

Vision Kerikeri

Growth with Vision

Thoughts for the day

Liberty is not the power of doing what we like, but the right to do what we ought. Lord Acton

Democracy is not the multiplication of ignorant opinions. Beatrice Webb

In this newsletter

Covid 19 is continuing to be the dominant thread in our everyday lives and does not appear to be heading away any time soon. Hopefully, as vaccination rates increase some of the current restrictions, especially on travel which is having a significant impact upon us in the north, will be able to be eased. Learning to live with Covid will become our new “normal”. Despite this challenge, we are able to report that volunteers effort along both the Wairoa and Rangitane Streams have been progressing as planned with plenty of more work proposed - these initiatives have been made possible by esplanade priority areas which are missing from the new District Plan. Unfortunately there is no progress yet with a Kerikeri CBD bypass, although a proposed new development is showing us an alternative way of planning integrated new developments. Rod Brown looks back on the battle to preserve the Kerikeri Basin Reserve in his follow-up to last month’s “How we plan in Kerikeri” article. We touch on two pending Far North District consultations and finish up with Rolf and Inge’s update on their efforts with emissions reductions.

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 2

By Rod Brown

The story of the Kerikeri Basin Reserve

The Kororipo Pa site, the Stone Store and Kemp House are all visual signs of our historic past, now nestled in the historic Kerikeri Basin recreational reserve. We are all, I think, justly proud and appreciative of this parklike area. But it wasn’t always as it appears now. How did it happen?

In 1936 Kerikeri briefly had a newspaper, the Kerikeri Gazette, published monthly from January to June at two pence a copy and then it ceased. The concerns of the settlers in Kerikeri then (population 436) do not seem to have been about history. Just after the depression, surviving financially was dominant. Problems of fruit growing, borer, white butterfly and the price for lemons are prominent but also the beginnings of sport with the Cruising Club formation, the cricket scores and a small pavilion being erected on the domain, and of entertainment later in the year with the opening of the Cathay Cinema. The principal concern was lack of roading, all the cream had to be taken out by boat, weather permitting, from the Kerikeri Wharf by the Stone Store where there was little storage in the wharf shed and not enough space on the road frontage. Improved facilities were demanded from The BOI Harbour Board. The Public Works Department district engineer was keen to investigate shifting the wharf three

miles downriver although there was no road, which was strongly resisted at the time. The basin locality was neglected and scrub and gorse covered the hillside beyond St James church.



The view today looking back towards the Stone Store & Kemp House

By the 1950's tall eucalyptus covered Kororipo Pa and the Stone Store operated as the local general store. In 1930 E.S. Little an early "China hand" who had persuaded many expatriates to come to Kerikeri from China, had bought Kingston House. Fast forward to the 1960s. At that time all the land surrounding the basin except for 6 acres of Kororipo Pa which he had donated earlier was in private ownership. After his death his property was sold to a developer and the Bay of Islands County having rezoned the area from rural to residential gave a non-notified consent for 118 residential sections. In May 1969 Kerikeri residents were alarmed by the roar of bulldozers. A 5-year battle ensued as their sense of history, by now wide awake, rebelled in perhaps N.Z's first big environmental protest which preceded the Lake Manapouri protest (November 1969). In May 1969, the Society for the Protection of the Stone Store Area (SPOKSSA) was formed meeting at the home of the intrepid retired merchant master Captain Gerry Clark and amateur ornithologist who circumnavigated Antarctica in 1983 in his 10 metre yacht on a bird watching voyage. Negotiations began with the developer who agreed to sell 11 acres for \$40,000, conditional on the BOI County buying another 5 acres started. Keen fund raising succeeded in reaching the goal by June but the BOI County declined to participate. The owner then wanted £60,000 for 17.5 acres and since Kerikeri was celebrating its 150th anniversary the government was approached for funding but only offered £21,000 which was declined.

