

To
Far North District Council
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FS062

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

Full name: **Kapiro Conservation Trust**
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We have an interest that is greater than the interest the general public has. In this case, the grounds are as follows:

KCT made an original submission on the PDP in October 2022. Not-for-profit conservation trust with an interest in the protection of the environment and ecological values, indigenous biodiversity, waterways, wetlands and coastal areas, protecting finite natural resources such as soil and productive land, avoiding urban sprawl in rural areas, addressing the environmental impacts of climate change.

I 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

Original submissions we support:

S526 Vision Kerikeri **FS62.001-.020**

S522.001, S522.005, S522.032, S522.036, S522.012, S522.014, S522.016, S522.023, S522.024, S522.030, S522.046 Vision Kerikeri

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

FS62.021-.025

We support

Reasons:

It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the 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 DP 532487 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.
- The farmland at Lot 1001 DP 532487 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 neighbouring properties and lawfully established activities.
- Residential/urban development in this location would generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; one-lane bridge in Landing Road; large volumes of traffic; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.

We seek:

- Re-zoning of Lot 1001 DP 532487 in Horticulture zone or Rural Production zone.
- Stronger provisions (objectives, policies and rules/standards) for the Rural Production zone, Horticulture zone and Rural Lifestyle zone to prevent urban/residential sprawl and protect productive soil, rural character/environment, amenity values, natural environment, ecological values, etc.
- Stronger provisions and assessment criteria for preventing cumulative and long-term adverse effects on productive soil, rural character, natural environment, ecological values, freshwater, traffic impacts, etc.

Relevant sections of PDP: 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. Transport and traffic. Freshwater provisions

FURTHER SUBMISSION 2

Original submissions:

S349 Neil Construction Ltd **FS62.035-.065**

S286, 288.004, 174.001 Tristian Simpkin, Arcline **FS62.026-.035**

S284.004, S22.003, S24.001, S24.002, S28.001 Trent Simpkin, Arcline

We oppose.

Reasons:

- The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating a scale and density of development that is not anticipated in the Operative and Proposed District Plans.
- It would generate urban sprawl in a rural area and coastal area that lacks appropriate infrastructure, and would fail to provide a compact urban footprint for Kerikeri town.
- These submissions seek inappropriate zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential.
- Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District.
- Their proposed changes would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes, ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above.

We seek:

- Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone.
- Rural Lifestyle zoning for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map.
- Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning to existing paddocks and undeveloped areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/saltmarshes etc.

Provisions that apply to the District in general:

- Stronger provisions for Rural Lifestyle zones to prevent urban/residential sprawl, and protect productive soil/land, rural environment, rural character, ecological values, amenity values, avoid traffic impacts, etc.
- Stronger provisions for Rural Residential zone to prevent urban/residential sprawl in inappropriate areas and protect relevant character and amenity values, avoid traffic impacts, etc.
- Stronger provisions for protecting the ‘coastal environment’, other areas near the coast, and areas that are visible from coastal waters or public land, ecological values and waterways, wetlands, saltmarshes etc.
- Stronger provisions and assessment criteria for preventing **cumulative and/or long-term** adverse effects on key factors such as productive soil/land, rural areas and rural character, sensitive environments, ‘coastal environment’, areas near the coast and areas that are visible from coastal waters or public land, ecological values, freshwater, wetlands and saltmarshes, traffic impacts etc.

Relevant sections of PDP: 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. Transport and traffic. Freshwater provisions.

Signature of person making submission: pp. M Miller via email

Date: 4 September 2023

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