

Online Further Submission

Further Submitters Name	Tristan Simpkin
Further Submitter Number	FS45
Wish to be heard	Yes
FS qualifier	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)
FS qualifier reason	Land owner & architectural designer involved in many housing & construction projects in FNDC for many years
Joint presentation	Yes
Attention:	Tristan Simpkin
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Online further submitter?	Yes
Date raw FS lodged	04/09/2023 8:29am

Further
Submitter #45

FS45.01 - 45.30

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
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FS45.1	Brian and Katherine Susan Hutching	S71.001	Subdivision	SUB-S1	Amend the provision to allow further subdivision of existing lots if they are below an area between 1 & 2 hectares. The ability to further subdivide these properties to a minimum of 3,000 or 4,000m ² would make land available where subdivision has already occurred, preventing larger allotments from being subdivided that are viable as a rural production unit in the Rural Production Zone.	Support	Allow	Support this submission, with the exception that the min. Lot size to be made available for further subdivision should be 5ha - as anything less than this is not economically viable as rural production anyway. Kaipara have a very similar rule which works well called 'Small Lot Development' - I suggest FNDC duplicate this. There will always be a need for smaller Lots in the Rural Production area, and doing an arbitrary 8ha minimum Lot size as currently proposed is stifling this demand.
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FS45.2	Brian and Katherine Susan Hutching	S70.001	Planning maps	Rural Production Zone	Amend the zoning of the area bounded by Waipapa Road to the north, State Highway 10 to the west, and Kerikeri River to the east (but excluding the new Light Industrial zone in the northwestern corner and the new Sport and Recreation zone next to State Highway 10) from Rural Production zone to Rural Residential.	Support	Allow	Fully support. The Rural Production zoning does not reflect the current land use of the nominated area which is predominately rural residential. No properties within this area are economically viable as rural production units, or used for this purpose currently. Rural Residential is the correct zoning for this area to bring it into line for what it is currently being used as. There are multiple submissions on this exact point which should not be ignored.
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FS45.3	James Guy Ellingham and Deborah Ellingham	S84.001	Planning maps	Rural Production Zone	Amend the zoning of the area bounded by Waipapa Road to the north, State Highway 10 to the west, and the Kerikeri River to the east (but excluding the new Light Industrial zone in the northwest corner and the new Sport and Recreation zone next to State Highway 10), from Rural Production to Rural Residential	Support	Allow
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Fully support.
The Rural
Production
zoning does
not reflect the
current land
use of the
nominated
area which is
predominately
rural
residential.
No properties
within this
area are
economically
viable as rural
production
units, or used
for this
purpose
currently.
Rural
Residential is
the correct
zoning for this
area to bring
it into line for
what it is
currently
being used as.
There are
multiple
submissions
on this exact
point which
should not be
ignored, this
submission
makes a good
summary of
the reasons to
change the
zone.

FS45.4	Borders Real Estate Northland	S212.001	Planning maps	Rural Production Zone	Delete Rural Production zone as it applies to the south side of Waipapa Road, between the Kerikeri River and the mixed use zone and apply the Rural-Residential zone to the area.	Support	Allow	Fully support. The Rural Production zoning does not reflect the current land use of the nominated area which is predominately rural residential. No properties within this area are economically viable as rural production units, or used for this purpose currently. Rural Residential is the correct zoning for this area to bring it into line for what it is currently being used as.
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FS45.5	Kiwi Fresh Orange Company Limited	S554.048	General	General / Plan Content / Miscellaneous	Insert "Brownlie Land Precinct" into the Proposed District Plan as per the objectives, policies and provisions provided with the submission and apply it to the site identified as 1828 and 1878 State Highway 10, Waipapa.	Support	Allow	Fully support. Kerikeri & Waipapa need this greenfields development area to provide long term expansion capacity for the town.
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FS45.6	Paul O'Connor	S47.001	Subdivision	SUB-S1	amend Rural Production lot sizes to Allow lot size of 8000sqm for a number of lots then 4ha generally after that.	Support in part	Allow in part	Support this submission in part. The min. Lot size to be made available for further subdivision should be 5ha - as anything less than this is not economically viable as rural production. Kaipara have a very similar rule which works well called 'Small Lot Development' - I suggest FNDC research duplicate this. There will always be a need for smaller Lots in the Rural Production area, and doing an arbitrary 8ha minimum Lot size is stifling this demand.
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FS45.7	Trent Simpkin	S24.002	Subdivision	SUB-S1	Amend all Rural Lifestyle zoned land to Rural Residential (and let the coastal environment rules cover coastal issues); OR reduce the Rural Lifestyle Zone Discretionary minimum lot size to 5,000m2 (see attachments to original submission as examples)	Support	Allow	Support. The proposed blanket zoning change across most of the current Coastal Living zoned land is a backward move. This land has already been partially developed over the past years so does not make any sense to drastically increase the minimum permitted lot size now.
FS45.8	Trent Simpkin	S25.001	Subdivision	SUB-S1	Retain Discretionary minimum lot size of 2000m2 for the Rural Residential Zone	Support	Allow	Support. Good change that brings FNDC into line with other councils.

