

Vision Kerikeri

Growth with Vision

Thoughts for the day

Insanity in individuals is something rare -- but in groups, parties, nations, and epochs, it is the rule. **Friedrich Nietzsche, philosopher (1844-1900)**

It is a truism that almost any sect, cult, or religion will legislate its creed into law if it acquires the political power to do so. **Robert A. Heinlein, science-fiction author (1907-1988).**

A society grows great when men plant trees whose shade they know that they will never sit in. **Greek proverb.**

In this newsletter

There has been a lot going on in Kerikeri and quite a bit in the pipeline, especially with local body elections early next month. Knowing your candidates is important as **highlighted in our brief article**. Rod Brown has written a fourth part in his 'How we plan in Kerikeri', covering the Tubbs farm subdivision. On the subject of planning, we have also **covered spatial planning and the draft district plan** in this newsletter. We believe that professional expertise will be needed to assist us in submitting on the district plan which is expensive - **any donations** to help meet those costs would be gratefully appreciated. Just in case you did not know, it is proposed to link **Mill Lane with Hall Road** and, yet another **liquor store** has applied for an off licence. For those who were unable to get along to our **AGM** there is an overview of what's happening at **Ngawha** and Rod Brown gives an update of what has been happening over autumn and winter along the **Wairoa Stream**.

As always, we welcome your feedback on anything in this newsletter or any other matter that has been vexing your mind. Write to us at: visionkerikeri@gmail.com

How we plan in Kerikeri: Part 4

by Rod Brown

Tubbs farm/Rangitane River Park subdivision

Good news: the development proposal disallowed by Commissioners

In July Commissioners disallowed a proposal by developer Neil Construction to build 124 more houses on the remaining area of Tubbs Farm. The proposal was opposed by VKK, local residents, Friends of Rangitane Stream, Kapiro Residents Association, Kiwi Coast, DOC and an independent planners report for FNDC. This was very good news but first a little bit of planning history.

What was planned

In 2007 the Overseas Investment Office allowed overseas investors to buy Tubbs Farm (about 125 ha) for \$16.875M in an area zoned Coastal Living. In 2008 the developer proposed a 'management plan' subdivision to

create 179 sections in 9 stages. The minimum lot size in the Coastal Living zone is normally 4ha, but smaller lots are allowed in management plan subdivisions that aim to provide 'superior environmental outcomes' (District Plan Policy 13.4.12). The management plan was innovative in concept and enlightened in its consideration of the environment. There were clustered housing of generally smaller lots sizes, and 30% of the site was set aside for large green open spaces with extensive native plantings, which meandered between clustered lots (see Fig.1). It included a communal sewage treatment system which replaced the need for individual septic or bio-cycle disposal systems. While many of us would have liked Tubbs Farm to exist in perpetuity and did not wish the creation of an outlying settlement, VKK considered this management plan would be a significantly better development and more sustainable than the norm and gave conditional support. Our main concern together with the Kiwi Foundation was insufficient protection for a known area of kiwi presence, particularly the lack of control of dogs. It was fundamentally flawed to permit dogs, a Kiwi predator, while also proposing native planting for kiwi habitat. VKK and the NZ Kiwi Foundation participated in an Environment Court mediation which revised the consent conditions to include ecological corridors for kiwi and controls on dogs and cats.

