

Te Anga o Te Pātukurea / Te Pātukurea Framework Document

Initial Matters, Objectives, and Decision-Making Framework – Rev A

11 April 2024



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1 Ngā kōrero mō Te Pātukurea / About Te Pātukurea

1.1 What is Te Pātukurea?

Te Pātukurea (a name gifted by the Hapū Rōpū) is our 30-year spatial plan for Kerikeri-Waipapa. Te Pātukurea is being developed to plan how to manage growth in Kerikeri-Waipapa while protecting and enhancing what we love and value about the area. By planning ahead, we will be able to make sure our actions moving forward allow us to change in a way that reflects our culture and considers the wellbeing of our people, our local economy, and our environment.

Te Pātukurea will develop and test possible future growth options for the area over the next 30 years. It will consider the need for significant infrastructure and other investments and inform future programmes of work that will require joint action and investment. Te Pātukurea will consider where areas for housing, public transport and roads, three waters infrastructure (stormwater, wastewater and drinking water), businesses and jobs are recommended in the context of issues such as housing affordability, climate change, resilience and natural hazards. It will also seek to reflect the housing and development aspirations of mana whenua.

1.2 Why are we developing Te Pātukurea?

We know that Kerikeri-Waipapa is growing. Far North District Council (FNDC) is in the process of obtaining updated population projections to confirm anticipated levels of growth, and Te Pātukurea will be the key tool for identifying how the additional people and new homes needed will be accommodated within the area over the next 30 years. It is possible that significant investment in housing, urban development, transport, and three waters infrastructure and services as well as district planning and policy changes will be needed to support future growth.

Beyond population growth, there are other challenges facing Kerikeri-Waipapa. Increases in the severity of weather events, natural hazards, infrastructure resilience and levels of service, housing supply and affordability challenges, environmental stewardship pressures, barriers to mana whenua in fulfilling their role as kaitiaki and sea level rise are creating challenges as well as uncertainty.

In addition, the absence of a public transport system reduces accessibility for a variety of groups and community infrastructure will also need more coordinated investment to accommodate growth including in open spaces, community facilities, schools, and health care facilities.

All these challenges collectively will need to be resolved for the future, not just where and how to develop more housing. These are broad and long-term issues that are best dealt with together for Kerikeri-Waipapa, rather than individually. It is important that we develop a partnership between central government, local government, and mana whenua to respond to these challenges so that we can address community expectations.

1.3 Who is developing Te Pātukurea?

Council, mana whenua (via the Te Pātukurea Hapū Rōpū) and other key stakeholders for Kerikeri-Waipapa are working together to develop Te Pātukurea. Council is in the process of confirming how central government will input into the process.

The table below confirms how we are seeking to collaborate for Te Pātukurea through the following structure:

- **Core project and governance team:** Involved in the day-to-day progress and oversight of Te Pātukurea.
- **Subject matter experts:** Specialists providing targeted and topic specific inputs into the plan development process.
- **Advisory Group – Akeake:** Key stakeholders who are integral to the funding and implementation of the project.
- **Advisory Group – Mahoe:** Representatives from various stakeholder groups with knowledge and insights into the dynamics of the Kerikeri-Waipapa community and environment.

Core project and governance team	Advisory Group – Akeake
<ul style="list-style-type: none"> • Far North District Council • Te Pātukurea Hapū Rōpū 	<ul style="list-style-type: none"> • Ministry of Housing and Urban Development (MHUD) • Kāinga Ora (KO) • NZTA (Waka Kotahi) • Ministry of Education (MOE) • Ministry of Business, Innovation and Employment (MBIE) • Department of Conservation (DoC) • Fire and Emergency NZ (FENZ) • New Zealand Police • St Johns • Northland Regional Council (NRC) • Northland Inc (Regional Economic Development Agency) • Whai Kainga • NorthTec • Northland Transportation Alliance (NTA) • Nga Tai Ora (Public Health Northland) • Northland District Health Board • Heritage NZ • Far North Holdings • Development sector • Industry • Network utility providers
Subject matter experts	Advisory Group – Mahoe
<ul style="list-style-type: none"> • Far North Waters Alliance • FNDC discipline specialists 	<ul style="list-style-type: none"> • Business groups • Kerikeri & Waipapa Community groups • Independent organisations

