

## Further Submitter # 352

To: Far North District Council

5 Memorial Ave, Private Bag 752, Kaikohe 0440

Submitted via 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 (PDP)

### FS352.01 - 352.37

#### Further submitter details:

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I am a person who has an interest in the proposal that is greater than the interest that the general public has, based on the following grounds:

I own property which is affected by various provisions in the Proposed District Plan which have been the subject of original submissions.

I may 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

#### **FURTHER SUBMISSION 1**

**I support** the following original submissions<sup>1</sup> that seek re-zoning of Lot 1001 DP 532487 (farmland known as tubbs farm) as Rural Production or Horticulture zone:-

S526 Vision Kerikeri

S444 Kapiro Conservation Trust

S529.110 Carbon Neutral Trust

S181 C & M Sawers

S68 D Putt

S83 C Baker

S88 D Pope

S144 T Clarke

S564 J Christensen

S558 J Nieson

S76 J Putt

S89 I Pope

S145 F Clarke

S162 D Pope

S537 K & A Panckhurst

**I also support** related submission points that seek to prevent fragmentation or loss of productive land; to avoid urban/residential sprawl in rural areas or protect amenity values:-

S522.005, S522.011-S522.012, S522.014, S522.016, S522.024, S522.047-S522.050, S522.030,

S522.046 Vision Kerikeri

S338.037 Our Kerikeri Trust

#### **Reasons for support:-**

It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the

<sup>1</sup> Original submissions on Proposed District Plan in 2022 - <https://www.fndc.govt.nz/Sites/Proposed-District-Plan-home/Content/Proposed-District-Plan/PDP-submissions/Original-submissions>

surrounding rural area would be inappropriate for many reasons –

National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.

Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.

Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.

FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).

Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.

Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.

Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.

In legal terms, there is no 'functional need' to build residential development on this particular site.

There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.

Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.

Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.

**I seek:**

- Re-zoning of Lot 1001 DP 532487 in Horticulture zone or Rural Production zone.
- Stronger provisions for Rural Production, Horticulture and Rural Lifestyle zones to prevent urban/residential sprawl, and protect productive soil, rural character and amenity values etc.
- Stronger provisions for assessing and preventing cumulative and long-term adverse effects on productive areas, rural areas, areas visible from public land, ecological values, freshwater, etc.

**Relevant sections of Proposed District Plan:** Definitions (e.g. productive land, versatile soil), Strategic direction (e.g. Urban form and development, Rural environment, Natural environment), Infrastructure, Ecosystems & indigenous biodiversity, Subdivision including traffic issues, Rural zone provisions, Horticulture zone, Planning maps.

**FURTHER SUBMISSION 2**

**I oppose** the following submissions:-

S349 Neil Construction Ltd.

S286, S284.004, S288.004, S22.003, S24.001, S24.002, S28.001, S174.001, Simpkin (Arcline, Kaitaia).

**Reasons for opposing:-**

These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for



Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone.

The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans.

It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future.

Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1 above.

**I seek:**

- Re-zoning of Lot 1001 DP 532487 (tubbs farmland) in Rural Production or Horticulture zone.
- Other sites mentioned in these submissions should be protected by Rural Lifestyle zoning and improved provisions relating to the protection of the coastal environment, ecological values, wetlands/saltmarshes, and areas that are visible from coastal waters.
- Stronger provisions for Rural Lifestyle zones to prevent urban/residential sprawl, and protect productive soil, rural character, amenity values etc.
- Stronger provisions for Rural Residential zone to protect rural character and amenity values in particular.
- Stronger provisions for assessing and preventing cumulative and long-term adverse effects on key factors such as productive soil/land, rural areas, sensitive environments, coastal environment, ecological values, freshwater, wetlands and saltmarshes, areas that are visible from coastal waters or public land.

**Relevant sections of Proposed District Plan:** Definitions, Strategic direction (e.g. Urban form and development, Rural environment, Natural environment), Ecosystems & indigenous biodiversity, Subdivision, Coastal environment, Rural zone provisions, Horticulture zone provisions, Planning maps, Appendix 3 Subdivision management plan criteria.

Signature of person making submission:



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