Although bull-dozing and roading on site were underway a very determined SPOKSSA carried on innovative fundraising, Gerry Clark made a sponsored solo voyage around N.Z in his 21 foot sloop, and SPOKSSA built a replica Maori village or kainga on the headland opposite Kororipo Pa on land owned by Nancy Pickmere at a rental of one dollar per year and charged an entry fee. A petition to parliament with 6,000 signatures was presented and there were demonstrations by many including Nancy Pickmere, the Kerikeri historian, and Joyce Mason (my main sources) and my mother-in-law Rona Swallow was present. At length acquisition under the Public Works Act was announced in 1970 but then rescinded weeks later and bulldozing resumed. The Society continued agitating and the owner sold it 6.75 acres for \$58,000 with a settlement in March 1972 with \$30,000 in cash and leaving a debt of \$18,200 outstanding. At length, after a campaign of five years and a change of government, the Crown paid off the existing mortgages and in July 1974, at last the area across the basin was in public hands. A close-run thing. Instead of a view across the basin of Kororipo Pa we would have now been staring at 118 houses.

The roads and curbing were torn up, the Kororipo area was sown with grass and the metal used to form the carpark. The government carried on buying other local properties in the basin including Nancy Pickmere's land on which Rewas village stands. Ernest Kemp gifted Kemp House in 1974 and in 1975 the Historic Places Trust bought the Stone Store from the Kemps and undertook significant restoration work in the 1990s, while the Mason and Parmiter families gifted land in the Basin. Further up the river Ken and Jeffray Proctor donated 4.85 ha of land forming the Rainbow Falls Scenic Reserve to the Crown (and also donated \$650,000 for the Kerikeri library). The track linking the Rainbow Falls to the Kerikeri Basin was built in the late 1970s by the Lands and Survey Department.

In 1981 a flood came close to destroying Kemp House and ultimately in 2008 the Heritage by-pass bridge was built, and replaced the one-way road bridge across the ford that dammed the river in floods which was then removed. This has protected the historic buildings and was financed by the Ministry of Culture and Helen Clark. In 2010 a pedestrian bridge crossing the river was erected.

In 2004 DOC set about planning for sustainable development of the Kororipo-Kerikeri Basin, which by then totalled 29.19 hectares, to protect and enhance the area. The wharf area was restored and signage explaining the history was installed in 2016 and in 2017 and some eucalypts were felled to give view shafts.

The absence of any Maori participation in this historic area had long been of concern to both SPOKSSA and Ngati Rehia and after much discussion and with the volunteers age making it difficult for SPOKSSA to keep Rewas Village operational, it was transferred to Ngati Rehia in 2012. In 2020 \$1.25M was granted from the Provincial Growth Fund which enabled Ngati Rehia to give it a serious makeover and in 2021 was reopened as Te Ahurea, which means culture in Maori, and provided a Maori perspective on this important historical and cultural area.

Summary

Kerikeri has got away again with less than adequate strategic planning. We should be grateful to SPOKSSA which saved this historic area for Kerikeri and indeed the nation. It was a bottom-up community campaign driven by concerned citizens. It was a fortunate unplanned outcome.

There is a lesson here. The Bay of Islands County did not come out of this smelling of roses. Planning under Kerikeri under FNDC still happens in an ad hoc, unplanned way with community proposals typically ignored.

Kerikeri CBD bypass

The 10 year Long Term Plan has been decided and yet again we failed to get any recognition for a Kerikeri CBD bypass. The following item published in the Northland Age in May is repeated below because a report to Council about options from Council staff is imminent. We hope for a sensible outcome but long inability of successive Councils to deal with planning for the growth of Kerikeri do not instil optimism. What we do know is that NZTA has even less funding to deal with roading nationwide and seeking to get it funded through NZTA is forlorn. It should be funded from permutations of Council resources, targeted rates or borrowing.

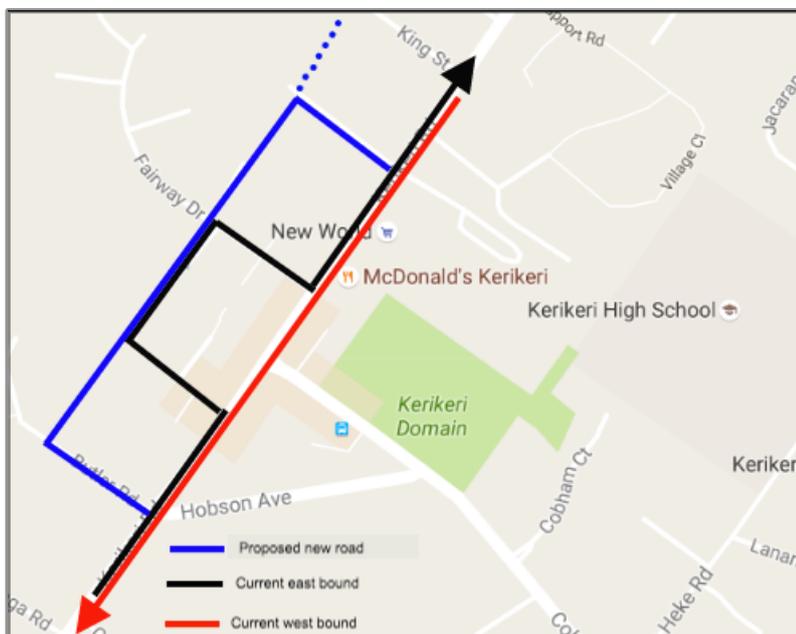
Kerikeri CBD bypass progress at last? (from the Northland Age May 18th 2021)

