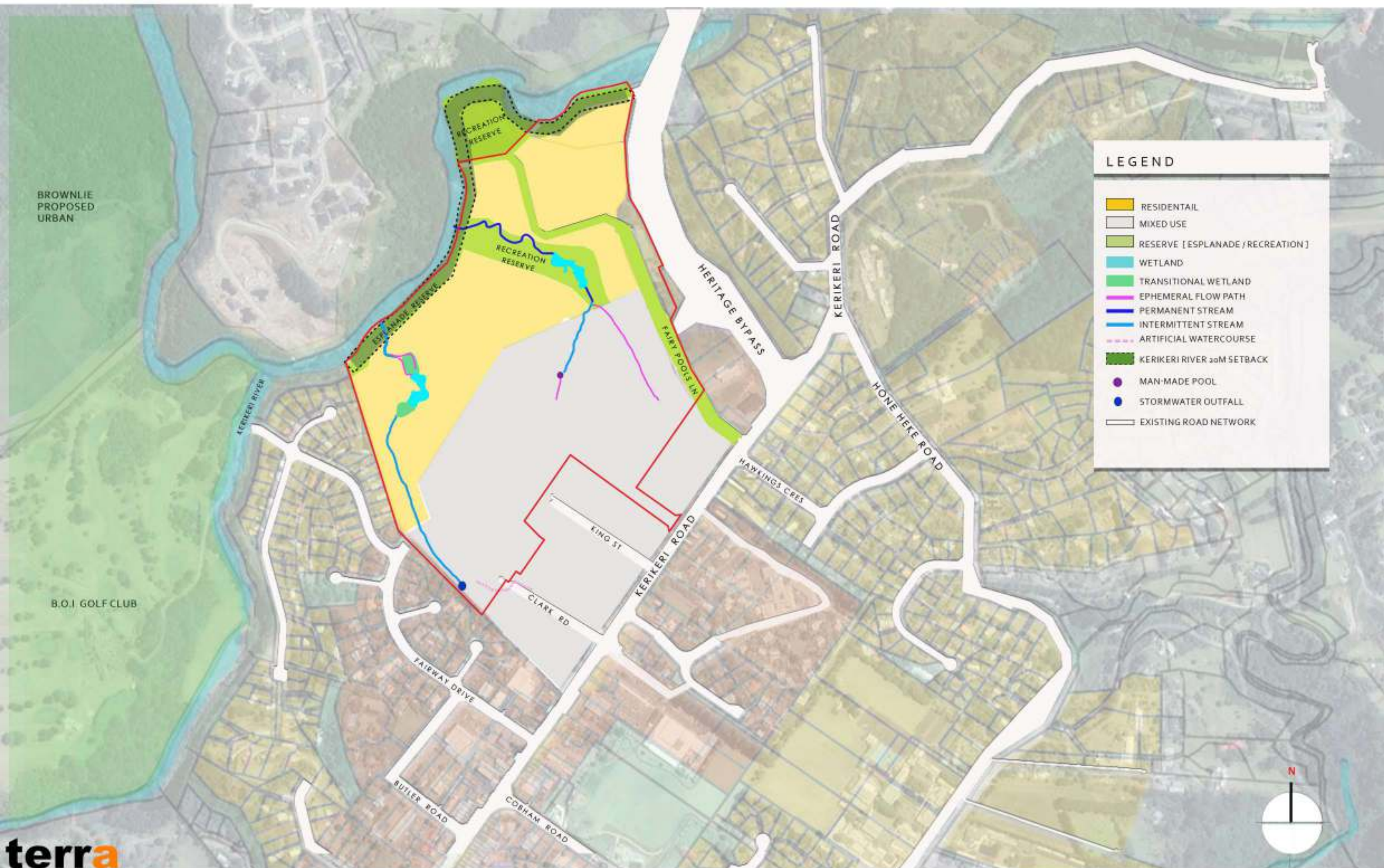


AVERAGE WIND SPEED IN KERIKERI

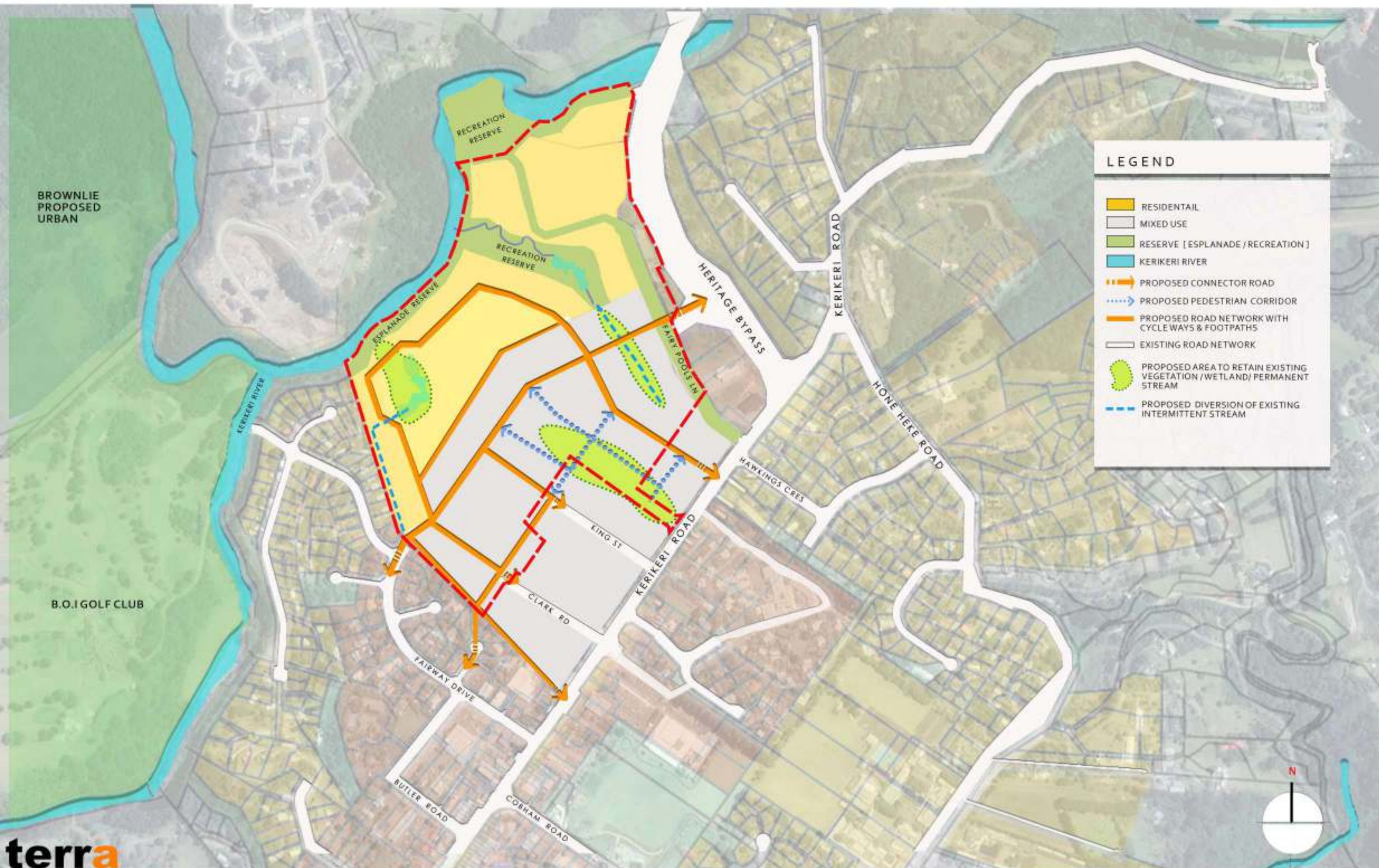












LEGEND

- RESIDENTIAL
- MIXED USE
- RESERVE [ESPLANADE / RECREATION]
- KERIKERI RIVER
- PROPOSED CONNECTOR ROAD
- PROPOSED PEDESTRIAN CORRIDOR
- PROPOSED ROAD NETWORK WITH CYCLE WAYS & FOOTPATHS
- EXISTING ROAD NETWORK
- PROPOSED AREA TO RETAIN EXISTING VEGETATION / WETLAND / PERMANENT STREAM
- PROPOSED DIVERSION OF EXISTING INTERMITTENT STREAM

