

# Vision Kerikeri

*Growth with Vision*

## Thoughts for the day

*We learn from history that we do not learn from history. **Friedrich Hegel**, German philosopher.*

*Democracy is not the multiplication of ignorant opinions. **Beatrice Webb**, English sociologist and economist.*

## In this newsletter

Part 5 of Rod Brown's "**How we plan in Kerikeri**" articles focuses on implications of recent announcements by Government agencies for housing developments in the town. Jo Lumkong gives an insight into **the need for Spatial planning, Masterplans and the development of a cycling strategy for Kerikeri**. Melanie Miller provides an update on the ongoing proposals for the development of **Tubbs Farm**

**The Wairoa stream** continues to soak up the time of The Fiends of Wairoa Stream with a very wet spring and summer delivering rampant weed growth which leads into Rolf's update on **climate change** which all of us experienced to varying degrees during the summer.

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](mailto:visionkerikeri@gmail.com)

## How we plan in Kerikeri: Part 5

by Rod Brown

**A chronicle of surprises; Government departments arrive in town – new roads and housing developments.**

There is little doubt that affordable housing and social housing is necessary in Kerikeri. To be decently housed is a fundamental human need. There are 42 social houses in Kerikeri which are well absorbed in the community. However recent large-scale proposals from two large government agencies, Ministry of Housing and Urban development (MHUD) at 57A Hall Road for a mix of social and low-cost housing; and Kainga Ora for a social housing development between Clark Road and King Street, have caused surprise and concern. Council and the two government agencies have operated furtively which has diminished public trust.

### 57 Hall Road development

The consent for 57A Hall Road was non-notified. Presumably FNDC considered its effects would be no more than minor although it includes a previously unknown new road linking Hall Road to Mill Lane and another from Ranui intersecting it. Developers are entitled to building consent if their projects comply with the District Plan, however Ranui residents do not consider that the unexpected interruption of the quiet

enjoyment of their cul de sac by a road linkage to Mill Lane is no more than minor especially as Kerikeri has no roading network plan, there are no Kerikeri roads in the Far North 10-year plan and they had absolutely no prior awareness.

Public knowledge only occurred when Friends of Wairoa Stream (FOWS) heard rumours and were surprised to learn, and were not impressed, that a road from Mill Lane to Hall Road would be built through the public walkway connecting Mill Lane and Hall Road, which volunteers had formed and planted and was funded from donations, without any mention at all from FNDC. FOWS has no absolute rights to the Mill Lane paper road extension but we are still waiting for the courtesy of an acknowledgment or some contact for the destruction of this well-used public asset from whichever silo in FNDC managed this project planning and its consent.

Another surprise, was the building consent lodged by the FNDC business arm, Far North Holdings, which acted as Sir Owen Glen's design agents. The consent having been granted, the fully consented property was then very rapidly on-sold to MHUD. Surprised and bemused Ranui residents discovered the Prime Minister and a posse of Cabinet Ministers turning the first sod in February this year.

## Clark Rd/Kings Street development

Kainga Ora has sought non notification for the Clark Road/King Street social housing development on the grounds that its effects are less than minor. The designer Gemscott has arrogantly failed to engage with the community at all and has not been forthcoming or transparent with the three or four neighbours whom they viewed as the only affected parties. Its failure to engage includes a failure to understand that the constrained parking in the planned development would result in traffic from its residents backing out into Clark Road into the path of traffic on the long-awaited bypass around the CBD, mooted since 1986. Surely it is the responsibility of the relevant Council planning silo to inform about this planning conflict, which is in the Structure Plan and a number of Council reports since. It cannot be minor for their residents to back out into a traffic flow likely to be 6,000, or 7,000 vehicles per day. It is unwise not to notify a consent when the news is unexpected and potentially has cumulative and wider community effects.