*Yet again in the Long Term Plan (LTP) there was no project for a bypass for dealing with traffic in the Central Business District (CBD) of Kerikeri. At the Council meeting of 13th May to consider the LTP, Councillor Rachel Smith moved that the CEO be requested, in accordance with previous Council resolutions, to report on options to **deliver** the Kerikeri CBD bypass within the first 3 years of the 2021-31 LTP. All but one councillor voted for this resolution.*

This action by the Councillors was significant because Council staff advice to them did not mention the CBD two-way bypass, the subject of several stakeholder community groups and a number of individuals, and did not fairly, adequately or accurately report the deeply held frustration in Kerikeri about inaction to resolve traffic congestion in the town. This gives little public confidence in making submissions or that the process of reporting to Council is transparent.

However with this Council resolution we have high expectations of action at last for this project first mooted in 1996. Kerikeri Road/Hobson Avenue now has 11000 vehicle movements through it daily.

- *Much of it passes through the temporary (since 2006) one way system which forces all west bound traffic through the main Street.*
- *Much traffic only wants to pass by the CBD*
- *The bypass is only 500 metres long – 250 metres already exist. Council has received peer reviewed engineering reports and owns the necessary land.*
- *A 2-way bypass would take most vehicles out of Main Street in accordance with world-wide mainstream concepts of pedestrianising town centres. It is not just a road for traffic but is an essential precursor to a pedestrian friendly main street design and developing and enhancing social connectivity and wellbeing measures, as outlined in the Far North 2100 plan and mooted in the 2007 Structure Plan.*
- *It is recognised that a two way bypass will not change the traffic volume in Kerikeri. The Regional Land Transport Plan 2021 -2027 does include \$1.3M for a “Kerikeri Strategic Roading Network Plan” in 2021-2024. This is for fees and investigations but requires funding approval and NZTA is under nation wide funding pressure. These studies will take years to investigate, negotiate, designate, litigate, fund and construct since detailed planning has yet to commence and will be doubtless expensive. There is nothing in the 2021 to 2031 LTP.*



The bypass is the one element with detailed consideration and the land procured. It is part of the Kerikeri road network. Fixing the bypass now does not limit the future - (it fixes part of the future now!)

*But we do not want or need to wait until 2031 for action and our elected Council representatives have led the way to **deliver** a bypass by 2024. This is a start for Kerikeri. The FNDC LTP overall lacks vision and does not have projects for taking traffic off the roads by safe bicycle lanes although a bicycle study has been commissioned by Council.*

The Draft District Plan

Reinstate Esplanade Priority areas on Draft District Plan maps

To our astonishment the draft District Plan maps omit Esplanade Priority entirely, unlike the operative District Plan, for unjustified reasons. During the public consultation period a Council officer gave two explanations to a VKK representative. Firstly; Council doesn't have enough money to afford Esplanade priority and esplanade reserves. This reason is invalid. While Council may indeed be resource strapped, the District Plan is a land use plan not a financial planning document. Plans should indicate future objectives and intentions. Esplanade Priority areas on planning/zone maps earmark an interest in creating Esplanades in future when land is developed.

The second explanation was that the operative DP only identifies Esplanade Priority areas in the Kerikeri area. However, there seems no reason why they shouldn't also be identified elsewhere in the district. There are however good reasons for Esplanade Reserves and priority to continue in Kerikeri and to be shown in the Draft District Plan maps. Kerikeri has a unique geographical situation. It comprises a large area of flat or gently rolling land interspersed with deeply incised rivers or streams. It is built around Kerikeri River, two large tributaries Puketotara and Wairoa Streams, and Waipapa, Kapiro/Rangitane and Okura Streams. Kerikeri-Waipapa Structure Plan (2007) included 'Esplanade Reserve Acquisition' in Table 3-15 Summary of key projects/ elements identified to support Structure Plan (p.45).