Appendix B:

Civil Engineering Servicing Report, prepared by Terra
Consultants



126 Kerikeri Road – Zone Change Submission: Proposed District Plan Engineering Assessment Report

Prepared for

Turnstone Trust

126 Kerikeri Road, Kerikeri

Prepared by

Terra Group NZ Ltd.

October 2022

PROJECT MANAGEMENT: RESOURCE MANAGEMENT: CIVIL & ENVIRONMENTAL ENGINEERING

DOCUMENT CONTROL RECORD

CLIENT Turnstone Trust

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TERRA PROJECT NO. 230256

DOCUMENT TITLE 126 Kerikeri Road, Zone Change Submission: Proposed District Plan - Engineering Assessment Report

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DOCUMENT LOCATION Z:\Kerikeri Road (126)\Engineer\Infrastructure report

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to RL25.00m. Levels within the report are to Auckland Vertical Datum 1946 unless noted otherwise.

Currently the main access to the site is via Kerikeri Road. However, the site can be serviced by extension of existing public roads as such Fairway Drive, Clark Road and King Street.



Figure 2 – Existing ground contours, source FNDC Maps service, viewed 05/08/2022

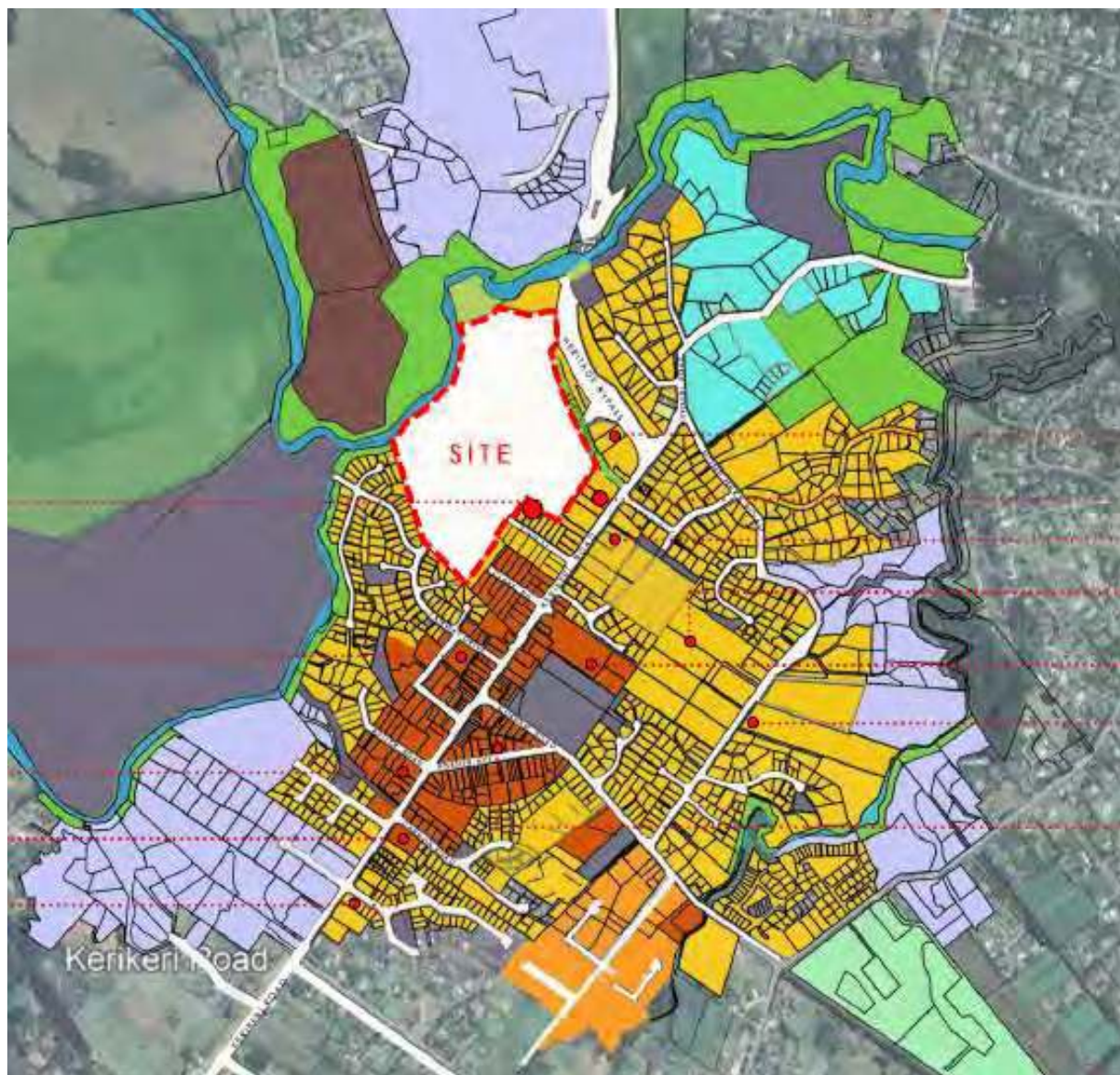


Figure 3 – Site Location to the surrounding Landuse under the Operative DP

1.2 DEVELOPMENT PROPOSAL

It is proposed to extend the Mixed-Use Zone from the PDP from the southern part of the site and also in the Homestead Road / Fairway Drive area. The residential area will remain at the northern part. The proposed change is shown in Figure 4 below.

More information on the proposal, please refer to the Form 5 Submission Planning Report, prepared by The Planning Collective.