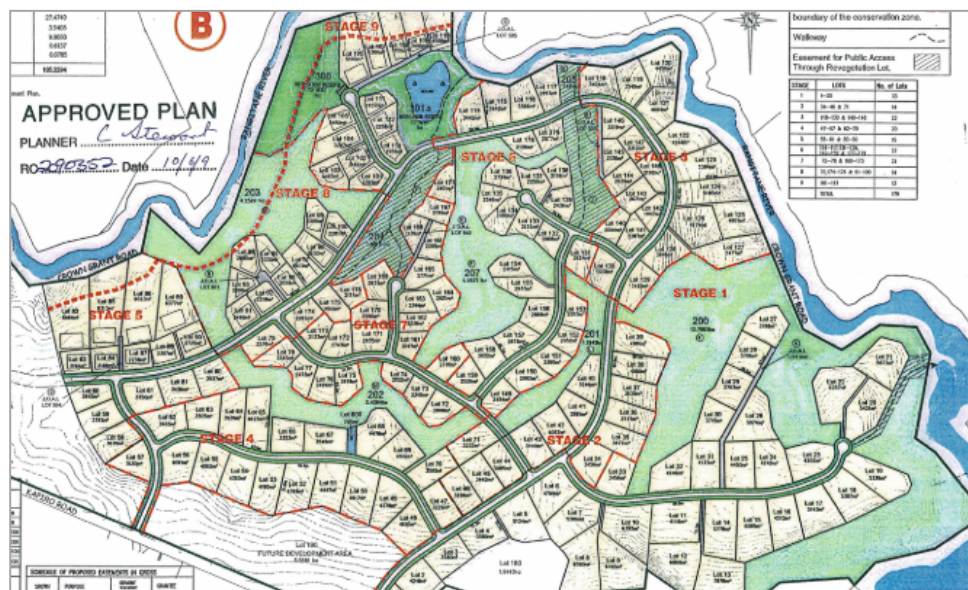


Fig.1. Plan approved in 2009. Green revegetated spaces covered almost 30% of the plan area

What actually happened

However, the developer decided to ignore the management plan approved in 2009. Entirely different plans for stages 1 and 2 (57 lots), were submitted to be built on the eastern side of the property over almost all of the green spaces (see Fig 2) formerly intended as kiwi habitat and open space. Each house would need its own sewerage system. Dog controls were insufficient. The new plans were consented by Council without need for notification and without informing previous submitters who had no awareness of these significant changes.

What happened next

Proposal for 124-section subdivision in 2020

In 2020 the developer applied for consent to subdivide the remaining western part of Tubbs farm into 124 new sections (Fig.2). The non-compliant plan would cover much of the area with houses, with very little green open space - a far cry from the earlier enlightened management plan. The area allocated for a reserve was not capable of being used to kick a ball around. The wetlands, although rather degraded, were not properly protected. Kiwi protection was insufficient. Briefly what was being proposed was suburbanisation of a rural landscape to the maximum extent possible without wider planning consideration. Moreover, today's concerns about the loss of high-quality agricultural land (a finite resource), urban sprawl in rural areas, traffic impacts and water quality, led

VKK and other groups to oppose the plan. In short we consider it to be the wrong development in the wrong place. The independent Commissioners agreed.

What happens now

Neil Construction has appealed to the Environment Court. Mediation is being proposed. Vision Kerikeri has registered as an interested party.