This project is an opportunity to incorporate te ao Māori and create a spatial plan which is reflective of its Treaty partners. Te Tiriti o Waitangi Treaty of Waitangi obligations will be upheld when developing Te Pātukurea. Active engagement and collaboration between project partners is central to the development of the Te Pātukurea. This includes a commitment to actively work with Te Pātukurea Hapū Rōpū in partnership, good faith and with a commonality of purpose.

1.4 Te Pātukurea Hapū Rōpū

Te Pātukurea Hapū Rōpū was created in 2022 as a response to the need for hapū participation in the development of Te Pātukurea. The Hapū Rōpū became a Council recognised governance group of Te Pātukurea and will recommend to the council the adoption of the final version of the Foundation Document.

The Hapū Rōpū includes representatives from:

- Ngāti Hineira
- Ngāti Korohue
- Ngāti Mau
- Ngāti Rangī
- Ngāti Rēhia
- Ngāti Torehina ki Mataka
- Te Uri Taniwha
- Te Whiu

The success of the Hapū Rōpū will be based on the kotahitanga of the eight hapū working together to come to a consensus, if not a one hundred percent agreement on decision-making which is best. There also needs to be a review of the Hapū Rōpū and its peers that are working together on Te Pātukurea and the future projects that will flow out of Te Pātukurea at least every 2 years and the development of a Mana Whakahono a Rohe Agreement with the Council.

The Hapū represented by the Hapū Rōpū all hold their own mana whenua status in each of their dedicated areas within Te Pātukurea study area. They are the traditional custodians of the land, and their knowledge of the land, its resources, and its history is essential for effective spatial planning. It is critical to ensure that planning decisions are made in a way that is culturally appropriate and respects the tikanga, and kawa of the local iwi and hapū. Their involvement in spatial planning is essential for ensuring that planning decisions are made in a way that respects Māori cultural values and acknowledges and considers the needs and aspirations of local iwi and hapū and the rights of Ahi Kaa.

The members of the Hapū Rōpū agreed to a Mana Enhancing Agreement to underpin the form, function and the living relationship of the Rōpū. A mana Enhancing Agreement places the principle of mana at the centre of a living relationship between the hapū. The concept of Mana-ā-rōpū places the obligation upon all hapū partners to uphold with integrity their partnership responsibilities. The Mana Enhancing Agreement expresses the Hapū Rōpū values and their desire to work together for the benefit of all the hapū and the communities of Kerikeri-Waipapa.