By removing Esplanade Priority areas from the planning/zone maps Council would fail to indicate to land owners that Council has an interest in access to a stream boundary. Failure to indicate the Council's interest in can result in the consenting planner being unaware that there is Council interest and there are frequent staff changes at Council. Gaps in the present network of Esplanade Reserves may therefore not be acquired and continuous public access for a walkway in future becomes difficult or impossible.

Today we have riparian walking tracks along for example Wairoa Stream only because past Councils had the foresight to create Esplanade reserves – strips of land that allow public access along the margins of a river, stream, lake, wetland or coastline.

VKK has strongly called for Council to ensure that the draft District Plan will: Reinstate Esplanade Priority areas in DP maps indicate Esplanade Priority areas not only in Kerikeri but for any communities that wish to identify Esplanade Priority areas.

Another example where a community group has undertaken riparian restoration, partly along esplanade reserve, is **Rangitane Stream**. See the next article on page 6.

Rangitane Stream Restoration

By Melanie Miller

Inspired by riparian restoration projects in this district – especially the work of Vision Kerikeri and Living Waters – several volunteers started planting native trees by the stream where they lived, next to Rangitane Stream in a rural area to the north of Kapiro Road. Other neighbours living along the stream got involved with planting to support native birdlife, and the group evolved into Friends of Rangitane Stream, a community conservation group.

They recognised the need to develop sheltered wildlife corridors along the stream margins and associated small wetlands. Kiwi and other at-risk native birds exist in some areas of Rangitane Stream and its tributary Kapiro Stream - especially wetland birds such as dabchick/weweia, bittern/matuku and banded rail/mioweka. These birds need active protection. Dabchicks were widespread in the past, but became almost extinct in the South Island, and in the North Island there are probably fewer than 2,000 individual dabchicks now. The bittern population has declined to less than 1,000 individuals.



A Dabchick

Large areas of Rangitane Stream margins are DOC land, with Conservation zoning. Friends of Rangitane Stream has a Community Agreement with DOC to help restore about 27 hectares of DOC land on the stream margins. The long-term objectives are to replant the riparian margins, develop wildlife corridors along the stream and adjacent areas, protect native birds (especially rare or threatened birds), enhance native biodiversity, and improve water quality. This is a large task which they are working to achieve, step by step, year by year.

Volunteers have planted about 7,000 trees/plants on the stream margins so far. The Shadehouse nursery supplied more than 60% of the total (4,364 plants). Since 2018, most of the group's trees have been funded by Trees That Count.

Collaboration with other groups is an important aspect. The upper half of Rangitane Stream (more than 10 km length) runs through Landcorp-Pāmu Kapiro farmland, and Landcorp plans to increase predator control and plant native trees on that part of the stream in stages over time.

Friends of Rangitane Stream works jointly with Kerikeri Peninsula Pest Control community group and Kiwi Coast to control predators along the stream. Together, they have eliminated more than 2,000 predators on the stream in the past 24 months. VKK supports the protection of at-risk species.

We have a collective responsibility to take action to protect at-risk native species in our area.

The current District Plan includes the following expected Outcome (12.2.2.1): 'Population numbers of rare and threatened species of flora and fauna are maintained or increased and their habitat enhanced.'

VKK is asking FNDC to:

- Endorse the formation of wildlife corridors by community groups along Rangitane Stream and Kapiro Stream in order to protect at-risk native species in that area.
- Reclassify a paper road and several small reserves at the eastern end of Rangitane Stream as Local Purpose (wildlife protection) Reserve, or similar, to vest in DOC. (Vesting in DOC would be administratively efficient since DOC administers a large part of Rangitane Stream margins).