The Far North 2100 Plan of 2021, which delayed the District Plan and other planning in order to provide strategic guidance for Far North planning regarding "sustainable prosperity and wellbeing" of communities states it should:

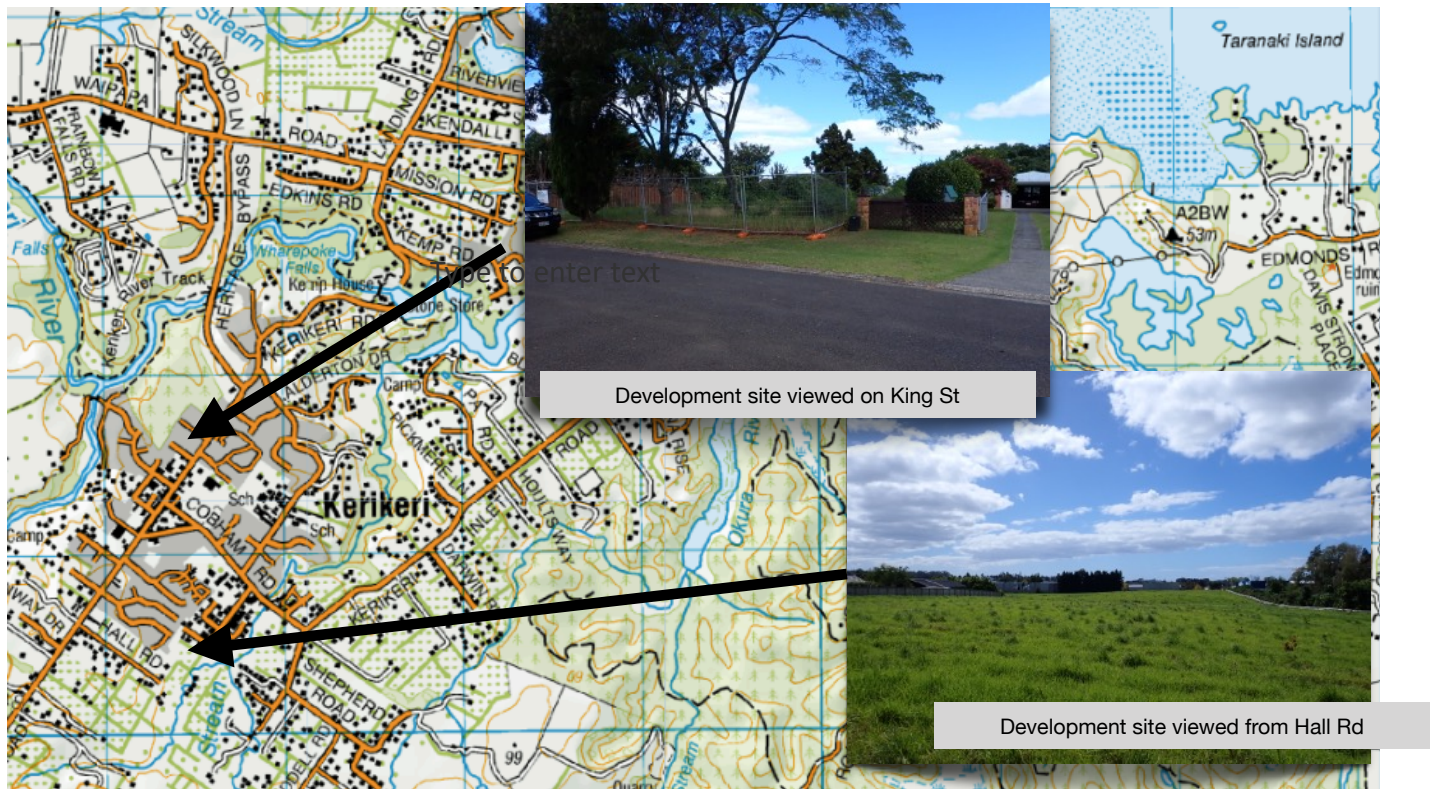
- Take stock of plans and strategies .... of community groups
- Develop and implement a place making policy... well-being principles are central to spatial placemaking plans
- Apply the placemaking policy to spatial plans

This does not appear to have influenced Council's thinking. It had seemed that talking to the community had at last been understood by council in 2021, when spatial planning for Kerikeri belatedly started with a review of the 2007 Structure Plan and that it appreciated that it was likely to achieve improved outcomes and save Council and developers resources.

## The FNDC failure to plan for Kerikeri

VKK has long argued that Kerikeri has a lack of roading connectivity and also for building intensification around the CBD within walking distance. 57A Hall Road will improve linkages and does intensify housing close to town, but has been conceived in isolation without a master plan or roading network plan and raises unplanned infrastructure needs. Opportunism has ruled.