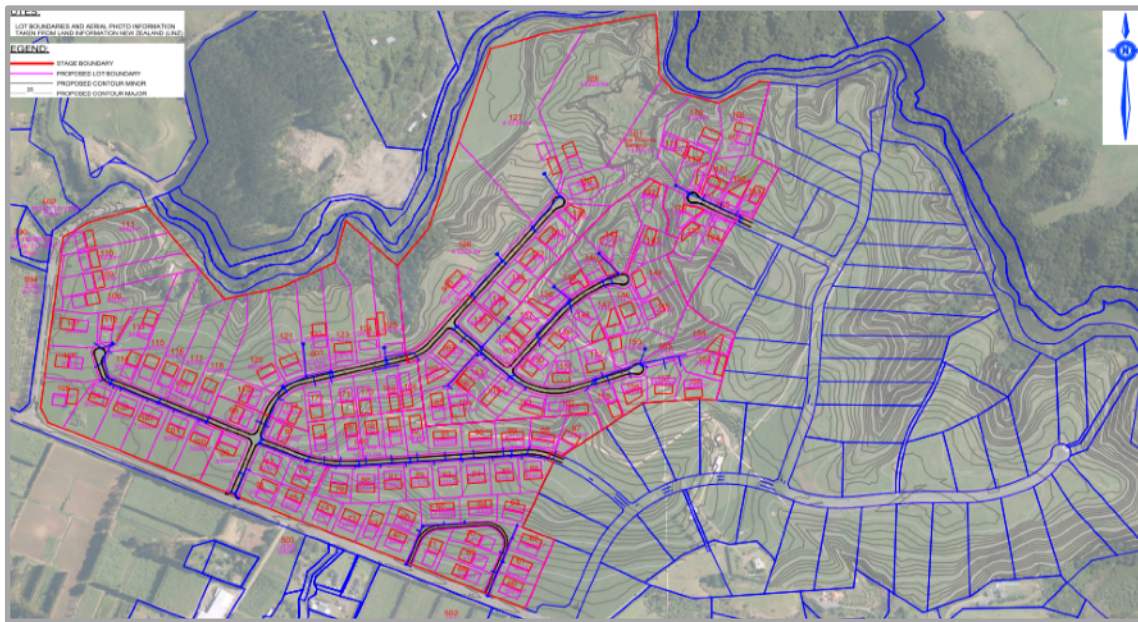


Fig.2. Current proposal and existing subdivision. Both differ substantially from the 2009 plan

VKK AGM Saturday 6 August

There was a great turn out. Many thanks to our inspirational guest speaker Suzanne Hall , entrepreneur and business activator for the [Ngawha Innovation & Enterprise Park](#).

The presentation by Suzanne sparked a lot of interest and great questions about this forward thinking innovative development at [Ngawha](#) about 3 km from Kaikohe (see page 11).

VKK Chair Jo Lumkong's report also sparked many questions and conversations around the recently draft notified District Plan, development, community and planning for the future of Kerikeri/Waipapa and the wider Far North region. You can read Jo's report below and also a copy of material presented by Suzanne [here](#).

To all those who attended many thanks.

Spatial planning for Kerikeri & the District Plan

Council appears too at last recognise that with obvious growth, planning for Kerikeri is necessary. In August 2021 council commenced a review of the Structure Plan 2007 and two Zoom meetings were held by Council with some community, public, commercial and institutional participants including VKK. A consultant has been appointed for

what is designated as a “Foundation Document” which precedes a spatial plan. The many layers of plans apparently necessary is rather like an onion or possibly a Russian doll and does not give the impression of streamlined activity. Our VKK Chairperson and Chairperson of Our Kerikeri (OKK) are involved in informal discussions with Council staff which we consider is positive.

The Draft District Plan has also been issued for public comment closing on October 21st. One matter of contention is that VKK and OKK both consider that while wider planning issues are considered, some of which may take decades to achieve, that discussion should continue in tandem about the traffic issues in the CBD that were first raised as 1986 under the old Bay of Islands County, and would be part of any wider picture of Kerikeri's future. At the time of writing, Council is considering delaying the release of the Foundation Document for public comment until after the District Plan hearings. This would cause further delay until sometime in 2023.

It is recognised that we must balance realism and hope in regard to the capabilities of FNDC and central government in providing the necessary infrastructure to enable well thought out growth for Kerikeri/Waipapa and surrounds.

Currently local government is struggling to catch up let alone provide for the future. It is either pleasure or pain which promotes change, currently we have a town which, despite the dysfunctional aspects of our infrastructure, still gives us a place in which it is pleasurable to live. If we allow significant growth to happen without resolving the current issues, pain will come very quickly and become the driving force and this will not encourage visionary growth. We risk losing the sense of the easy living place that we all know and love.

As guidance for our planning and for the District Plan, the goals promoted by OKK which VKK subscribes to should stand us in good stead. These are:

- ‘Balancing preservation with progress’
- ‘Revitalise and preserve our vibrant village feel’
- ‘Promote effective, planning infrastructure and growth for a beautiful functional Kerikeri’
- ‘Create Opportunities for all to thrive and prosper in a sustainable resilient and productive economy’
- ‘Embracing Diversity and holding an overlying sense of belonging as a society while respecting Tikanga Māori values’
- ‘Care for the well-being of our people, supporting healthy resilient and meaningful lives.’
- ‘Restore and Conserve our surroundings, where each generation strives to leave a better Kerikeri to the ones that follow.’
- ‘Build a culture of Innovative Sustainable Living. Living lightly and learning from nature.’