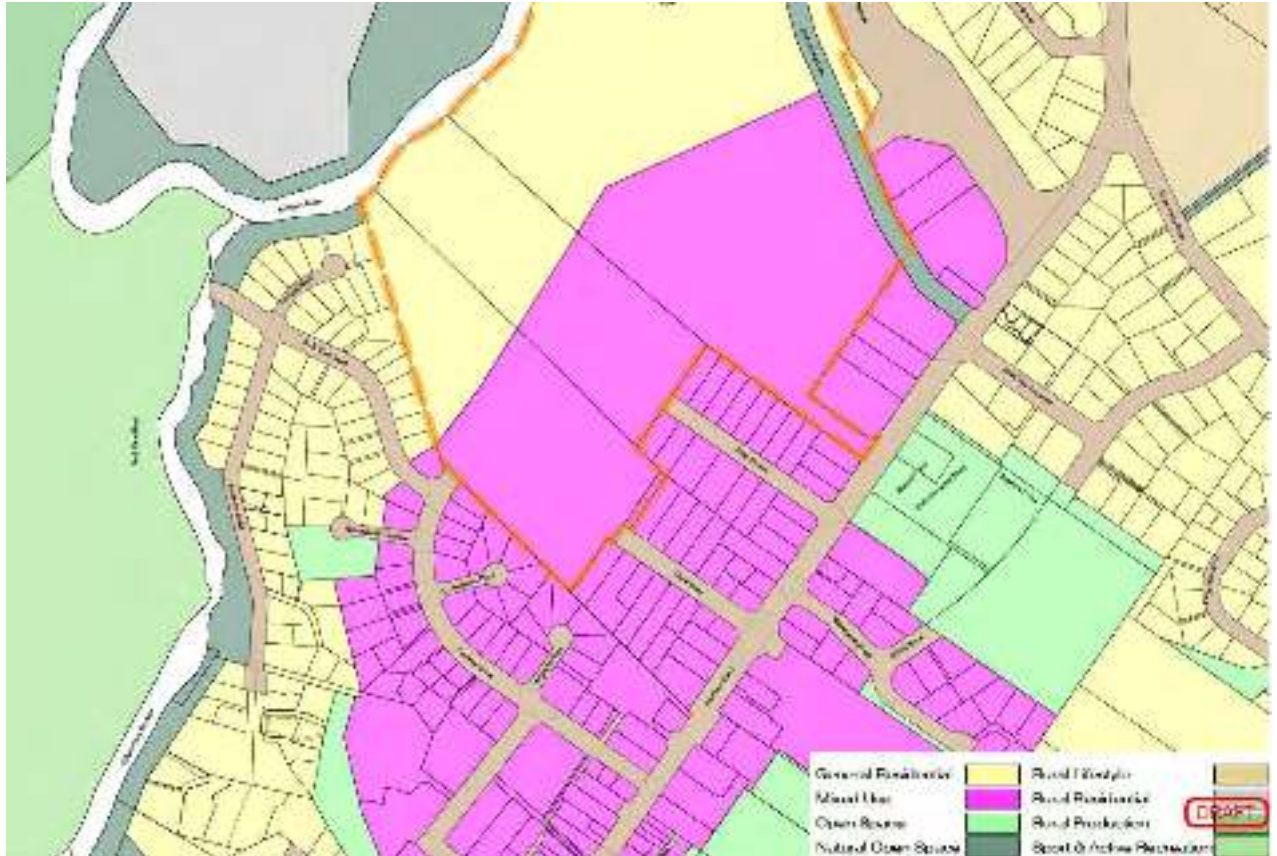


Figure 4 – Proposed zone change submission within the site area

2 EARTHWORKS

At the conceptual stage, no earthworks have been designed for the proposed rezoning. Earthworks will be expected for levelling the building platforms and road construction.

General recommendations are provided below.

- Geotechnical investigation is required to confirm the suitability of the existing ground condition for future development.
- Erosion and Sediment Control Guidelines to be adopted for the detailed design stage and to be followed.
- Identified and allow minimum offset from the existing wetland or other ecological significant areas during the earthwork's operations,

With the earthworks management and appropriate methodologies in place, the earthwork operation within the development will not create more than minor affects to the surrounding network.

3 STORMWATER

3.1 EXISTING STORMWATER NETWORK

The surrounding area is currently serviced by underground pipe networks and open drainage. The existing motel is discharging the stormwater to the land.

From the FNDP Maps, the residential area to west is discharging on to the river and to the subject site here are three outlets from the upstream catchment that are discharge onto the existing overland flowpath within the subject site.

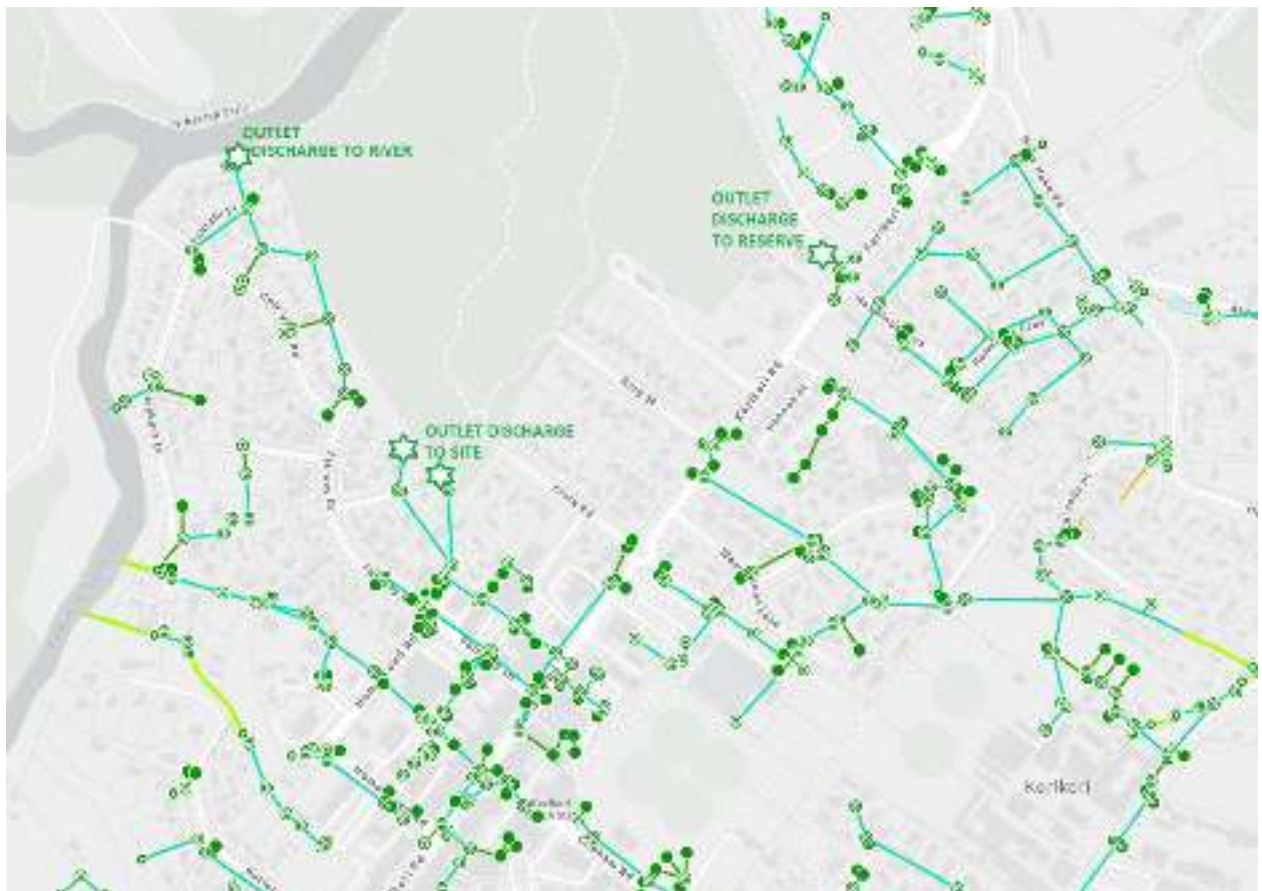


Figure 5 – Existing Stormwater underground network

3.2 CONCEPTUAL STORMWATER MANAGEMENT

The stormwater management concept for the site involves linking the area to be serviced by the underground network and discharge to the new treatment devices prior discharging on to the river.