Further information: Friends of Rangitane Stream, friendsofrangitane@gmail.com

Wairoa Stream Projects

By Rod Brown

Our sincere thank you to Puketona Quarry

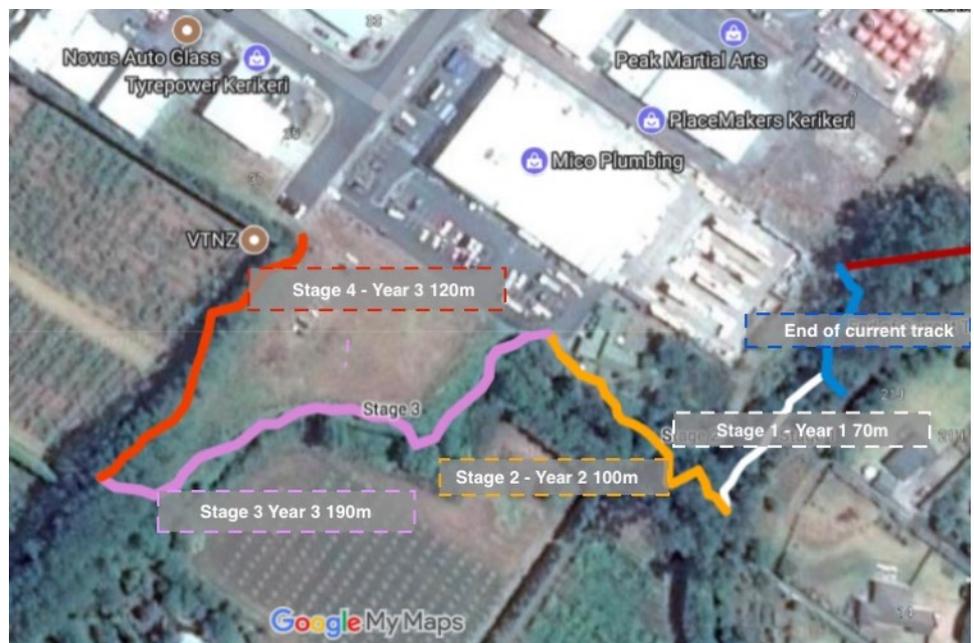
Puketona Quarry has donated 9 truckloads of metal to Friends of Wairoa Stream. This is particularly appreciated as last year in winter the track was barely usable because of mud. This year thanks to Puketona Quarry, the track has been usable throughout the winter even with rainfall of 676mm from June to August and a further 232mm in September. Track users quickly distributed the metal in buckets along the track to designated dump points under the guidance of Rob Moir of FOWS.

Te Tahawai track extension

Planning started in 2018 and work in 2019 for a 475-metre track extension from the bridge to Campbell Lane along the Te Tahawai tributary Stream. Stages 3 and 4 have now been completed and the track emerges adjacent to VTNZ. The track along part of Stage 3 was greatly helped by United Civil clearing the path way of difficult, uneven hillocks of spoil and weeds by a digger when it leased adjacent land. Arvida the development company doing ancillary work associated with the development of a retirement village, also greatly assisted stage 4 of The Te Tahawai track by removing a row of Cryptomeria along about 100 metres of the paper road from Mill Lane to Hall Road and then, upon our request, donated 6 hours of digger time to make a clear pathway for walking and planting.

Stages 3 and 4 were planted in June at a well-attended public planting with 1000 plants. This area is very windswept and the plantings in the open without shelter are vulnerable. Nine cubic metres of mulch have been distributed around the plants to help them through this summer.

Hall Road is now also linked along the Mill Lane paper road extension to Te Tahawai track. During lock down there has been a great deal of use of the track by walkers and their dogs particularly from Hall Road.



Stage 3

Top: Autumn - cleared & ready to plant

Left: June - Public planting day

Bottom: September - Friends of Wairoa Stream spread mulch



What is next?

Our next goal is to extend the track about 450 metres further upstream to reach a bridge which crosses to Limelight Lane. Arvida has removed a 100 metre Cryptomeria windbreak along the top of the Wairoa stream bank which would give us access to the bank for planting once weed infestation is removed. We are discussing this with Arvida.

A small bridge at the confluence of Wairoa Stream and the Te Tahawai tributary is planned which would need a design and approval by Council. See map with annotated work plan below.



Vandalism along the stream

A number of our botanical signs have been painted over with black paint and ruined (picture below - right). We fail to understand the brain power driving this vandalism and we would appreciate any information that would lead to the identity of the perpetrator. Every improvement added from boardwalks to information signs to predator traps have been targets.



The Numbers to date



2,020 native plants planted this year

20,000 plants since 2013

5km of track built and under maintenance

9,200 hours of voluntary labour since 2013

2 sites each planted in 2021 by Kerikeri High & Primary Schools

Many weeds eliminated - AGAIN!