The King Street/Clark Road social housing development certainly increases CBD intensity, which is promoted in the draft proposed District Plan. Kainga Ora is implementing government policy and fulfilling its mission by constructing social housing, which is necessary and almost everyone supports, but it has no stake in the town, is operating in isolation from the wider community, apparently abetted by Council. Unsurprisingly, given a degree of furtiveness by Kainga Ora and Gemscott there has been controversy in the absence of a spatial plan contributed to by the community.



The issue is not whether we should have social housing or low-cost housing, both are necessary, but whether powerful, well-funded government agencies can essentially modify our town to meet their important but narrow objectives in the context of wider community perspectives. In 2002 Kerikeri was voted the best small town in New Zealand; many would argue that this is threatened in the absence of planning. Notifying such significant developments and allowing community interests to be heard is fundamental democracy. RMA section 95 permits notification in special circumstances. Such circumstances could be the absence of any master plan, proximity to the Kerikeri retirement village, whether sufficient social support exist and whether social and demographic changes would result in structural shifts and poor outcomes for both the incoming and existing population. Poor planning typically results in longer term consequences.

These “surprises” are the inevitable result of a failure to plan for Kerikeri and are likely to continue for other developments without notification (Kainga Ora and Gemscott intend more) until Council actually plans for the town, especially a downtown masterplan. The failure to plan has a long history since 1986, 37 years ago, when consultants Beca Carter reported to the Bay of Islands County with a "Kerikeri Concept Plan" which went nowhere. About 12 other failed planning reports by various consultants since will not be recounted here.

In the absence of a spatial plan for Kerikeri and a downtown masterplan, Kainga Ora and MHUD are effectively planning Kerikeri and changing its character by pepper potting their developments around town. The community, generally, have been surprised and are concerned by decisions made about their town by outside agencies abetted by the Council. The Rotorua experience of Kainga Ora is influencing public opinion.

## Conclusion

---

*The town is fast growing but Council's longstanding inability to plan for Kerikeri has resulted in several projects to date (and more underway) that have surprised many residents and may change the character of the town and affect well-being. While spatial planning for Kerikeri has commenced it must be expedited or surprises are likely to continue. These government departments are well resourced. It is the Council's top-down decision making, secrecy and lack of engagement with the Kerikeri community where the concern lies.*

*Notification under RMA S95 would allow the Clark Road/ King St development to be discussed publicly.*

*When FNDC was formed in 1989 it was to have more resources and skills than the former 4 counties and 2 boroughs. Would the old Bay of Islands County have looked after Kerikeri's interests better? It is a question worth asking after 34 years of fumbling inactivity by FNDC.*

*It is important to take people with you on what is a significant change. Council has failed to do so and there is little public confidence or trust.*

---

## Spatial & Master planning for Kerikeri

by Jo Lumkong

Our community has experienced rapid growth over the past decade and it does not appear to be slowing down.

Developers have their eye on this place and who can blame them, it's an amazing place to live. The aim is to maintain the positive aspects of our township, our identity as a place and as community.

With some very large game changing concepts sitting in the eaves waiting on Resource Consents (RC) and the upcoming Proposed District Plan (PDP) hearing process to begin.

Our development up until now has been opportunistic to say the least, with a lack of clear direction many opportunities to improve infrastructure and community wellbeing has been lost. We are a township of cul-de-sacs, gated communities and private sanctuaries. With the majority of our water front properties in private ownership access to the coast is becoming an issue of equity. The way in which our more urban areas are developing lack connectivity laneways, cycleways and connecting through roads. We are all experiencing the resulting traffic congestion. It's not surprising that during the extensive community engagement by Our Kerikeri a few years back that TRAFFIC topped the list of issues community wished to see resolved.

## What do we do?

We desperately need spatial planning and master planning in order to give pragmatic, empathetic and creative guidance to community, council and investors.