1.5 Interplay with district spatial planning processes, national direction, and other frameworks

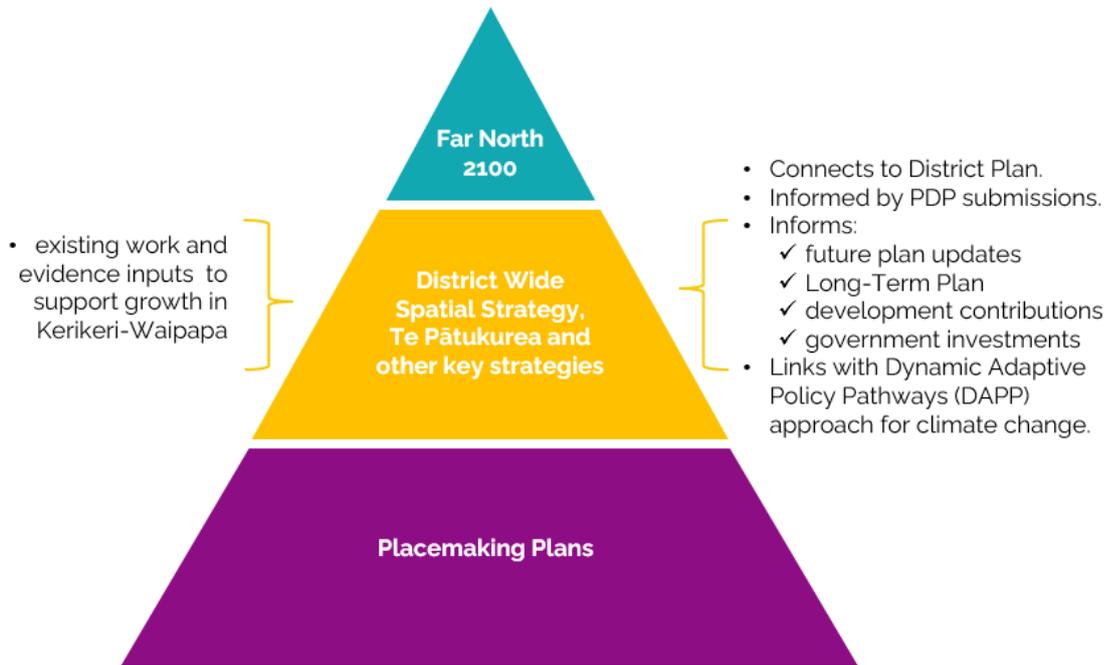
Te Pātukurea is the next stage in collaborative spatial planning for the district following the completion of Far North 2100 (November 2021). Far North 2100 is a district level strategic document that envisages how the Far North might look in 80 years' time, based on the vision 'He Whenua Rangatira – a district of sustainable prosperity and wellbeing'. Te Pātukurea is also being developed in the context of existing and planned major urban development and projects across the region.

Te Pātukurea is the first spatial plan 'off-the-block' for Far North but we understand a comprehensive approach to growth across the district is necessary. Therefore, we have developed a district approach to spatial planning moving forward that seeks to align with national direction and policy and respond to the nuance of work completed to date.

As we move through 2024, it is intended that a new District Wide Spatial Strategy and other key Council strategies (e.g., housing and open space) will be developed alongside Te Pātukurea. This coupled approach

to spatial planning (and beyond) allows for a necessary focus on growth in Kerikeri-Waipapa to appropriately reflect the interdependencies and connections between this area and the rest of the district (i.e., values, aspirations, and responses), which will be addressed through the district level strategy.

Te Pātukurea is leveraging from existing planning work to support growth in Kerikeri-Waipapa, including the Proposed District Plan and early stakeholder engagement on Te Pātukurea. Te Pātukurea has also drawn on and incorporated the engagement work on growth undertaken in 2022 to inform recent consultation processes with the wider community (see Section 2 for further details).



Even where not required to (e.g., by national direction) Te Pātukurea will seek to align with key frameworks and direction instruments that will help provide certainty to support implementation, funding, and delivery. Examples include the Transport Outcomes Framework and Government Policy Statement on Land Transport Funding, the National Policy Statements on Urban Development and Freshwater Management, the proposed National Policy Statements on Highly Productive Land and Biodiversity and the Government's approach to urban growth.

2 Kei Tēnei Tāpae Anga / This Framework Document

2.1 What is this Framework Document?

This *Framework Document* marks a significant milestone in the development of Te Pātukurea. It reflects the journey so far between Council, mana whenua, and the community to collectively shape the direction of Te Pātukurea.

The purpose of this Framework Document is to confirm the following key matters for Te Pātukurea, which can be grouped under three categories:

Category	Te Pātukurea Matter	Details
Foundational groundwork	Key Assumptions	The things we can't change and need to consider.
	Wāhi Toitū & Wāhi Toiora	What our growth planning for new development must give particular regard to, such as climate change impacts, hazards and natural environment protections
Desired outcomes and how we achieve them	Plan objectives	The key outcomes we are seeking to achieve.
	Our decision-making framework	How we will assess potential growth options, and the criteria we will use.
Process	Plan adoption process	How Te Pātukurea will be adopted once completed.
	Next steps and information sharing	Where are we heading and how are we keeping people informed?