10YR Stormwater flow will be conveyed via new public underground network. During the larger storm events, overland flow to be conveyed via public roads, or overland flowpath channels and discharge to the wetland and/or Kerikeri river.

The stormwater discharge from the proposed rezoning area can be mitigated to pre-development flow by stormwater detention devices via retention tank, raingardens and stormwater ponds.

3.2.1 Stormwater Treatment

At this conceptual stage, options for stormwater treatment are considered below:

- Public road runoff treatment via road raingarden/ tree pits, water quality pond or wetlands.
- Each residential site, business and Commercial area may require providing an on-site stormwater quality and/or quantity treatment system to align with the stormwater management plan in the area.
- There is the potential for each site to collect and store stormwater runoff from the roof areas for non-potable uses which would reduce the discharge to the downstream environment and the demand for town water supply.

4 FLOODING AND OVERLAND FLOW

4.1 EXISTING FLOOD PLAIN

Information of flood plain was derived from the FNDC Maps. The information indicates the site is not fully affected by flooding when a significant flooding event occurs.

As per the Flood Modelling (GHD 2007) information, the summary of the expected Flood levels (MPD + CC) is below. Existing ground levels adjacent to the river bank taken from LiDAR indicate levels between RL27m and RL32m. Estimated flood water depth up to 1.6m could occur along the river bank and be largely contained within the esplanade reserve that will be vested.

Table 1 – Flood levels (River level) adjacent to the site.

ARI	RL (m)
5 YR ARI level	28.381
10 YR ARI level	28.425
100 YR ARI level	28.629

It is recommended that any dwellings that will be established adjacent to the river edge, should have a minimum 500mm freeboard to the maximum flood level (MPD +CC).

Further assessment to confirm the flood levels along the river, stream and overland flowpath shall be carried out during the detailed design.



Figure 6 – Extents of flood plain¹



Figure 7 – Existing overland flowpath captured in FNDC Maps

¹ https://fndc.maps.arcgis.com/flood_map



Figure 8 – Existing overland flowpath/stream identified by Ecologist Bioresearches

4.2 FLOOD AND OVERLAND FLOWPATH MANAGEMENT

The site is not subject to flood plain except for some areas close to the River that will likely be incorporated into the future esplanade reserve that will be required to be vested adjacent to the Kerikeri River. However, permanent streams and Intermittent streams have been identified within the site by the Ecologist. The development shall allow the streams to remain as close to the existing condition or to be enhanced. Relocation or removal of the intermittent stream, overland flowpath and artificial watercourse may be proposed to increase the developable area.

Further study to establish the maximum water level within the stream is required for the next stage. The minimum freeboard of 500mm shall be achieved for the dwellings or businesses adjacent to the stream and overland flowpath.

4.3 EXISTING WETLAND

There are two indicative wetlands identified by the Ecologist as shown in Figure 8 above. Further assessment will be required to verify the location and extent of the wetland prior to any development works being proposed. This is to ensure the provisions of the National Policy Statement for Fresh Water Management and the National Environmental Standard for Freshwater are taken into consideration and addressed in any development proposal.

The wetlands can be retained and enhanced within the development area. 10m offset has been recommended from the Ecologist. The existing wetland areas are proposed for recreation area, and stormwater treatment area.

5 TRANSPORTATION

5.1 CONCEPTUAL TRAFFIC CORRIDORS

The main access to the site will be from Kerikeri Road as well as via the existing King Street, Clark Road and Fairway Drive.

The internal road network has not been confirmed at this stage, however, the proposed transportation corridor could be as demonstrated in Figure 9 to Figure 11 below.

In Option 1 – Two main traffic movement corridors are proposed from Clark Road and a new intersection on Kerikeri Road. This option provides many connections between the zone and Kerikeri wider township area. With two main corridors, the traffic movements will be distributed to both intersections. This option is aligned with the Proposed Structure Plan.

In Option 2 - The main traffic corridor is proposed to extend Clarke Road and Fairview Drive through the site.

In Option 3 – It is demonstrated the main traffic movement corridor to be in the centre of the proposed mixed-use area. The existing intersection of Kerikeri Road and the main corridor is most likely to be upgraded to cater for future traffic.

All options allow the future connection from the town centre to the Brownlie Land site on the northern side of Kerikeri River. These connections are shown to provide future options and to protect these options should they be required to manage the effects of urban growth in and around Kerikeri.

A new intersection to Heritage Bypass (Twin Coast Discovery Hwy) is proposed though the site. The proposed connection from Heritage Bypass to Fairview Drive will allow a bypass to the main street. The connection to Heritage Bypass will be discussed and confirmed with FNDC in the next stage of design.

Potentially the new road network can link onto Fairly Pool Lane (private access) to allow alternative routes connecting to Kerikeri Road and the Heritage Bypass. Fairy Pool Lane is Recreation Reserve owned by Council and it is possible for easements or legal road to be created over it.

Fairy Pools Lane is formed as a concrete private road. The concrete driveway is currently servicing a church and a funeral parlour. Fairy Pools Lane could potentially be upgraded to meet the public road standard in order to provide the traffic movement linkage through the site if that was deemed desirable and appropriate.