## Here's why...

Spatial planning is crucial in a rapidly growing township because it helps ensure that the growth is sustainable and meets community needs. Reasons why spatial planning is important in a rapidly growing township are:

1. **Managing infrastructure:** As a township grows, it needs adequate infrastructure to support the needs of its residents, such as roads, water supply, sewage systems, and public transportation. Spatial planning can help to identify the areas that need infrastructure development, prioritise investments, and ensure infrastructure is built in the most efficient and effective manner.
2. **Managing land use:** In a growing township, there is often pressure to develop land for housing, commercial, and industrial purposes. Spatial planning can help manage the allocation of land uses to ensure that there is enough land for each purpose, and that development is done in a way that is sustainable and respectful of the environment.
3. **Managing community facilities:** As a township grows, it needs to provide community facilities such as parks, schools, and healthcare centres to meet the needs of its residents. Spatial planning can help to identify the areas where these facilities are needed most, and ensure that they are located in areas that are accessible and convenient for residents.
4. **Managing environmental risks:** Rapid growth can lead to environmental risks such as pollution, loss of biodiversity, and climate change. Spatial planning can help to identify areas where these risks are most significant and develop strategies to mitigate them.

Overall, spatial planning is essential for managing the growth of a township in a way that is sustainable, equitable, and responsive to the needs of the community.

Vision Kerikeri has been fighting hard for this work for decades. The 2007 Kerikeri-Waipapa Structure Plan was a glimmer of hope back in 2007 when it was adopted by Council. Structure Plans do not have legal status or statutory effect without ongoing Plan Changes, and incorporation into future council policy, and objectives etc to capture its elements. None of these things ever happened. It needed a relationship manager to ensure that Council actually captured the outcomes within its business. Nothing ever seems to happen at the pace we would like but in teaming up with Our Kerikeri we have made progress.

The spatial planning process began last year with development of a foundation document which pulls together relevant existing information about our geography, our people, our existing state of infrastructure, our identity, demographics and more.

This document has been held back by council but is due to be released for public consultation this coming month. Please give your input.

We have also been involved in developing a cycling strategy for Kerikeri Waipapa. A group of passionate community members have been feeding into a NRC and FNDC cycling strategy. We have been providing on the ground knowledge and vision to prioritise and improve safety, connectivity and access to alternative mode transportation.

With this strategy nearing completion you can access this work through [FNDC interactive maps](#) - be patient with the maps as they take a few seconds to fully load.

With the cycling strategy near completion we now have a plan recognised by FNDC which enables us to push relevant information out to council staff in their review of resource consent applications to ensure

[illegible]

*Developing Alternative Transport modes for Kerikeri*  
Click on image to view interactive map

- Fairway Drive
- Hawkings Crescent
- Hone Heke Road
- Hall Road
- Charlotte Kemp Drive / General Gates Avenue
- Aranga Road

Masterplans for cities or towns are important for several reasons, particularly in the context of a rapidly growing community. Here are some of the key reasons:

1. **Provides a vision for the future:** A masterplan provides a long-term vision for the future of a city or town. It outlines the goals and objectives for the community, and identifies the strategies and actions needed to achieve them. Having a clear vision helps to guide decision-making, prioritise investments, and ensure that the community is moving in a cohesive direction.
2. **Guides development:** A masterplan guides the development of a city or town by identifying areas that are suitable for growth and the types of development that are appropriate there. This helps ensure that development is done in a way that is sustainable, efficient, and responsive to community needs.
3. **Promotes efficiency:** A masterplan can promote efficiency by identifying areas for development that can be serviced by existing infrastructure, reducing the need for expensive new infrastructure. It can also help to reduce conflicts between different land uses by designating areas for specific uses, such as residential, commercial, or industrial.
4. **Encourages public participation:** A masterplan is typically developed with input from the community through public meetings, workshops, and surveys. This helps to ensure that the plan reflects the needs and priorities of the community and that there is broad support for the plan's implementation.
5. **Provides a framework for decision-making:** A masterplan provides a framework for decision-making by establishing a set of goals, objectives, and strategies. This helps to guide decision-making

on issues such as land use, infrastructure investments, and environmental protection, ensuring that decisions are consistent with the overall vision for the community.

A masterplan is an important tool for managing growth and development in a way that is sustainable, efficient, and responsive to the needs of the community.

You are probably left wondering what is the difference between a Masterplan and a Spatial Plan?