The following chapters of this document address the matters above.

2.2 Building on existing work to support spatial planning for Kerikeri and Waipapa

The objectives and decision-making framework for Te Pātukurea within this Foundation Document respond to community aspirations for Kerikeri-Waipapa as communicated through consultation on the direction and focus of Te Pātukurea with the community, Hapū Rōpū and rangatahi in late 2023. This consultation built on earlier engagement with key groups in early – mid 2022 as detailed in Section 5.2.

During this early consultation, the questions being asked were informed by engagement responses and workshop feedback obtained in early/mid 2022 from a variety of parties to support a review of the 2007 Kerikeri-Waipapa structure plan. These parties included:

- government agencies
- Hapū Rōpū
- providers of additional infrastructure
- relevant providers of nationally and regionally significant infrastructure
- developers and members of the property sector
- resident and community groups and other stakeholders

2.3 The phases of Te Pātukurea

This Framework Document completes the end of Phase 2 of our Te Pātukurea project. It confirms key matters that will guide the development of Te Pātukurea to define how we grow, change and invest in Kerikeri-Waipapa for the next 30 years.

The phases of Te Pātukurea are shown below.



Each phase can be described as follows:

Phase	Action	Details
Phase 1	Project establishment and engagement	Establishing the project in 2022, including project governance development and engagement with key stakeholders
Phase 2	Develop Framework Document	Confirms key matters that will guide the development of Te Pātukurea to define how we grow, change, and invest in Kerikeri-Waipapa for the next 30 years.
Phase 3	Develop Foundation Report	Revised draft foundation document incorporating findings from public engagement and further evidence. Documents our baseline review of constraints and opportunities to identify where we should and shouldn't be growing across Kerikeri-Waipapa; and where we can, by how much.
Phase 4	Develop Interim Report	Identifies our growth options and explains how they were developed and assessed to choose a suggested preferred option for consultation.
Phase 5	Finalise Te Pātukurea for endorsement	Represents a final draft of Te Pātukurea that leverages from the above documents and reports.

3 Ngā Matakiteanga Matua / Key assumptions

3.1 What are key assumptions?

Key assumptions represent important factors, which the spatial plan cannot directly influence. They are considered to have a high degree of certainty and are identified early in the process to provide a basis for decision making. They include elements such as predicted changes to the natural environment and the rate and timing of population growth.

3.2 Our key assumptions

For Te Pātukurea, six key assumptions have been identified, as shown below. Our key assumptions have (and will continue to) influence the design and preparation of the plan.

Population Growth

Kerikeri-Waipapa will continue to be the largest and fastest growing population in the district.

Cultural

The cultural history of Te Manako and other surrounding areas are all of significance to Hapū. The original name of Kerikeri is Te Manako (to set one's heart on, like, long for, want) points to the wider significance of the place including Te Awa o Ngā Rangatira (River of Chiefs, being the original name for Kerikeri Inlet).

Prosperity/Employment

Kerikeri-Waipapa will continue to be characterised by a strong horticultural and agricultural industry. The area will also continue to have strengths in professional services, and arts and recreation services.

Demographic

Kerikeri's population will continue to age and by 2028, the largest age group will be 65+.

Deprivation

While Kerikeri-Waipapa is less deprived than other parts of the Far North District, it contains pockets of more deprived areas in Kerikeri Central, and Rangitane-Purerua.

Constraints

Constraints will be identified and characterised into Wāhi Toitū (No Go) and Wāhi Toiora (Go Carefully) to differentiate constraints for future urban development. Development will avoid Wāhi Toitū areas.

Moving forward, as technical work becomes available, we will use it to develop technical assumptions on parameters i.e. quantify levels and extents for the above assumptions.

3.3 Acknowledging emissions reduction

We recognise that managing emissions reduction is an important matter that must be considered to manage outcomes. Emissions reduction will be addressed through future district-level workstreams in association with Te Pātukurea and in collaboration with developing FNDC policy and strategy on this matter.