The District Plan is important to our future and we believe that professional expertise will be needed to assist us which is expensive. Consideration is being given by the committee to a “a Give a Little” fund raising in order to finance this but donations are welcome at any time - [see the details at the end of this newsletter.](#)

New Road from Mill Lane to Hall Road

On April 14th Far North Holdings lodged a Resource Consent on behalf of the new owner, Sir Owen Glenn, for a 56-house development at 57A Hall Rd. This development plan includes access by constructing a new road from Mill Lane to Hall Road and intersecting it with a second new road from Ranui.

Noisy polluting vehicles would replace our rural and green public walkway along the Mill Lane paper road extension. This was completed and planted in a public planting in June 2021 and a small pedestrian bridge created the link through to Hall Road.

This development was a considerable surprise to Friends of Wairoa Stream since:

- The Structure plan 2007 (para 3.2.1 P23) states “Council does not intend to link Hall Road from the Mill Lane area”.
- Kerikeri has no road network plan.
- There are no new roads for Kerikeri in the 10-year plan.
- These new roads were not contemplated by the previous owner of 57A Hall Road greenfield site in an earlier development scheme for which access from Hall Road and Ranui were intended and practical.

VKK has often represented to Council about the lack of roading connectivity in Kerikeri and nominally, the two new roads would improve connectivity from Mill Lane to Kerikeri Road and take traffic from the Kerikeri Road/Hobson Ave roundabout. We have also long advocated for more intense housing development within walking distance of the CBD (which this proposal would provide) and also for good urban design.



The FOWS walkway between Mill Lane and Hall Road - the property to be developed is on the right in this image.

However the application has some obvious planning flaws. Hall Road is not constructed to withstand heavy truck traffic and neither the upgrading of Hall Road to a standard for heavy trucks or a roundabout at Kerikeri/Hall Roads are planned or funded in any known plan. The housing development is not a model of modern urban design, has little communal open space, sub optimal house orientation, does not comply with the sunlight rules and cycle paths have not been considered. It appears that the entire development goal by Far North Holdings is to maximise the return to the investor.

How did this previously unknown concept of two new roads arise?

Given the detailed new roading design lodged in the 624-page consent application, one might be excused for considering that there was considerable subterfuge, of a lengthy duration, between Far North Holdings and FNDC staff.

Information that we have been able to glean indicates the idea of the two new roads arose from within Council staff, not from Far North Holdings whose Project Manager had been briefed by Council staff about road requirements. He was not informed about the existence of a longstanding community walkway project including along Mill Lane paper road. It was unknown to him until FOWS started making enquiries based upon some rumours. Nor was he briefed on cycle paths despite Council having at last recently commenced spatial planning for Kerikeri in which community advocacy for safe cycle ways is, and has been for many years, a key goal. The Council's senior road planning engineer was apparently unaware of the proposed 2 new roads and nor was the FNDC Facilities group which is responsible for liaising about our community activities.

It is clear that FNDC is operating in silos and there is ignorance, wilful or otherwise, about community activities and community planning expectations.

What is next?

The Resource Consent lodged with FNDC is still pending. However, given the uncertainty, Friends of Wairoa Stream (FOWS) has dug up 70 (of several hundred native plants) from the walkway and replanted them along Wairoa & Te Tahawai streams.

Following an email exchange with FNDC, FOWS is now noted as an interested party. However, FNDC is, or should be, also an interested party because under the Community Volunteer Agreement between FNDC and VKK Which administers FOWS, we have been permitted to create a public walkway along the legal road (the Mill Lane paper road extension). While FOWS may have no absolute rights to the walkway, FNDC has exhibited a cavalier approach to the proposal to construct the road and has entirely ignored the physical effort to create this well used public amenity largely funded by donations in cash or in kind by the community.



Selected trees that had been planted in 2021 were removed from the Mill Lane - Hall Road section of the Te Tahawai Track during early winter 2022. These were moved to a new planting site on the Wairoa Stream adjacent to the Avida Retirement Village.

Wairoa Stream

NRC Community Award

On Thursday 26th May, VKK & Friends of Wairoa Stream received the NRC award for “Environmental Action in the Community” for restoration of Wairoa Stream.



