



Remember  
further  
submissions  
close at 5pm,  
Monday 4<sup>th</sup>  
September

FS047

## Proposed Far North District Plan further submission form

**Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan**

*Clause 8 of Schedule 1, Resource Management Act 1991*

**To: Far North District Council**

This is a further submission in support of or in opposition to submission(s) on the Proposed Far North District Plan.

| 1. Further submitter details (mandatory information)            |                                                                         |
|-----------------------------------------------------------------|-------------------------------------------------------------------------|
| Full name of individual/organisation making further submission: | Our Kerikeri Community Charitable Trust                                 |
| Contact person (if different from above):                       | Annika Dickey - Chairperson                                             |
| Email address:                                                  | annika@wwc.co.nz                                                        |
| Postal address:                                                 | PO Box 501, Kerikeri<br>Postcode                                        |
| Preferred method of contact:                                    | <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post |
| Phone contact:                                                  | Daytime: 09 4077117<br>Mobile: 021 2407720                              |

**2. Eligibility to make a further submission** (for information on this section go to RMA Schedule 1, clause 8)

I am:

- A person representing a relevant aspect of the public interest. In this case, also specify below the grounds for saying that you come within this category; or
- A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category; or
- the local authority

**My reasons for selecting the category ticked above are:**

Our Kerikeri is a community group which has an interest that is greater than the interest the general public has. In this case, the grounds for saying that Our Kerikeri comes within this category are as follows:

Our not-for-profit Charitable Community Trust is an original submitter to the PDP with a general interest in the area of Kerikeri and Environs. Our Vision and Goals represent feedback and consultation with 1100 people in the community.

*For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups*

*Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected.*

**3. Request to be heard at hearing**

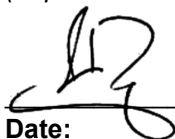
- Yes, I wish to be heard at the hearing in support of my further submission; or
- No, I do not wish to be heard at the hearing in support of my further submission

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

- Yes       No

**Signature of further submitter:**

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



Date: \_\_\_\_\_

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

### Important information:

1. A copy of your further submission must be served on the original submitter within five working days after it is served on Far North District Council.
2. The Far North District Council must receive this further submission before the closing date and time for further submissions (**5pm Monday, 4 September 2023**)
3. Please note that further submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your further submission will only be used for the purpose of the District Plan review.
4. 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 further submission form). If you don't have an email address, it will be posted.

Please note that your further 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 further 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 further 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.

### Send your further submission to:

**Post to:** Proposed Far North District Plan  
Planning and Policy, 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 further submission form to any Far North District Council service centre or library (check the Council website for opening hours).**

**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.***

**The specific submission(s) on the Proposed Far North District Plan that this further submission relates to:**

| Name of original submitter   | Address of original submitter                       | Original submitter number | Original submission point number | Support or oppose         | Reasons for supporting or opposing                     | I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i> |
|------------------------------|-----------------------------------------------------|---------------------------|----------------------------------|---------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <i>Example</i><br>John Smith | <i>Example</i><br>60 Kerikeri Road<br>Kerikeri 0230 | <i>Example</i><br>600     | <i>Example</i><br>600.001        | <i>Example</i><br>Support | <i>Example</i><br>I support because I believe<br>..... | <i>Example</i><br>I seek that the whole of the<br>submission point be allowed                                            |
|                              |                                                     |                           |                                  |                           |                                                        |                                                                                                                          |
|                              |                                                     |                           |                                  |                           |                                                        |                                                                                                                          |
|                              |                                                     |                           |                                  |                           |                                                        |                                                                                                                          |
|                              |                                                     |                           |                                  |                           |                                                        |                                                                                                                          |

*Use additional sheets if necessary*

**The specific submission(s) on the Proposed Far North District Plan that this further submission relates to:**

| Name of original submitter | Address of original submitter | Original submitter number | Original submission point number | Support or oppose | Reasons for supporting or opposing | I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i> |
|----------------------------|-------------------------------|---------------------------|----------------------------------|-------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|                            |                               |                           |                                  |                   |                                    |                                                                                                                          |
|                            |                               |                           |                                  |                   |                                    |                                                                                                                          |
|                            |                               |                           |                                  |                   |                                    |                                                                                                                          |
|                            |                               |                           |                                  |                   |                                    |                                                                                                                          |