488 predators (mostly rats) trapped

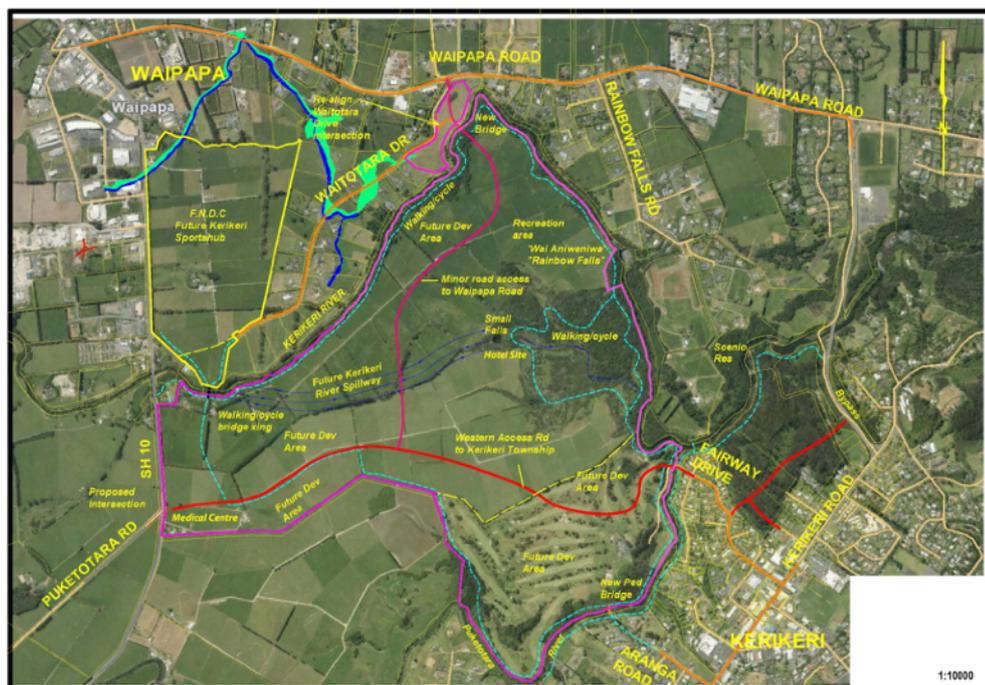
A proposed new integrated development in Kerikeri

by Rod Brown

As has been publicly reported, development of a large block of farmland between Puketotara Stream and SH10, which includes the Golf Course, has been proposed. It would also about the new FNDC Sports hub. This offers an integrated development concept for Kerikeri which has been sorely lacking. This development to the west has not previously been an option and Kerikeri's growth has largely been to the east of the CBD. The proposal has a number of interesting and worthwhile planning features including:

- A road across the Golf course to the SH 10/Puketotara Road junction and linked to the CBD via Fairway Drive. This link across a green field site to the west of the CBD would give a practical and long needed ability to take pressure of the linear Kerikeri Road, the CBD traffic and Waipapa Road. Such consideration as exists or is contemplated for new roading in Kerikeri has been based upon some easterly route via Mill Lane, Shepherd Rd, Waitangi Forest, etc - all difficult, expensive and unlikely in any reasonable time scale. It would also improve connectivity with Waipapa which is an integral part of greater Kerikeri but which is separated by a considerable distance.
- Creating a new high quality golf course and facilities with a 4.5-star hotel. This would provide employment opportunities and the absence of a hotel in Kerikeri has notably held back visitor accommodation and economic opportunity.
- Between 8 and 10 kilometres of cycle/walkways for community well-being are contemplated. Connectivity with the new FNDC Sports Hub and safety would be much improved. The Sports Hub is a long distance from the schools, unsafe for cycling along the roads, too far for the students to walk and the excessive use of vehicles would be contrary to national (and international) climate change and energy conservation goals.
- A range of housing development, single houses, duplexes and apartments, are planned.
- Retaining and enhancing natural wetland and the bush area around Rainbow Falls.

For this development to proceed further to a detailed planning design, Council agreement in principle has been requested by the developer and it would also need the agreement of 70% of the membership of the golf club.