Although there is some overlap between masterplans and spatial plans, they are different planning documents that serve different purposes. Here are some of the key differences.:

1. **Scope:** A masterplan typically covers a broader area than a spatial plan. Masterplans may cover an entire city or region, while spatial plans may focus on a specific neighbourhood or district.
2. **Level of Detail:** Masterplans tend to be more high-level and strategic, while spatial plans are more detailed and operational. Masterplans establish overall goals and objectives for the community and provide a framework for decision-making, while spatial plans focus on specific land uses, infrastructure, and design elements.
3. **Timeframe:** Masterplans tend to have a longer timeframe than spatial plans. Masterplans may cover 10 to 20 years or more, while spatial plans may cover a shorter period, such as 5 to 10 years.
4. **Stakeholder involvement:** Both masterplans and spatial plans typically involve input from stakeholders, but the level of involvement may differ. Masterplans often involve more extensive public engagement, while spatial plans may be developed with input from a smaller group of stakeholders.
5. **Purpose:** The purpose of a masterplan is to provide an overall vision and framework for the community's growth and development, while the purpose of a spatial plan is to provide a more detailed plan for specific areas or projects.

Both masterplans and spatial plans are important planning tools, but serve different purposes and cover different levels of detail. Masterplans are broader in scope and cover a longer timeframe, while spatial plans are more focused and operational in nature.

We will need to ensure that the Kerikeri/Waipapa Spatial Plan and Masterplan will become statutory documents that carry legal weight to avoid repeating the failure of the Structure Plan, waste huge effort and cost by all parties, or to join other Kerikeri plans over the years sitting on a bookshelf.

We will keep you informed as these work streams progress.

I'll leave you with this...

*The root of the words Hope and Change are inextricably linked. Here's to positive, proactive grassroots Change and the Hope that it brings for our future.*