4 Wāhi Toitū me te Wāhi Toiora / Wāhi Toitū & Wāhi Toiora

4.1 What are Wāhi Toitū & Wāhi Toiora?

There are several key constraints across the Kerikeri-Waipapa area affecting how we can grow. These include natural hazards, significant natural and ecological areas, and areas of cultural value identified by Hāpū Rōpū.

Taking a 'key constraints' approach to analysing spatial constraint layers through detailed mapping will help us to determine where we should and shouldn't be growing across Kerikeri-Waipapa; and where we can, by how much.

To support our Te Pātukurea analysis key constraints have been grouped under two categories:

Wāhi Toitū: areas with enduring characteristics that are to be protected from new development, or where new development is considered inappropriate. Wāhi Toitū areas are 'No go' areas for new development.

Wāhi Toiora: areas where new urban development must be carefully managed, including with an appropriate mitigation of adverse effects and risks. Wāhi Toiora areas are 'Go carefully' areas for new development.

4.2 What are our Wāhi Toitū & Wāhi Toiora matters?

We have agreed the following constraint matters fall within our Wāhi Toitū and Wāhi Toiora categories. A full list of the individual layers for each constraint matter is provided in Appendix A.

Wāhi Toitū

- Significant risks from natural hazards
- Natural environment protections
- Highly productive land - (LUC 1 and 2 land in rural production zones)
- Culturally significant landscapes
- Significant infrastructure

Wāhi Toiora

- Other risks from natural hazards and climate change
- Productive land - (LUC 3 land in rural production zones)
- Historic and cultural heritage protections
- Ecological protections
- Water and stream health protections
- Coastal margin and riparian margin protections
- Land contamination
- Highly erodible land
- Planned / anticipated significant infrastructure corridors

4.3 Our mapping method

For our Wāhi Toitū mapping, one or more constraint layers means new development is considered inappropriate in this location. The presence of a Wāhi Toitū layer is absolute (i.e. impact is not cumulative).

For our Wāhi Toiora mapping, constraint layers are overlaid (with equal weighting) to identify where new development can happen but needs to consider the implications of the relevant constraint layers. The presence of constraint layers (single or multiple) means planning for new development should proceed with caution and the impact is considered cumulatively.

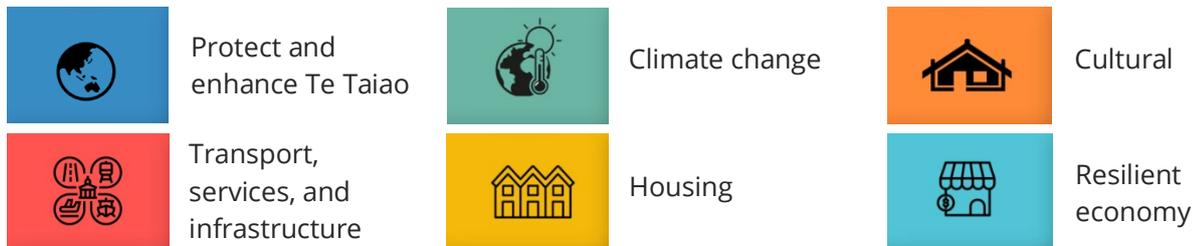
5 Ngā Whaingā / Objectives

5.1 What are objectives?

Spatial plan objectives define the desired “end state” being sought by a plan. These are often drafted in responses to key challenges and opportunities and represent the things a plan will focus on achieving through the resolution of the issue.

5.2 The journey to defining our objectives for Te Pātukurea

To understand the challenges and opportunities that Te Pātukurea should address, Council has been working with Hapū Rōpū and engaging with central government and a variety of stakeholders (including infrastructure providers and community groups) since early 2022. More recently, in late 2023 Council leveraged from the feedback received in 2022 to consult with the Kerikeri-Waipapa communities on their priority matters and aspirations for Kerikeri-Waipapa. The consultation focused on six key themes, as follows:

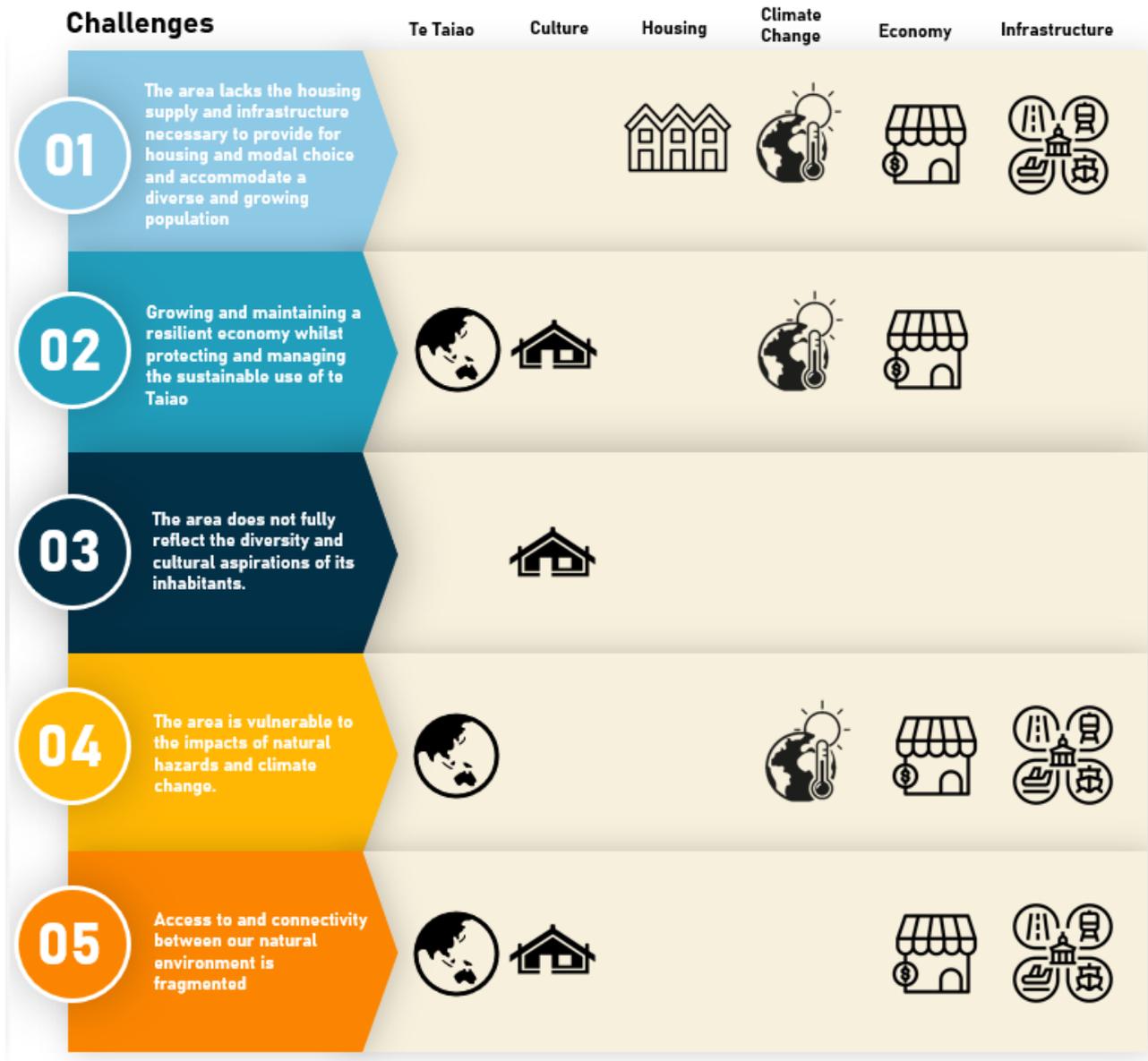


Of note to the development of objectives for Te Pātukurea was the prioritisation of these six key themes by the Hapū Rōpū in 2023; the community and central government and a variety of stakeholders (2022 – 2023); and rangatahi (2023). While there was variance in the prioritisation of key matters cross the groups all six key themes were considered important by one or more groups. This variation of priorities needs to be reflected in the objectives for the plan. The image below shows the prioritisation of the key themes by these groups.