*Use additional sheets if necessary*



Monday, September 4, 23

To  
Far North District Council  
5 Memorial Ave  
Private Bag 752  
Kaikohe 0440  
e-mail [pdp@fndc.govt.nz](mailto:pdp@fndc.govt.nz)

**Form 6:**

**Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan 2022**

Clause 8 of Schedule 1, Resource Management Act 1991

**This is a further submission in support of or in opposition to submission(s) on the Proposed Far North District Plan**

1. Full name: **Our Kerikeri Community Charitable Trust** (Our Kerikeri)

Contact Person: Annika Dickey (Chairperson)

Postal address: PO Box 501. Kerikeri

Phone: 021 2407720

e-mail: [annika@wwc.co.nz](mailto:annika@wwc.co.nz)

Preferred method: email

2. Our Kerikeri is a community group which has an interest that is greater than the interest the general public has. In this case, the grounds for saying that Our Kerikeri comes within this category are as follows:

Our not-for-profit Charitable Community Trust is an original submitter to the PDP with a general interest in the area of Kerikeri and Environs. Our Vision and Goals represent feedback and consultation with 1100 people in the community.

3. Yes, we wish to be heard at the hearing in support of our further submission

4. Yes, if others make a similar submission, we consider presenting a joint case with them at the hearing

**FURTHER SUBMISSIONS:**

**Submission #554 Kiwi Fresh Orange Company Limited**

e-mail [mike.doesburg@wynnwilliams.co.nz](mailto:mike.doesburg@wynnwilliams.co.nz)

**Support in general.** The particular parts of the submission **we support** are:

The land between Kerikeri golf course and State Highway 10 (Brownlie property) is the only area that is able to provide a reasonably compact urban footprint for Kerikeri/Waipapa expansion in future. This is important for achieving a well-functioning urban environment ultimately. (Other greenfield sites to the south or north would not provide a compact urban footprint). The development of this area provides the required space to expand Kerikeri for much needed housing (including social/affordable). Importantly, it is the only area that offers opportunities for substantial improvements in connectivity (roads and greenways for safe cycleways and walkways) between State Highway 10 and Waipapa Road and also between SH10 and central Kerikeri. We support local on-site wastewater treatments systems in principle. Using this land for Kerikeri's expansion is the most appropriate site and enables the avoidance of further unplanned urban sprawl.

**S554.002 (and related submission points) We support** re-zoning the Brownlie site for urban development to the extent that it is consistent with our original submission. We support a mix of residential, mixed use, open space and natural open space. The land between Waipapa and Kerikeri is the most appropriate area for future urban growth.

FS47.001

**We oppose parts** of the submission that are not consistent with our original submission. In particular:

**S554.013 We oppose** the deletion of "reducing urban sprawl".

FS47.002- FS47.006

**S554.004, S554.005 & S554.006 We oppose** the proposed amendments to the PDP definitions relating to productive land

**s554.044 We oppose** the proposed addition that weakens the protection of natural open space

=====

**Submission #499 Turnstone Trust**

e-mail [burnette@thepec.co.nz](mailto:burnette@thepec.co.nz)

**Support in part.** The particular parts of the submission **we support** are:

The extension of the Mixed Zone will enable Kerikeri's residential and commercial area to expand next to the existing town centre and CBD facilities without creating urban sprawl. We envisage commercial shops/cafes/offices on the ground floor with terraced apartments on top up to a maximum of 3 floors (12m).

**S499.001 and 002 We support** the extension of the Mixed Zone

FS47.007-008

**We seek** to ensure the following features will be added in planning maps/zoning at this site: sufficient space for the CBD ringroad/bypass link to Heritage Bypass; greenways to provide active transport and connectivity between Kerikeri River and



the CBD, and between Fairways and the Heritage Bypass; and large natural open spaces with trees/grass next to Kerikeri River with adjacent areas for cafes/restaurants using natural materials and low impact designs in a style consistent with the natural character and high ecological values of the river and its margins.

=====

**Submission #561 Kainga Ora Homes and Communities (KO)**

e-mail [brendon.liggett@kaingaora.govt.nz](mailto:brendon.liggett@kaingaora.govt.nz)

**We oppose the entire submission.**

The reasons for our opposition are:

The KO submission contravenes our original submission throughout, as we are seeking a shift from the permissive approach to a more prescriptive DP supported by Master Plans for central areas and Spatial Plans (still under preparation and long overdue), while KO suggests a considerably more permissive plan.