FS45.9	Trent Simpkin	S28.001	Subdivision	SUB-S2	Insert a 'cluster option' for rural areas to be subdivided - suggest 4 x 4,000m2 sections per parent lot (which means the bulk of the farm is retained in one large lot). Amend minimum lot sizes to 20 ha minimum (as a controlled activity), and 4 ha minimum (as a discretionary activity).	Support	Allow	Support the principle of this submission. Lot size to be made available for further subdivision should be 5ha or even 10ha - as anything less than this is not economically viable as rural production anyway. Kaipara have a very similar rule which works well called 'Small Lot Development' - I suggest FNDC duplicate this. There will always be a need for smaller Lots in the Rural Production area, and doing an arbitrary 8ha minimum Lot size is stifling this demand.
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FS45.10	Trent Simpkin	S283.008	Subdivision	SUB-S8	Amend to add the option of an esplanade strip to the standard.	Support	Allow	Support, Esplanade strips are a proven success currently
FS45.11	Trent Simpkin	S283.003	Coastal environment	CE-R1	Delete the 300m2 maximum floor area requirement.	Support	Allow	Dumb rule. Enough said.
FS45.12	Trent Simpkin	S283.001	Coastal environment	CE-S1	Amend maximum height to 8m as per the old District Plan.	Support	Allow	Support as per Reasons given in submission
FS45.13	Trent Simpkin	S283.002	Coastal environment	CE-S2	Amend standard to read 'if the exterior surface is painted , it must have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette'	Support	Allow	Support as per Reasons given in submission
FS45.14	Trent Simpkin	S283.013	General residential	GRZ-R2	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)	Support	Allow	Support as per Reasons given in submission
FS45.15	Trent Simpkin	S283.039	General residential	GRZ-S2	Retain the new daylight 35/45/55 angles on the different boundaries. Amend the chimney	Support	Allow	Support as per Reasons given in submission

					exemption to a 2m width, instead of 1.2m.			
FS45.16	Trent Simpkin	S283.006	General residential	GRZ-S3	Amend to allow a 10m 'no setback' on any boundary.	Support	Allow	Support as per Reasons given in submission
FS45.17	Trent Simpkin	S283.030	Rural production	RPROZ-R5	Amend the maximum building or structure coverage from 12.5% to 20% or offer an alternative pathway around this rule, by inserting a PER-2 which says if a building is above 20% or 2500m2, it is permitted if a visual assessment and landscape plan is provided as part of the building consent.	Support	Allow	Support as per Reasons given in submission
FS45.18	Trent Simpkin	S283.031	Rural lifestyle	RLZ-R5	Amend the maximum building or structure coverage from 12.5% to 20% or offer an alternative pathway around this rule, by inserting a PER-2 which says if a building is above 20% or 2500m2, it is permitted if a visual assessment and landscape plan is provided as part of the building consent.	Support	Allow	Support as per Reasons given in submission
FS45.19	Trent Simpkin	S283.005	Mixed use	MUZ-R4	Amend to permit residential activities on the ground floor of buildings also.	Support	Allow	Support as per Reasons given in submission

