

## Online Further Submission

## Further Submitter #180

|                                  |  |
|----------------------------------|--|
| <b>Further Submitters Name</b>   | kim taylor   |
| <b>Further Submitter Number</b>  | FS180  |
| <b>Wish to be heard</b>          | Yes  |
| <b>FS qualifier</b>              | a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user) |
| <b>FS qualifier reason</b>       | Co owner of 431 Kerikeri Inlet Road  |
| <b>Joint presentation</b>        | Yes  |
| <b>Attention:</b>                | kim taylor   |
| <b>Contact organisation</b>      |  |
| <b>Address for service</b>       | 431 Kerikeri Inlet Road<br>kerikeri 0293   |
| <b>Telephone</b>                 | =  |
| <b>Mobile</b>                    | =  |
| <b>Email</b>                     | <a href="mailto:cruisinglifestyle@xtra.co.nz">cruisinglifestyle@xtra.co.nz</a>   |
| <b>Online further submitter?</b> | Yes  |
| <b>Date raw FS lodged</b>        | 23/11/2023 3:30pm  |

## FS180.01 - 180.05

## Further submission points

| Raw FS number | Original submitter              | Related Submission Point | Plan section | Provision                              | OS Decision Requested   | SupportOppose | FS Decision requested | Reasons   |
|---------------|---------------------------------|--------------------------|--------------|--|---|---------------|-----------------------|---|
| FS180.1       | Northland Fish and Game Council | S436.032                 | General      | General / Plan Content / Miscellaneous | Amend the plan as required to ensure: <ul style="list-style-type: none"> <li>- development occurs away from areas valued for their amenity characteristics which are important for culture and recreation</li> <li>- recreational game bird hunting and recreational freshwater fishing are included as permitted activities in all rural areas</li> <li>- development is directed away from known hazard areas (ie, flooding hazards)</li> <li>- existing ponding zones are implemented and there is no</li> </ul> | Support       | Allow in part         | THE EXISTING SOUTH KERIKERI INLET ZONE ("SKIZ") SHOULD BE DEMOTATED IN THE PROPOSED |

further drainage to support growth of settlement areas

- that water sensitive design principles (as used in the Auckland Unitary Plan) are encouraged and prioritised for new developments to reduce the creation of runoff and the sources of contaminants

- that the effects of settlement expansion on avifauna are acknowledged and that the effects are sustainably managed

REINSTATED IN THE PROPOSED NEW PLAN WITH ALL CONSEQUENT AMENDMENTS TO THE PROPOSED NEW PLAN

COMMENTARY

THE OPERATIVE DISTRICT PLAN CONTAINS):-

#### "10.10 SOUTH KERIKERI INLET ZONE CONTEXT

The South Kerikeri Inlet Zone is located along the southern edge of the Kerikeri Inlet and as such forms a part of the maritime gateway to the historic settlement of Kerikeri. Whilst predominantly rolling pastoral country, the landform also includes low-lying backshore flats, coastal flanks and areas of very steep and unstable terrain.

While much of the coastal margin of the inner Kerikeri inlet has been urbanised, the coastal margins of this area retain their natural qualities being relatively free of built structures. The open spaces and rural nature of the area provide visual relief from the other more modified areas of the coast. Its visual importance is increased given its proximity to the more urbanised area of adjacent Kerikeri Township. It is an area of "contrast" between the more urbanised areas to the west and the lower lying area to the east. The Okura River to the west and the Waitangi Wetland to the east form natural boundaries that set this area apart.

Because of its undulating nature, the entire area is not visible from any one location. The more elevated portions of the land which are visible from a wide area and those slopes facing the Inlet are particularly sensitive. Other areas are more introspective and contained. The natural character

contained. The natural character, open space and rural nature of the area are important to the visual context of the wider area.

#### 10.10.1 ISSUES

These issues supplement those set out in Section 10.1.

10.10.1.1 The natural, open, rural and coastal character of the South Kerikeri Inlet Zone can come under pressure by development that is not sympathetic to that character.

10.10.1.2 Because of the generally smaller lot sizes, rural residential development in the coastal environment can have adverse visual effects and consequently can affect the amenity of the area for adjoining land owners and the public."

The existing "SKIZ" was the result of thousands of hours of consideration and consultation including the local landowners, expert planners, environmental consultants , landscape consultants . Department of Conservation , Forest and Bird, planning lawyers , environment court judges, several hearings and finally an appeal before the Environment Court . It was agreed by all contributing parties, including the FNDC .

There can have been few, if any areas, given as much time, professional and expert effort and consideration before the final inclusion of SKIZ in its current form in the operative district plan. As such it should be the "go to" provision for this area for the future proposed plan . If a change is proposed it should first undergo a similar intensive process and give very clear cogent resource management reasons, why it should be reviewed

should be reviewed.

None of this appears to have happened . The Resource Management Act has not substantially changed , the topography and location that “set this area apart” as described above has not (cannot ) materially change and yet substantial changes are now proposed which , inter alia, double the residential intensity and now ignore the recognition of “sensitive areas ” within SKIZ as shown in the operative plan.