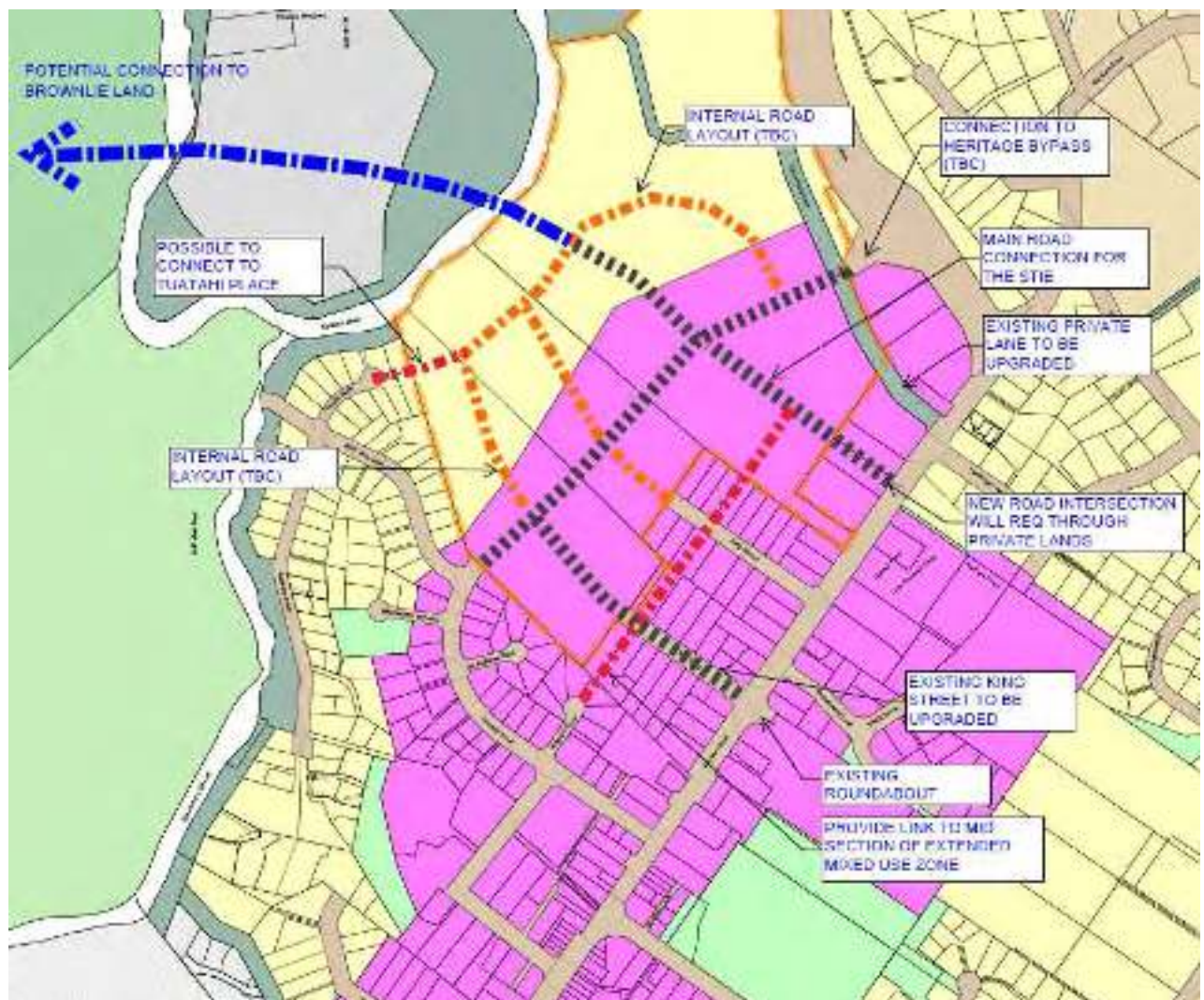


Figure 9 – Option 1: Traffic Movement Corridor and potential road network

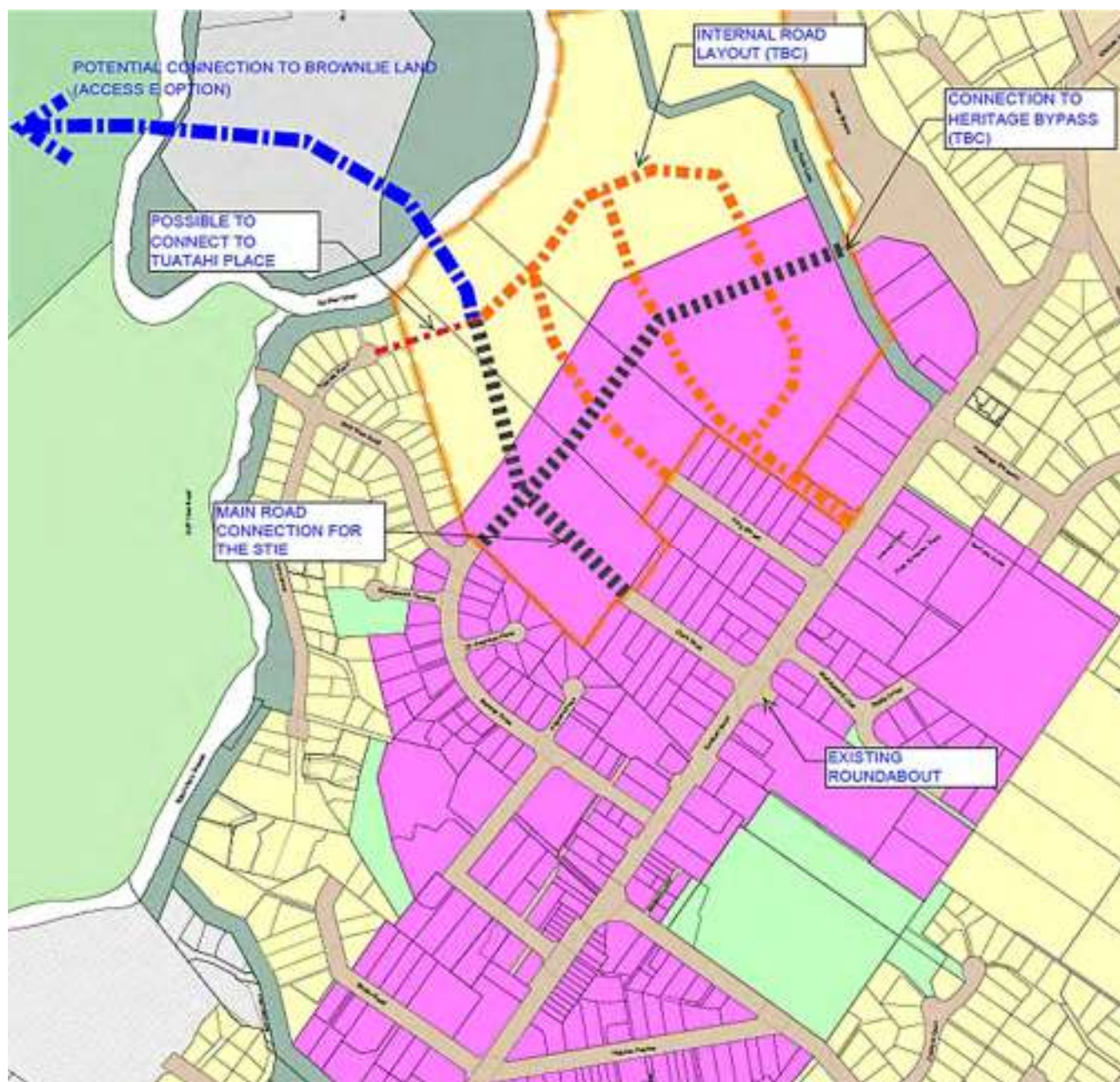


Figure 10 – Option 2: Traffic Movement Corridor and potential road network

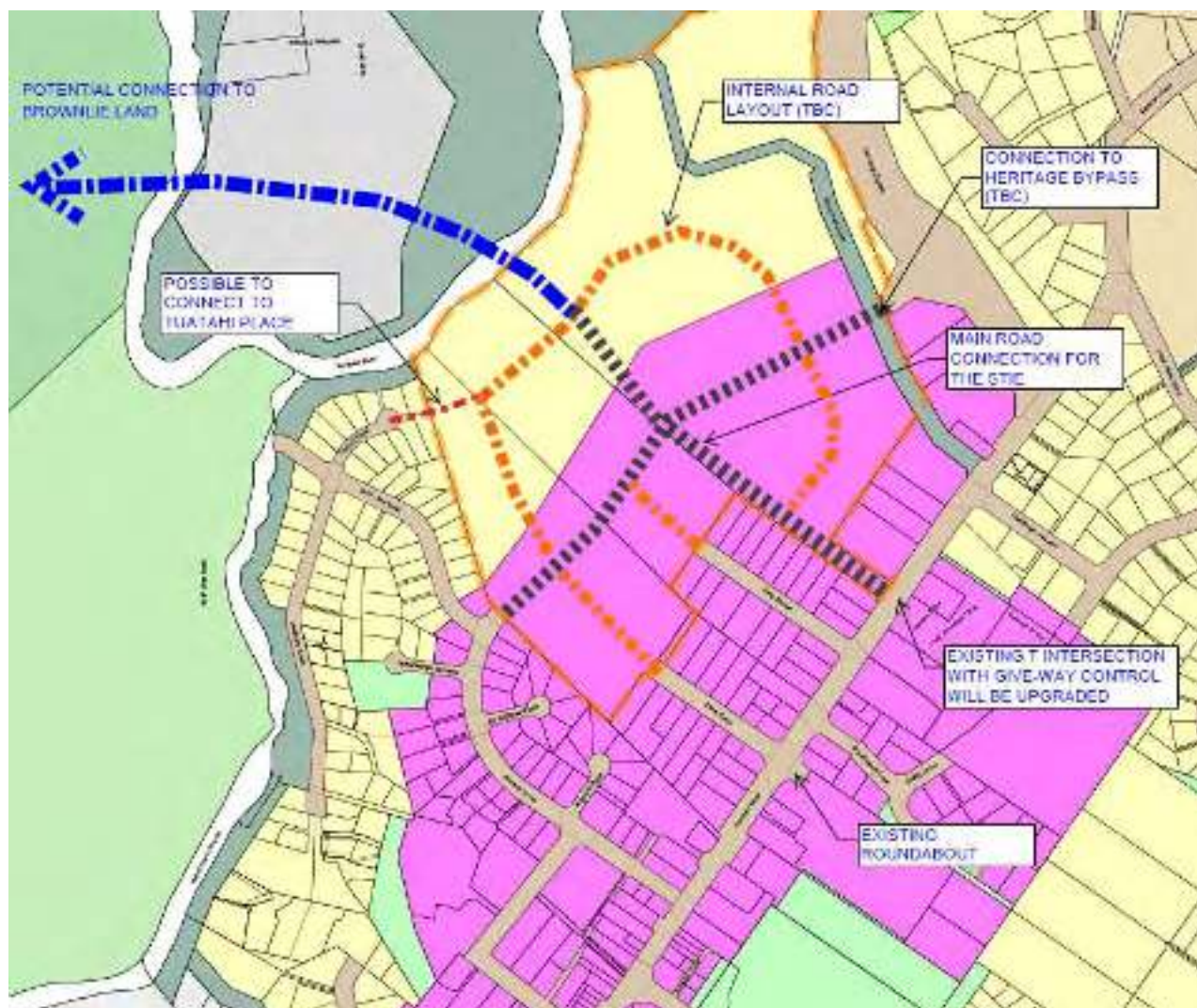


Figure 11 – Option 3: Traffic Movement Corridor and potential road network

5.2 PUBLIC ROAD STANDARD

The new public roads shall meet the minimum requirement as per FNDC Engineering Standard Chapter 3 Transportation².

The main road corridor shall have a minimum legal width of 25m, road carriage way width is 14.6m, with cycle lane, on street parking facility, and separate footpath on both sides.

The local roads shall have a minimum legal width of 20m, road carriage way width is 10.5m, with cycle lane, on street parking facility, and separate footpath on both sides.

² <https://www.fndc.govt.nz/infrastructure-developmentf.pdf>

Table 3-2: Urban Road Design Criteria

Classification	Average Daily Traffic (ADT) ¹	Minimum Legal Road Width ²	Carriageway Requirements				Berm ³ Requirements	
			Overall Width ³	Movement Lane Width ⁴	On-Street parking	Cyclists	Pedestrians	Utility Service Corridor
Low Volume Access	< 200	18.0m	8.25m	2 x 3.0m	1 x 2.25m	cycling shared in movement lane on road	2 x 1.8m wide footpath, both sides	1.725m both sides
Access	200 - 1,000	20.0m	10.5m	2 x 3.0m	2 x 2.25m	cycling shared in movement lane on road	2 x 1.8m wide footpath, both sides	1.60m both sides
Secondary Collector	1,001 - 3,000	24.0m	14.0m	2 x 3.5m marked	2 x 2.0m	2 x 1.5m wide marked cycle lane, both sides on road	2 x 1.8m wide footpath, both sides	1.85m both sides
Primary Collector	3,001 - 5,000	25.0m	14.8m	2 x 3.5m marked	2 x 2.0m	2 x 1.8m wide marked cycle lane, both sides on road	2 x 1.8m wide footpath, both sides	1.05m both sides
Industrial	N/A	22.0m ⁵	13.0m	2 x 3.5m marked	2 x 3.0m	See Note 6 below	2 x 1.8m wide footpath, both sides	1.35m both sides