Pending Far North District Council Consultations

The Council is seeking public feedback on the following:

Three Waters Reform

The Government's three waters reform programme represents the biggest restructure of local government services since councils were amalgamated in 1989. Also, concerns about councils' ability to mitigate the impacts that climate change will have on drinking water supplies, stormwater drainage systems and wastewater infrastructure (much of which is located in coastal or low-lying areas) are among the drivers of these reforms. The

Mayor and Councillors will decide on 4 November whether to opt in or out of the programme. They want to know what the community thinks before they make this decision. **People have until 22 October to have their say.** Here is a link to a webpage with more information about the survey which independent research company Key Research is undertaking on behalf of the Council: [Three Waters Reform Programme Far North District Council \(fndc.govt.nz\)](https://www.fndc.govt.nz)

Far North Heritage Areas

The Council is suggesting changes to the nine existing heritage precincts in the Far North as part of the District Plan review. [Kerikeri](#) is one of the draft heritage areas they are seeking feedback on. All properties within the affected area should now have received a letter and a brochure with information on suggested changes. A recording of an info session is available at www.fndc.govt.nz/heritage to find out more about the draft area and associated draft rules. **Feedback until Wednesday 13 October.**

Carbon Neutral NZ Trust, Kerikeri Branch By Rolf & Inge

Carbon Neutral NZ Trust, Kerikeri Branch has had several strokes of luck recently:

We discovered that Indufor, an Auckland company, has in conjunction with Scion (New Zealand Forest Research Institute Limited) in Rotorua, developed a drone project that can assess areas of 5 square metres in order to determine growth and diameter of trees for calculating their carbon sequestration! They developed it for pine trees of course, but they do observe other species around them too. This is the basis for a biodiversity credit system for Kaitiaki of large and small areas that we have been envisaging. The ultimate usefulness of this system might be that SNAs (Significant Natural Areas), which caused considerable discontent here in Northland: it could be used as a basis to determine the sequestration in the already defined areas and carbon credits for the owners according to the prevailing CO2 price per ton. We suggested this idea to James Shaw and his staff have acknowledged that it would be discussed.

The next positive initiative came from **Our Kerikeri**, which is organising this year's Kerikeri Christmas Parade on Nov 26: all floats will be people powered, no fuel burning vehicles allowed. Carbon Neutral NZ Trust is offering an environmental prize and provides an environmental judgement sheet. We are getting closer to our goal of "Let's make Kerikeri carbon neutral!" The leaders of **Our Kerikeri** are really embracing the vision of a carbon neutral society. Great!

A bit further back, in July, we received the \$1,000 prize from Northland Regional Council (NRC) for outstanding action on climate change. It remains now for us to get the carbon calculator facts into the brains of all council employees and our elected counsellors and mayor. We do have more than 1,000 users of the calculator, and



Lindsay Jeffs (CNT Chair), Amy McDonald (NRC Councillor), Inge Bremer (CNT Treasurer), David Clendon (FNDCCouncillor), Kevin Lewis (CNT Trustee), Rolf Mueller-Glodde (CNT Deputy Chair), Lynda Jeffs (CNT Trustee)

had a recent flurry of inquiries from Nelson schools, the tourism industry (we gave a zoom presentation) , and... golf courses! NRC recently included our free & easy carbon calculator on their "What can you do" page on their Climate Change website: <https://www.nrc.govt.nz/environment/climate-change/> - Unfortunately, FNDC has not been forthcoming with information regarding any climate change mitigation action - hopefully there is something coming. Our offering of our free & easy carbon calculator for staff and the public website has fallen flat. We think that Council should engage with the community about climate risks and mitigation: everybody must do their bit to reduce CO2 emissions! When presenting the new domain concept a few months ago FNDC's CEO Shaun Clarke said to us: "I'll be your first customer!"

We have received more tax deductible offset donations, which we have passed on to the Vision Kerikeri for planting along the Wairoa Stream, which will sequester CO2 over future years and can be reported on.

Our "ambassador program" for Carbon Neutral has fallen flat to date due to covid restrictions, but our scientific volunteer's report on sequestration by the oceans around Northland has received a lot of positive response from AWATEA, the Blue Innovation Centre (Marine Energy) in Whangarei.

Our intended focus on actively raising awareness in local schools was unfortunately also disturbed by Covid restrictions, but the Minsitry of education has produced a fabulous curriculum for 11-15 year olds on climate change and the environment. It is not compulsory yet though.<https://www.theguardian.com/world/2020/jan/13/new-zealand-schools-to-teach-students-about-climate-crisis-activism-and-eco-anxiety>