Our submission states "We are concerned that the PDP, as currently drafted, would support development in the form that undermines character, amenity values and other aspects of the environment that our communities value", but KO's proposals would further reduce the limited opportunity for the public to have input into resource consent applications.

KO proposes to insert several sets of new zone rule/provisions to the PDP which would have considerable impacts on Kerikeri township in particular. Planning proposals that have such wide-reaching scope should be put forward via a private plan change to provide opportunities for appropriate widespread public consultation and comment. Such matters should be assessed when the Master Plan for central Kerikeri is developed with the community. The proposed height limit of 22m for Kerikeri, for example, comes as a total surprise and residents were not aware of this.

The following points illustrate our concerns with KO's proposals:

- new Town Centre zone for Kerikeri with increased height limit to 6 stories (22m) and ground floor residential activity (except where a pedestrian frontage is identified) Medium density housing zone within a 200-300m walkable catchment around Kerikeri with 11m building height
- increase of the "permitted" and "restricted discretionary" aspects
- increased scale and density without public notification requirements
- numerous exemptions where general standards are not met
- the insertion of the word "planned" to residential environment in numerous sections, basically reducing regard for the existing environment.

While we do agree with the identified lack of housing and the urgent need to provide especially affordable/social dwellings, they need to suitably enhance rather than destroy the urban environment and community aspirations. We also agree with more density in the urban mixed zone to avoid urban sprawl and enable connectivity.

**We oppose** increased height limits of 8m for the residential and 12m for mixed zone. Six storey buildings not only change the visual character of the environment, but can also cause problems with shade, wind, microclimate, traffic, amenity and other factors.

If proposed buildings do not meet the zone standards, public notification processes are the appropriate method to help assess the specific circumstances. We recognise that higher buildings, for example, might be appropriate in specific limited places without harmful effects.

Furthermore, there are pockets of land around Kerikeri, where dense KO and similar developments might be possible, including of course land of the Brownlie and Bing properties (see S554 and S499), for which we support re-zoning. A spatial plan is critical in identifying appropriate areas for different density.

NOTE: While VKK is willing to continue the recently started discussion with KO and other developers and community groups including Ngāti Rehia about enabling the provision of urgently needed affordable/social housing ...

**S561 ...we strongly oppose the entire submission** at this time. FS47.015-FS47.139

=====

#### **Submissions**

|                                    |                                                                                        |          |
|------------------------------------|----------------------------------------------------------------------------------------|----------|
| Bentzen Farm Ltd # S167.048        | - Peter Hall e-mail <a href="mailto:peter@phplanning.co.nz">peter@phplanning.co.nz</a> | FS47.009 |
| Satar 36 Ltd # S168.049            | - Peter Hall e-mail <a href="mailto:peter@phplanning.co.nz">peter@phplanning.co.nz</a> | -        |
| Matauri Trust Ltd #S243.086        | - Peter Hall e-mail <a href="mailto:peter@phplanning.co.nz">peter@phplanning.co.nz</a> | FS47.014 |
| Yates Family Trust # S333 (S33.04) | - Peter Hall e-mail <a href="mailto:peter@phplanning.co.nz">peter@phplanning.co.nz</a> |          |
| The Shooting Bolt # S187.041       | - Peter Hall e-mail <a href="mailto:peter@phplanning.co.nz">peter@phplanning.co.nz</a> |          |
| Wendover Two Limited # S222.058    | - Peter Hall e-mail <a href="mailto:peter@phplanning.co.nz">peter@phplanning.co.nz</a> |          |

The above group of submitters oppose PA-P2 and all want to " *Delete PA-P2 and replace with "Require esplanade reserves or strips when subdividing to specified lot sizes on land adjoining the coast and other qualifying water bodies"*.

**We oppose** all these submissions because they seek to replace PA-P2 as drafted in the PDP with its criteria requiring the creation of Esplanade Reserves.

**The relief requested** is to retain Policy PA-P2 as drafted in the Proposed District Plan.

Monday, September 4, 23

Signature:

**OUR KERIKERI COMMUNITY CHARITABLE TRUST**

By Annika Dickey, Chairperson



Date: 4 September 2023

Electronic address for Service: [annika@wwc.co.nz](mailto:annika@wwc.co.nz)

Telephone: 021 2407720

Postal address: PO Box 501, Kerikeri

**Note to submitter** A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.