Arterial	5,001 - 15,000	Specific Design						
Regional	15,001 - 25,000	Specific Design						
National	> 25,000	Specific Design						

Figure 12 – Table 3-2 from FNDC Engineering Standard

Speed management shall be provided where suitable to achieve the target speed of 30km/hr urban area and 40km/hr for main corridor and align with the Speed management guide³ (NZTA, 2022).

5.3 PROMOTION OF ACTIVE MODES OF TRANSPORT

To align with FNDC Transport strategy⁴ (2020), active modes for walking and cycling are to be considered for the extended township area of the stie. Keys transport solutions for active modes are below:

- Walking and cycling hubs in townships
- Motor vehicle separation from active modes
- Town entrance adjustments → slow speeds
- Pedestrianize Kerikeri Road
- Footpath policy – add shared use within distance of CBD + width / widen
- Walking buses for schools and alternative drop off zone
- Prioritise Road Cycle Network
- Destination facilities → Bike parks • Accessibility – distance to parking

³ <https://www.nzta.govt.nz/speed-management-guide.pdf>

⁴ <https://www.fndc.govt.nz/transport-planning/fndc-transport-strategy.pdf>

6 WASTEWATER

6.1 EXISTING WASTEWATER

The site is located within the Area of Benefit of the Kerikeri township public network. The Kerikeri public wastewater system consists of a of low-pressure network as well as conventional gravity reticulation and pump stations.

Currently the existing motel accommodation is serviced by a private low pressured system and connecting on to the town low pressure underground network within Kerikeri Road. The stie drains naturally to the north western area of the property.

The existing wastewater network adjacent to the site is reticulated to the north western boundary conner where a pump station at Tuatahi Place is located. This pump station and associated rising main are considered to be operating near capacity at present.