---

## Tubbs Farm

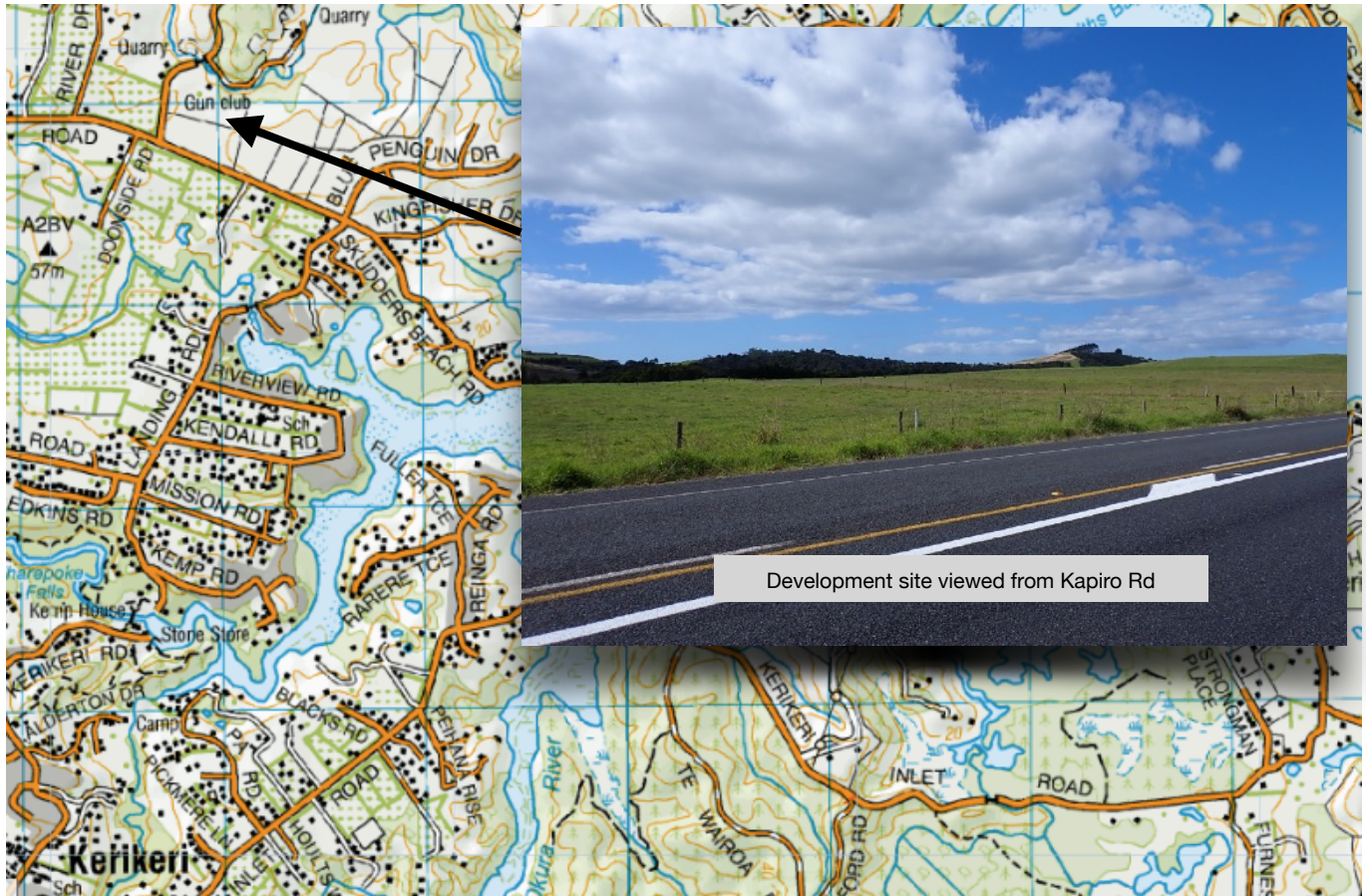
by Melanie Miller

### Update on non-complying proposal for 123 new sections

---

Last year an Auckland/overseas developer lodged an appeal in the Environment Court to challenge the decision (made by Commissioners & District Council) to decline consent for 123 new sections on the remaining farmland at Tubbs Farm, Kapiro Road. VKK and other community groups are concerned that the





non-complying subdivision proposal would eliminate one of the last large blocks of highly productive 'class 2' soil in the Far North and create other negative effects. (1) The RMA does not allow Councils to grant consent for non-complying proposals that contravene District Plan policies, have significant environmental effects, and fail key RMA tests (s104D).

In November the developer put forward a revised proposal for 121 sections that was also non-complying. The Council, developer and their lawyers participated in a mediation meeting before Christmas. Several experts represented VKK and other groups who oppose the proposal. The meeting did not reach agreement, and the parties are due to submit a report to the Environment Court in April.

## What happens next?

At this stage, a developer may choose to put forward revised proposals. If the developer puts forward another revised proposal that contravenes the District Plan and RMA, concerned community groups aim to seek confirmation that Council planners will continue to uphold the rules, protect our environment, and decline consent. Local groups are watching the next events with keen interest.

- (1) Further information: <https://www.visionkerikeri.org.nz/post/124-lot-subdivision-at-tubbs-farm-wrong-development-wrong-location>



## *Some recent positive planning & other outcomes*

---

We sometimes forget success if we only recall present problems.

### The Domain upgrade

Well done all concerned including FNDC, Lane Ayr of the Community Board as project organiser and referee of the numerous stakeholders, for the upgraded children's playground, basketball court and skate park. It is a delight to see it so well used.



*Playground - exercise area and path at The Domain*



*SH 10 / Kerikeri Rd Roundabout with sculpture in the background*

### New sculpture and landscaping

Chris Booth's latest sculpture and landscaping of the SH10/KK Road roundabout are a welcome and much overdue improvement to the entry to our town which was a disgraceful collection of unlawful signs and destructive "wheelies" on the roundabout by boy racers. This project was supported by Ngati Rehia and Our Kerikeri. Well done and thank you!

### Application for an off License Waipapa Liquor Store

The application for an off-licence for a standalone bottle store on 2036 State Highway 10, Waipapa (next to the BP station) was opposed by numerous parties including the police and was fortunately not approved by Far North District Licensing Committee.

---

## **Wairoa Stream**

by Rod Brown

For months most activity by Friends of Wairoa Stream (FOWS) has been conditioned by rainfall. In 2022 my local rainfall was 2617mm - the average KK rainfall is (or was) given as 1660mm. In January 2023 my rainfall was 358.5mm; the average is 75mm.

### Tree clearance

Six very large trees fell across the stream in the wet conditions, two of them with their crowns potentially blocking stream outlets by forming a debris dam and possibly causing bank erosion. Cutting and removing the crowns from the trunks has taken some effort.