(left to right) Inge Bremer, Rolf Mueller-Glodde, Christine Brown, Rod Brown



Some of the FOWS team attending the public planting day held on 14 June.



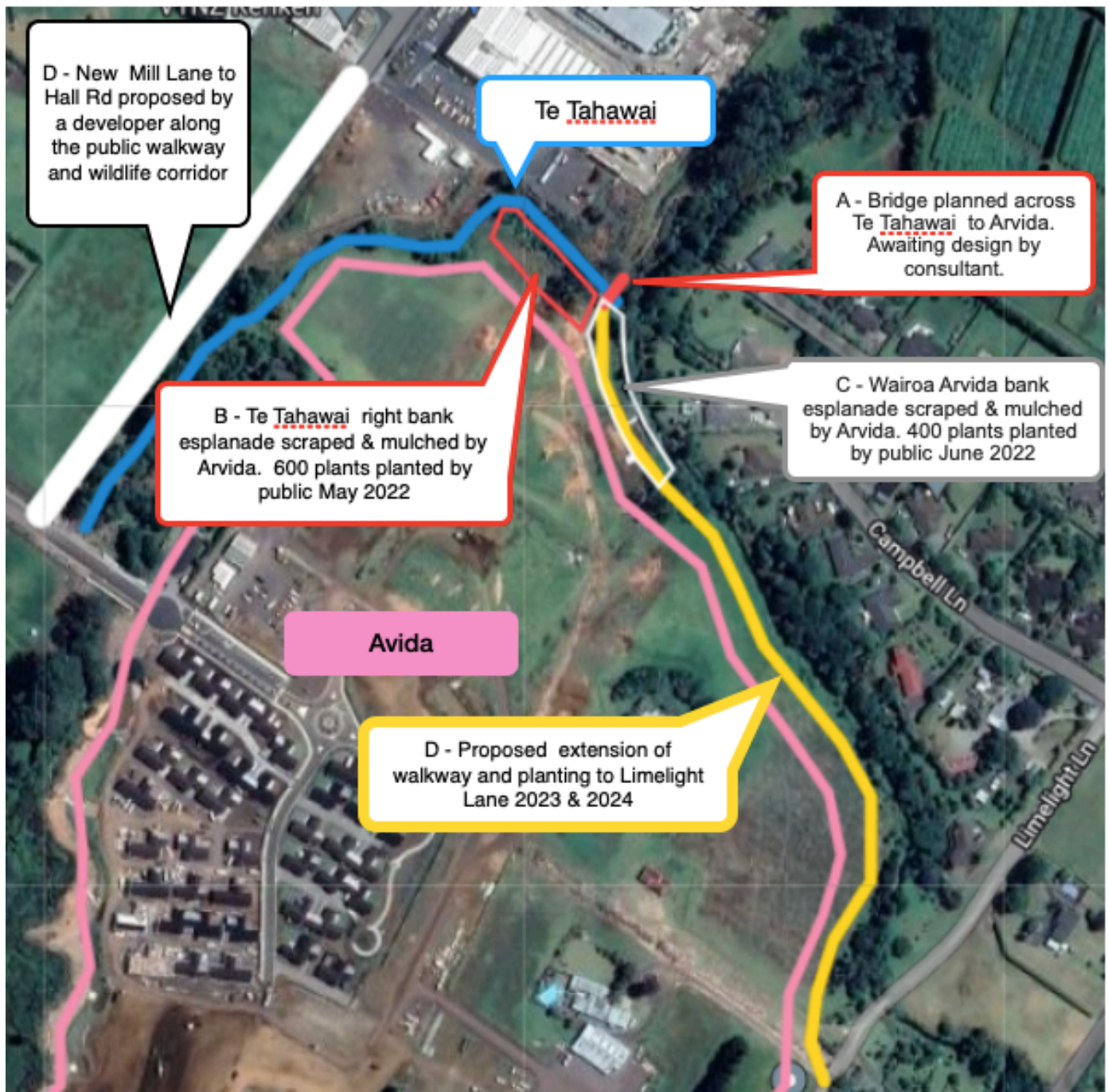
Wairoa Stream by numbers

- *2022 - planted 1,900 plants
- *Total 2013 -2022 - 22,200 native plants, 63 species.
- *Total 2013-2022 Volunteer labour - 10,400 hours (2015 to 1st Sept. 2022).
- *Total project value - \$380,000.
54.8% volunteer labour @ \$20/hr (\$21.20/hr since 1 April 2022)