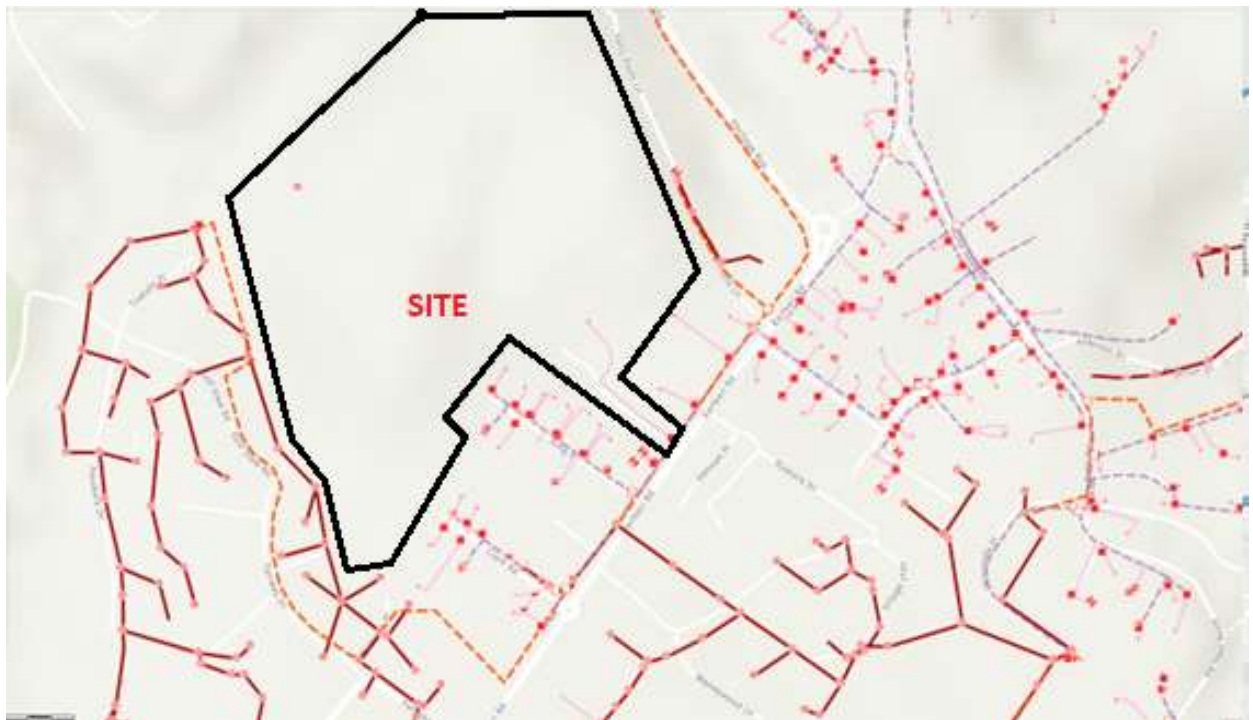


Figure 13 – Kerikeri Wastewater Map, Source from FNDC⁵

6.2 KERIKERI WASTEWATER TREATMENT PLANT

The Kerikeri wastewater treatment plant is located at Okura Drive, approximately 3km east of Kerikeri. Ownership of the treatment plant is with FNDC, and the operation and maintenance are with Ventia. The plant has completed in October 2020. The plant is

⁵ <https://www.arcgis.com/apps/mapviewer/wastewater>

processing 1000m³ of wastewater per day and current service 1,400 properties⁶ in Kerikeri. The subject site is entirely within the Kerikeri Wastewater Area of Benefit as shown in Figure 14.

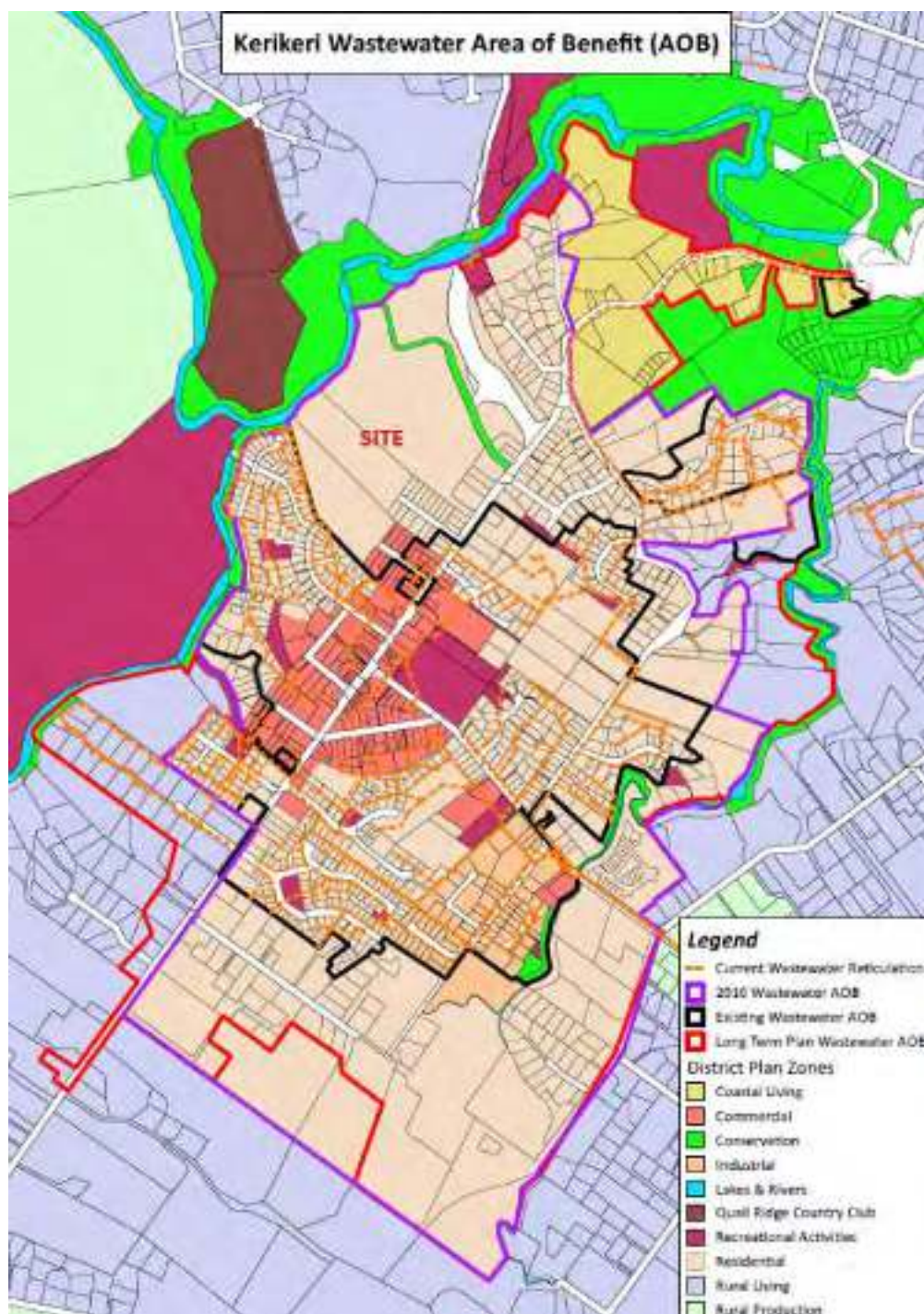


Figure 14 – Kerikeri Wastewater Area of Benefit, Source from FNDC

⁶ <https://www.ventia.co.nz/projects/modernising-wastewater-treatment-at-kerikeri>

6.3 PROPOSED WASTEWATER

It is proposed that the site will be serviced by a new gravity wastewater reticulation network within the site and will connect to the existing pump station at the end of Tuatahi Place. From Tuatahi Place pumpstation, a rising main of 150mm dia is discharging the wastewater from the pumpstation to a gravity network within Kerikeri Road. The gravity network is conveying the wastewater to the Jacaranda Place pump station.



6.4 DEVELOPMENT WASTEWATER FLOW

Two study cases of the expected wastewater flows have been provided below.

Case Study 1, the design flow is calculated at the full development of the site based on the current land use area – Residential zone.

Assumptions and parameters:

- The site is serviced by city sewer network (total site area = 23.79ha)
- 70% of the total site will be residential development area (16.65ha)
- Allow 30% of the site to be construction of road, stormwater treatment, wastewater treatment, and reserves.
- Assume 100% of the residential area to be subdivided to 600m²
- 4 people per dwelling, 200l/p/day ADWF, PF 2.5, PWWF 1000l/p/day

Table 2 – Design wastewater flow at full development based on the current Operative District Plan

No. Lot	ADWF(l/s)	PDWF (l/s)	PWWF(l/s)	Average Volume (m ³ /day)
278	2.57	7.71	12.85	222

Case Study 2, the design flow is based on the proposed change of land use area for this submission – extended of Mixed-Use zone.