*Lindsay Turnor puts his waders and chainsaw to work clearing large trees that had fallen into and across the stream*

The trunks will remain in the stream but will not obstruct it.

The rainfall has also multiplied weeds which come in two forms, perennial weeds and vines, especially Black-eyed Susan, Blue Morning Glory and Jasmine plus gorse. This requires a lot of strimming, mowing, spraying and hand weeding and has taxed our capacity.

## Eliminating privet

A threat tree species is Tree Privet (*Ligustrum lucidum*) a highly invasive weed originally from California. A key objective is to form a near continuous wildlife corridor, by linking essentially weed free remnant bush patches, with new native plantings or by enhancing regenerating bush. We have now realised that the new understory was well on its way to becoming a Tree Privet forest, with its myriad of seedlings colonising and out competing native regeneration, while the trees shade out other growth. Privet can also affect Asthma sufferers although other species like plantain may be more culpable.



*The team mulch Tree Privet (left) and then spread it around the Kerikeri High School Alderton Rd plantings (right)*



For several months, FOWS has felled Tree Privet where it is dominant and also Taiwan Cherries and Acmena. At Alderton Park these have been mulched and spread around recent Kerikeri High School (KKHS) plantings. In Autumn KKHS will help replace them with rimu, miro and puriri and other natives.

If you have Tree Privet on your property please get rid of it. This is required under the NRC Good Neighbour rule if it is within 10 metres of an adjacent or nearby property or if it is within 50 metres from a residence where it affects human health, but get rid of it anyway.

## Another key weed species Moth Plant (*Araujia sericifera*)

Moth plant is a particularly noxious vine with whitish/pink flowers which flowers in January and February it will climb to the top of a KK windbreak. Flowering betrays this stealthy vine and the flowers lead to choko-like pods with 500 to 1000 seeds in February to June. The seeds are like dandelion seeds and can blow for miles. It is found on off shore islands.



*Moth plant - pod & flowers*

After about 7 years it is largely controlled on Wairoa stream but seeds have a viability of about 12 years and seedlings arise after each shower and are blown in from elsewhere. It will smother native trees, block light for other plants and colonise and infest large areas. The sticky, milky sap irritates the skin and can trap insects.

If it is in your hedge or windbreak please be a good neighbour and remove it; wear long sleeves and gloves. Educate your neighbours as not everyone is aware of the problem. We do not want your seeds blowing onto our track (or anywhere else). Disposal information can be found on the NRC website.

---

## Climate change

by Rolf Mueller-Glodde of Carbon Neutral NZ Trust

The recent wild weather is a clear sign that Climate Change is already happening. Prof. James Renwick's article describes the situation and necessary consequences clearly in [this article on The Conversation](#).

The latest IPCC climate change report shows clearly that the world is changing rapidly. [This article on Stuff summarises the report](#).

Slow action will increase cost for repairs, mitigation and ... exponentially in the future. Damage of Cyclone Gabrielle and the prior storm has been mentioned in terms of \$-billions, and access to Northland is already seriously hampered due to SH1 to our peninsular position.

NRC and FNDC have been increasing their focus on Climate Change mitigation and adaptation (see also <https://www.nrc.govt.nz/environment/climate-change/> and <https://www.fndc.govt.nz/Your-district/Climate-change-in-the-Far-North>). Both are assessing their own carbon footprints as a necessity to realise where to reduce their emissions. Considering the lengthy closure of SH1 at the Mangamuka Gorge due to



numerous land slips and the damage of Auckland houses on cliffs, urgent reviews of flood related dangers for roads, other infrastructure and buildings will be required.

Carbon Neutral NZ Trust continues to raise awareness about what individuals and households can do to reduce their CO2 footprints: use the free and easy carbon calculator and offered advice at [www.carbonneutraltrust.org.nz](http://www.carbonneutraltrust.org.nz)

The Government is developing an Equitable Transitions Strategy to make sure that our move to a low emissions future is fair and inclusive. This means making sure opportunities work for everyone, supporting people through this period of change, and upholding Te Tiriti o Waitangi. A draft Strategy will be released in June 2023 and a final Strategy published by June 2024. For a short time you can have your preliminary say in this survey: <https://www.research.net/r/EquitableTransitionsStrategy>