Planting along Arvida Esplanade Reserves

Having spent 4 years forming the track along the Te Tahawai tributary emerging finally near VTNZ on Mill Lane, with the willing cooperation of Arvida, this winter the main Wairoa Stream and Te Tahawai tributary Arvida esplanade reserves were planted. Arvida kindly first scraped the banks infested with ginger, tobacco weed and jasmine and then mulched them at its expense. The public joined in planting out the stream banks.

Our next goal is to reach Limelight Lane. See the map on the next page.



A very successful public planting took place along the true right bank of Te Tahawai on Sunday 8th May. Fifty keen planters planted 611 plants of 35 different species in only one and a half hours. This was followed by on Tuesday 14th June along the Wairoa stream. Twenty five members of the public planted 400 plants. We have high hopes for both on this mostly good horticultural soil.

There are some action shots from the planting days on the next page.



Te Tahawai true right bank public planting 8th May



14th June public planting along Wairoa Stream Avida esplanade reserve



These two images supplied courtesy of Northland Regional Council offer a birds-eye view of the activities

Education & the stream

KKPS planting Tuesday 28th June.

17 Kerikeri Primary School students, led by Deputy Principal Rosemary Murphy, planted on their usual stream site for the fifth year. The seeming endless rainfall in July and August has made this site currently quite sodden. Some of the earliest kahikatea and puketea are now exhibiting impressive growth.

KKHS planting Alderton Park

Twenty students from Kerikeri High School and 2 teachers with 4 FOWS mentors, planted 85 plants at Alderton Park to complement earlier plantings which are developing well. The students also planted by the swimming hole for the 5th year. This site has been prone to some flooding during our recent high rainfall events in July and August but the plants were mostly well staked and have survived.



Kerikeri High School students planting Alderton Park



*Kerikeri Primary School students planting on their site
across the stream from the school*

WAIROA STREAM AND THE WEATHER



This July and August Kerikeri suffered about 900mm of rainfall which brought down some very large trees across the stream. One 35 metre tall Rewarewa took out the entry to the 'fair weather' track and has required a small board walk to reinstate it.

Application for an Off License Waipapa Liquor Store

The Far North District Licensing Committee will conduct a public hearing on 8th & 9th September at FNDC Council Chambers to consider an Off Licence application for another Waipapa Liquor Store

VKK lodged an objection as the property is adjacent to the BP petrol station on the same property. While no off-licenses can be issued to a petrol station, the application of such a license for a separate building on the same property (same owners) we consider is an unacceptable circumvention of the Act.

The sale of alcohol is prohibited at petrol stations for a good reason: alcohol and driving don't mix. The intended sales hours from Monday to Sunday 7.00am to 10.00pm would make the discouraged mixing of alcohol and driving even more challenging.

Furthermore, VKK strongly support the objecting submission of Ngati Rehia, which states that there are already six liquor selling entities in the area. Excessive consumption of alcohol is contravening the aim for responsible wellbeing principles for the community.

Ngawha Innovation and Enterprise Park

As explained by Suzanne Hall (see AGM above) this is a very ambitious and forward thinking development. A 240 ha green field site 3km from Kaikohe has been purchased and the whole site has been master planned for a 20 year horizon.

Infrastructure has been funded by a grant from the Provincial growth fund and also, importantly since Kaikohe lacks a good water supply, an irrigation dam is being constructed nearby. All contracting has been done only by Northland firms. The goal is to have a complete circular economy with waste leaving the site and production waste being processed by biodigesters.

Young people have been leaving the area because of lack of jobs, so the development is focusing on kaitiaki, employment opportunities, circular economies and regional capability development. It has a strong partnership with Ngati Rangi, mana whenua, to create a more prosperous local community.