It can never be argued that there is a shortage of development/rural lifestyle land in the FNDC. There appears to be no valid resource management justification for this proposed change.

Do we really have to go through the same extensive process as last time to reach what, (given that the SKIZ was formulated from the best expert advice and agreed by the FNDC ), can only be materially the same as last time.

|         |   |          |                  |                         |  |         |       |   |
|---------|---|----------|------------------|-------------------------|--|---------|-------|---|
| FS180.2 | Vision Kerikeri (Vision for Kerikeri and Environs, VKK) | S522.028 | General approach | District Plan Framework | Amend planning maps to add coastal overlays, or similar mechanism, to all coastal areas visible from marine areas, so that coastal landscapes, coastal character and coastal environments will be protected appropriately. | Support | Allow | <p>THE EXISTING SOUTH KERIKERI INLET ZONE (“SKIZ”) SHOULD BE REINSTATED IN THE PROPOSED NEW PLAN WITH ALL CONSEQUENT AMENDMENTS TO THE PROPOSED NEW PLAN</p> <p>COMMENTARY</p> <p>THE OPERATIVE DISTRICT PLAN CONTAINS( MY EMPHASIS IN RED ):-</p> <p>“ 10.10 SOUTH KERIKERI INLET ZONE CONTEXT</p> <p>The South Kerikeri Inlet Zone is located along the southern edge of the Kerikeri Inlet and as such forms</p> |
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visual effects and consequently can affect the amenity of the area for adjoining land owners and the public."

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None of this appears to have happened. The Resource Management Act has not substantially changed, the topography and location that "set this area apart" as described above has not (cannot) materially change and yet substantial changes are now proposed which, inter alia, double the residential intensity and now ignore the recognition of "sensitive areas" within SKIZ as shown in the operative plan.

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|         |   |          |                  |                         |  |         |       |   |
|---------|---|----------|------------------|-------------------------|--|---------|-------|---|
| FS180.3 | Our Kerikeri Community Charitable Trust | S338.042 | General approach | District Plan Framework | Amend planning maps to add coastal overlays, or similar mechanism, to all coastal areas visible from marine areas, so that coastal landscapes, coastal character and coastal environments will be protected appropriately. | Support | Allow | <p>THE EXISTING SOUTH KERIKERI INLET ZONE ("SKIZ") SHOULD BE REINSTATED IN THE PROPOSED NEW PLAN WITH ALL CONSEQUENT AMENDMENTS TO THE PROPOSED NEW PLAN</p> <p>COMMENTARY</p> <p>THE OPERATIVE DISTRICT PLAN CONTAINS( MY EMPHASIS IN RED ):-</p> <p>"10.10 SOUTH KERIKERI INLET ZONE CONTEXT<br/>The South Kerikeri Inlet Zone is</p> |
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|         |                         |          |                  |                         |  |         |       |   |
|---------|-------------------------|----------|------------------|-------------------------|--|---------|-------|---|
| FS180.4 | Carbon Neutral NZ Trust | S529.041 | General approach | District Plan Framework | Amend planning maps to add coastal overlays, or similar mechanism, to all coastal areas visible from marine areas, so that coastal landscapes, coastal character and coastal environments will be protected appropriately. | Support | Allow | <p>THE EXISTING SOUTH KERIKERI INLET ZONE ("SKIZ") SHOULD BE REINSTATED IN THE PROPOSED NEW PLAN WITH ALL CONSEQUENT AMENDMENTS TO THE PROPOSED NEW PLAN</p> <p>COMMENTARY</p> <p>THE OPERATIVE DISTRICT PLAN CONTAINS( MY EMPHASIS IN RED ):-</p> <p>"10.10 SOUTH KERIKERI INLET ZONE CONTEXT<br/>The South Kerikeri Inlet Zone is</p> |
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|         |   |          |               |                     |  |         |       | shown in the operative plan.   |
|         |   |          |               |                     |  |         |       | It can never be argued that there is a shortage of development/rural lifestyle land in the FNDC. There appears to be no valid resource management justification for this proposed change.  |
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| FS180.5 | Vision Kerikeri (Vision for Kerikeri and Environs, VKK) | S527.024 | Planning maps | Coastal Environment | Amend to protected areas of coastal land visible from the marine area will have little or no protection for their visual qualities, character or other coastal values (inferred) | Support | Allow | <p>THE EXISTING SOUTH KERIKERI INLET ZONE ("SKIZ") SHOULD BE REINSTATED IN THE PROPOSED NEW PLAN WITH ALL CONSEQUENT AMENDMENTS TO THE PROPOSED NEW PLAN</p> <p>COMMENTARY</p> <p>THE OPERATIVE DISTRICT PLAN CONTAINS( MY EMPHASIS IN RED ):-</p> <p>"10.10 SOUTH KERIKERI INLET ZONE CONTEXT<br/>The South Kerikeri Inlet Zone is located along the southern edge of</p> |

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