Assumptions and parameters:

- The site is serviced by city sewer network (total site area = 23.79ha)
- Total area of the proposed Mixed-Use area is 10.4ha
- Total area of the residential zone is 13.4ha
- Allow 30% of the site to be construction of road, stormwater treatment, wastewater treatment, and reserves.
- Assume 100% of the residential area to be subdivided to 600m²
- Assumption of land use distribution shown in the Table 3 below.
- Residential wastewater parameter⁷ = 4 people per dwelling, 200l/p/day ADWF, PF 2.5, PWWF 1000l/p/day
- Industrial and Commercial effluent flows: Light 0.4L/s/ha, Medium 0.7L/s/ha, Heavy 1.3L/s/ha

Table 3 – Summary of land use distribution area for wastewater demand calculation

Zone	Area (ha)	Assumed developable area (70%) ha	Land use	Land use distribution %	Wastewater demand calculation (ha)	No. Lots
Residential area	13.4	9.37	Residential (600m ² per lot)	100%	9.37	156
Mixed use area	10.4	7.28	Light Industry/commercial	50%	3.64	n/a
			Medium Industry/commercial	30%	2.184	n/a
			Heavy Industry/commercial	10%	0.728	n/a
			Residential (600m ² per lot)	10%	0.73	12
Total	23.8	16.65			16.65	168

⁷ <https://www.fndc.govt.nz/engineering-standards-revised-mar-2009.pdf>

Table 4 – Designed Flow of residential development as per proposed change to the PDP

No. Lot	ADWF(l/s)	PDWF (l/s)	PWWF(l/s)	Average Volume (m ³ /day)
168	1.56	4.68	7.79	134.7

Table 5 – Designed Flow of industrial and commercial site development as per proposed change to the PDP

Activity / Land use	Designed Flow (l/s)	Average Volume (m ³ /day)
Light Industry/ commercial	1.46	125.80
Medium Industry/ commercial	1.53	132.09
Heavy Industry/ commercial	0.95	81.77
Total	3.93	339.67

Table 6 – Total Wastewater designed Flow and volumes at Full Development level

Design Flow (l/s)	Average Volume (m ³ /day)
5.79	474.34

As per the calculation of wastewater flow at full development level above, the proposed change to the PDP would potentially generate the additional of wastewater flow on to the Council network of **2.92l/s and 252m³/day.**

6.5 OPTIONS TO INCREASE THE WASTEWATER NETWORK CAPACITY

As per a discussion with FNDC Development engineers, there are options to increase the existing capacity of the town wastewater infrastructure. The options are list below and to be discussed further for the next stage. Few of the options or all could be chosen together if suitable.

Table 7 – Wastewater Network improvement and management Options

Options	Description
1 Staging the development	The development will be carried out in stages. The first stage of the development will limit the wastewater flow to the acceptable discharge flow to the council network. It is expected 50 – 100 dwellings could be proposed for the first stage. Once the council successfully upgrade the local network, further development can be carried out.
2 Onsite Wastewater management	A partial of the development may require to temporarily adopt the onsite wastewater management if the soil capacity is suitable. The onsite wastewater management and irrigation filed will be privately owned and operate by the owner of the site.
3 Upgrade Tuatahi Place Pump station	Upgrade the existing pump station and rising main (150mm dia) at Tuatahi Place to allow the larger flow to be discharge to the pump station.
4 Upgrade Jacaranda Place Pump station	The existing gravity network from Kerikeri Road is currently connecting to the Jacaranda Place pump station. Upgrading this pump station may be an option to allow the site to discharge more flow to the network.
5 Increase the storage tank at Cobham Rd Pump station	The existing storage tank at Cobham Rd pump station has potential to be increased to improve the capacity of the town network.
6 Developer contribution	FNDC to review the capacity and preferred options to upgrade existing wastewater infrastructure and to allow the proposed development to connect to the public infrastructure. The developer shall provide staged contributions for upgrades during the proposed development and upgrading process.

The options outlined above are indicative only and specific wastewater disposal strategies should be determined at the design phase the development and agreed with FNDC.

7 WATER SUPPLY

7.1 EXISTING WATER SUPPLY

Based on FNDC record, it confirms that the existing business is connected to public water reticulation. There is an existing 150mm diameter FNDC watermain running along the Kerikeri Road frontage of the site.

There FNDC water supply network is present on both sides of all public roads adjacent to the site.

As per the Council website⁸, 65% Kerikeri are water supplied by Kerikeri Irrigation Company from The Waingaro Reservoir, and 35% are from raw water take from Puketotara Stream via the Council water treatment plant.

The treatment plant is located approximately 1.8km south-west of the site and on Kerikeri Road.

7.1.1 Proposed Water Supply

The existing town water supply has a limited capacity, options below are proposed for water supply of the development of the site. The options shall be discussed, further investigated, and agreed with FNDC for the next stage of development. Few of the options or all could be chosen together if suitable.

Table 8 – Water Supply Options

Options	Description
1 Staging the development	The development will be carried out in stages. The number of lots for the first stage of the development is to agree with FNDC and the to allow connection to the town water supply reticulation. It is expected 50 – 100 dwellings could be proposed for the first stage.
2 Onsite water supply Bore water and Rain tank	Proposed bored water take for the development if feasible and use the combination of rainwater tank to reduce the water demand from town supply.
3 Onsite Rain tank	Proposed the use the combination of rainwater tank and town water supply for the development. The rain tank will reduce the water demand from town supply. Top up the rain tank with town supply can be timed at off peak.

⁸ <https://www.fndc.govt.nz/Our-services/Water/Council-water-supplies/Kerikeri-Waipapa>

4 Direct supply from Kerikeri Irrigation Company	The development can investigate to directly source water supply from the Kerikeri Irrigation Company.
4 Developer contribution	The option that the developer financially contributes to FNDC to build a new water treatment plant or upgrade the existing infrastructure and to allow the development to connection to the city water supply.

The options outlined above are indicative only and specific water supply strategies should be determined at the design phase the development and agreed with FNDC.

8 UTILITY SERVICES

8.1 POWER

It is most likely a new Transformer/s will be required for the development area. Once the conceptual master plan has been developed further, service provider will be consulted.

8.2 TELECOMMUNICATIONS

Telecommunication and internet cable will be provided for the development area. Once the conceptual master plan has been developed further, service provider will be consulted.

9 CONCLUSION

The proposal is feasible within the presently residential zoned land. Infrastructure for roads, stormwater, wastewater, water supply and services are available locally.

The differences in infrastructure capacity between the existing residential and the proposed residential / mixed use can be accommodated by upgrading infrastructure.

Conceptual design of road network has been provided and demonstrates the site can provide a well-connected road network and the alternative route for road users to bypass the main street. The increase in traffic volume can be accommodated by existing road network.

Stormwater flooding can be managed on site as the extents of the flood plain is identified only within the river edge (riparian yard) area.

Stormwater discharge from the site will be quality and quantity mitigated accordingly to the FNDC standard and guidelines to ensure the receiving environment will not be worsen by the development. Discharge from the site can be mitigated by onsite detention and retention.

Wastewater gravity reticulation network will be proposed and connect to the existing pump station at Tuatahi Place. Options to improve the existing town infrastructures are discussed in the report. The wastewater can be mitigated by upgrading the area pumpstations and rising mains.

Town water supply (from the Kerikeri Road plant) may be needed for an upgrade; the assessment of water supply will be discussed with FNDC further. The water supply can be mitigated by reuse onsite bored water and upgrading the town supply.

Power and communication services will be made available for the development, the service provider will be consulted.

We consider that the proposed development is feasible through the provision of accessibility, stormwater management, upgrading the existing wastewater and water supply service, and connecting to the utility services. With good engineering practices, the proposed development will not create more than minor effects to the wider environment.

End of Report

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