Stage 1 of a horticulture hub is already operational with 10 ha of berry fruit production in polytunnels. Olivado is relocating from Kerikeri. Waste will be turned into bio-gas for energy. The innovation park is a 'closed loop' eco-system where businesses on site re-use the waste products of other industries, add value to them and develop additional economic activity and employment.

An innovation hub is under construction for value-added manufacturing, education and training, and business incubation and collaboration. Stage 1 comprises an education campus for two initial providers, platforms for other manufacturing premises. The Innovation Centre building will focus on research and development, which will feed back into other industries on site. The key buildings under construction will be completed by December and several hundred local jobs will be created by 2023. A cycle way link to Kaikohe is planned which will alleviate transports costs and emissions. Houses will be built on site in a covered facility by students and will be transported off site to alleviate housing shortages including for Maori.

Very innovative and enterprising and we wish it all success.

From Carbon Neutral Kerikeri

By Inge Bremer

Overview of the CO₂e situation in Northland:

- Northland is presently the area in NZ with the largest growth of solar installations and plans for more, amounting to 14MW installed, and 600MW planned.
- This is gigantic!
- For comparison: Ngawha is presently producing 57MW, which will supply all of the Far North's electricity demand for 95% of the year.
- In Ngawha they are working on a process which will put the CO₂ released back into the ground so that the geothermal operation reduces our carbon emissions.
- Top Energy has 3 stations at Ngawha. Top Energy has been trialing reinjection at Station 1 and is now reinjecting 100% of the gases from the field making this station the first carbon neutral geothermal generator in New Zealand.
- This project has the potential to improve Northland's CO₂ emissions footprint by 127,000 tons/p.a.

Northland's total emissions are (from 2019 stats) 4,475,000 tons which have grown considerably less now that the refinery has stopped operating, leaving only Golden Cement emitting large quantities, and agriculture with 2,022,000 tons.

Households are still emitting on average 9 tons per head per year, and the goal needs to be 2.5 tons! Since the last lot of statistics are pre-covid, the effects of which reduced CO₂e emissions considerably, and since people are still driving less to offices, there are possibilities of things getting better, keeping in mind rising EV purchases and efforts to enable more cyclers and pedestrians by better town planning.

CO₂e accounting is still in its infancy, none of the big accounting software firms have produced programs for it, even though by law companies have to account for the emissions. One of the reasons is that sequestration quantification is still looking for averaged values, for example from soil on land and under the sea. But work is strongly ongoing on this.

Using our calculator, like 1,200 others are doing, will show where which amounts of emissions originate and how these can be reduced. Give it a try!

Local Body elections October

The three yearly local body elections will be held on Saturday 8th October. There are large numbers of candidates for the Mayoralty, Council and Community Boards.

As reported in "Stuff" on 18th August, "A group of eight candidates is running for office in Northland espousing conspiracy theories and Covid-19 disinformation. "Sovereign" is targeting local body elections, pushing debunked claims about United Nations sustainability goals, known as Agenda 30. The most high-profile candidate is founder Joshua Ben Riley, a Texan now living close to Paihia, who is standing to be Far North mayor. His wife, Alisha Riley, a singer, has her sights on the Kaikohe-Hokianga council ward".

Make sure that you know who you are voting for! To help you choose, the Turner Centre is host two Meet the Candidates events in conjunction with the Pioneer and the Kerikeri Business Association.

The first event is a **Meet the Mayoral Candidates** next Tuesday the 13th Sept and then the following week they have a **Meet the Bay of Islands-Whangaroa General Ward** and **Ngā Tai o Tokerau Māori Ward** Candidates on Tuesday the 20th Sept. Both events start at 6:00PM.

We need more support

We could do a lot more with more support!

Join Vision Kerikeri or even better join our committee. If you don't wish to do either we would welcome donations. Wairoa Stream restoration is largely dependent on donations of cash or in kind.

You can make a donation by the following methods:

- Direct Credit to our Bank A/C Our Account number is: 38 9020 0683647 00 - Please add your name in the Particulars field and DONATION in the Code or Reference field.
- By credit card or Pay Pal using the DONATE button on our [webpage](#)