FS45.20	Trent Simpkin	S283.009	Ecosystems and indigenous biodiversity	Rules	Amend to allow us to be stewards of our own land and trees and bush we've planted. Remove the requirement for the ecologist report, it's another red tape item which adds to the cost of building and developing, driving the cost of living upwards.	Support	Allow	Support as per Reasons given in submission
FS45.21	Trent Simpkin	S284.001	Planning maps	Horticulture Zone	Amend the entire application of the zoning of Horticulture Zone surrounding Kerikeri (some 70-75 square kilometers) to look at areas more closely and tailor the zoning to the landuse. Rezone land used for residential activities within the proposed Horticulture Zone (e.g. Blue Gum Lane) from Horticulture Zone to Rural Residential Zone. A broad-brush approach based on soil versatility maps should not be used (see map attached to original submission).	Support	Allow	Support as per Reasons given in submission
FS45.22	Trent Simpkin	S284.005	Planning maps	Horticulture Zone	Amend zoning of land at Blue Gum Lane, Kerikeri from Horticulture Zone to Rural Residential Zone. This includes land at 2-	Support	Allow	Support as per Reasons given in submission

					17 Manoko Place, 7-80 Blue Gum Lane, 1574, 1556A, 1556B, 1556C, 1608, 1608C, 1608E, 1626 State Highway 10, Kerikeri, (see map attached to original submission).			
FS45.23	Trent Simpkin	S22.003	Planning maps	Rural Lifestyle Zone	Amend the zoning for the 8000 - 12000m2 lots at Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, Kerikeri from Rural Lifestyle to Rural Residential (see map attached to original submission).	Support	Allow	Support as per Reasons given in submission
FS45.24	Trent Simpkin	S24.001	Planning maps	Rural Lifestyle Zone	Amend all Rural Lifestyle zoned land (District-wide (inferred)) to Rural Residential (and let the coastal environment rules cover coastal issues); OR reduce the Rural Lifestyle Zone Discretionary minimum lot size to 5,000m2 (see attachments to original submission as examples)	Support	Allow	Support as per Reasons given in submission
FS45.25	Trent Simpkin	S284.008	Planning maps	Rural Lifestyle Zone	Amend zoning for all land currently zoned Rural Lifestyle Zone within the Taipa Heights/Cable Bay area from Rural Lifestyle Zone to Rural Residential Zone. This includes all properties	Support	Allow	Support as per Reasons given in submission

					accessed from Taipa Heights Drive, Olive View Heights Drive, Stratford Drive (see map attached to original submission)			
FS45.26	Trent Simpkin	S284.009	Planning maps	Rural Lifestyle Zone	Amend zoning of land at 1-25 Weka Street, Ahipara, 2-15 Albatross Alley, Ahipara and Lot 1, Albatross Alley, Ahipara from Rural Lifestyle Zone to Rural Residential Zone (see map attached to original submission).	Support	Allow	Support as per Reasons given in submission
FS45.27	Trent Simpkin	S284.014	Planning maps	Rural Lifestyle Zone	Amend zoning of land between Inland Road and Tokerau Beach Road to Rural Residential Zone. Use the Rural Residential Zone to transition between dense residential zoning and Rural Production zone.	Support	Allow	Support as per Reasons given in submission
FS45.28	Trent Simpkin	S22.002	Planning maps	Rural Production Zone	Amend the zoning for the 8000m2 - 2 ha lots at Waitorara Drive, Kerikeri from Rural Production Zone to Rural Residential Zone (see map attached to original submission)	Support	Allow	Support as per Reasons given in submission

FS45.29	Trent Simpkin	S284.002	Planning maps	Rural Production Zone	Amend zoning of all land at Waitotara Drive, Waipapa from Rural Production Zone to Rural Residential Zone, including property addresses 45 - 147 Waitotara Drive and 279, 289, 291, 293, 299, 305, 309, 317, 331B, 331C, 331D, 331, 361 and 363 Waipapa Road, and land identified as Lot 2 Waipapa Road, Kerikeri, Lot 1, Lot 6 and Lot 17 Waitotara Drive, Kerikeri (see map attached to original submission).	Support	Allow	Fully support. The Rural Production zoning does not reflect the current land use of the nominated area which is predominately rural residential. No properties within this area are economically viable as rural production units, or used for this purpose currently. Rural Residential is the correct zoning for this area to bring it into line for what it is currently being used as. There are multiple submissions on this exact point which should not be ignored.
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FS45.30

Trent Simpkin

S284.007

Planning
maps

Rural
Production
Zone

Amend zoning
surrounding Kaitaia to
expand the residential
zones to allow more
new subdivisions to be
created.

Support

Allow

Support as
per Reasons
given in
submission