	01	02	03	04	05	06
Hapū rōpū						
Community & stakeholders						
Rangatahi						

To confirm the issues Te Pātukurea should seek to resolve in response to the key themes five thematic (i.e., integrated) key challenges were developed through the consultation analysis process. These key challenges have been used to inform the development of our Te Pātukurea objectives.

Our five key challenges were identified as:



5.3 Te Pātukurea objectives

Using the key themes from our consultation in late 2023 and the five challenges identified through our consultation feedback analysis we have developed four objectives for Te Pātukurea.

As for our challenges, Te Pātukurea’s objectives are thematic (i.e., encompass multiple themes) rather than theme based (e.g., separate objectives for housing, economy, or transport). This approach has allowed us to comprehensively address the outcomes our partners, stakeholders and community want for Kerikeri-Waipapa in an integrated way through a discrete number of objectives.

Our four objectives, along with how they intersect with our challenges and key themes, are:

Te Pātukurea objectives	Challenge	Themes covered (directly)
Our infrastructure is resilient to the impacts of natural hazards (e.g., flooding), growth (e.g., housing and business capacity) and climate change (e.g., drought).	1, 2 & 4	
We can safely, easily, and efficiently use a variety of different transport modes to live, work and play within Te Pātukurea and connect with the wider district.	1 & 3	
We have a range of housing typologies to accommodate the different needs of our community and sufficient supply so that people can live, work, and play in Te Pātukurea affordably and in the way they want.	1	
We protect, enhance, and are connected to both Te Taiao and the cultural and heritage values that makes Te Pātukurea special whilst supporting economic development.	3, 4 & 5	

5.4 Terms to be defined moving forward

Our workshops on the objectives for Te Pātukurea identified several terms that will need defining as we move forward through the plan development process to provide certainty and clarity of meaning.

The identified terms are listed below.

Growth (e.g., population and economic)	Economic development	Live, work, play
Climate change (in respect to timeframes e.g., 100 years)	Affordability (for housing)	Safe
Vulnerability	Quality (e.g., links to urban design)	Open space (e.g., public recreational areas)

In some instances, these terms fall under the remit of other plans and strategies being developed by Te Pātukurea partners (e.g., the Councils Housing Strategy, Open Space Strategy and Climate Change workstreams). Our work on Te Pātukurea will need to continue to be closely linked to the development of these other documents to align definitions and outcomes for these matters.

6 Te Anga Whai Hua / Decision-making framework

6.1 What is a decision-making framework?

In a spatial planning context, a decision-making framework uses Multi-Criteria Analysis (MCA) to consider how much each of the potential growth options contribute to achieving the plan objectives. Using a scoring system, the framework allows the alignment of the growth options with the plan objectives to be considered cumulatively across all criteria.

Accordingly, a multi-criteria decision-making framework helps assess trade-offs transparently, leading to a more informed and robust decision-making process.

Using a decision-making framework generally follows the process outlined below.

Step	Action	Details
Step 1	Define the problem	What are the issues we are trying to address through the plan?
Step 2	Confirm objectives	What is the desired end state for these issues and the things the plan needs to focus on to help achieve these outcomes?
Step 3	Define criteria	What are the metrics that can help assess how much different growth options achieve the objectives?
Step 4	Develop growth options	Identify growth options that respond to the plan objectives.
Step 5	Evaluate and decide	Test the growth options using the multi-criteria and quantify the results.

Steps 1 – 3 of the decision-making framework process (defining the problem, confirming the objectives, and defining the criteria) are included within Sections 5 and 6 of this Framework Document. These steps leverage from our public consultation in late 2023 and engagement with partners and key stakeholders in late 2023/early 2024.

Moving forward, steps 4 and 5 (develop the growth options and evaluate and decide) will be completed working collaboratively with partners, stakeholders, and the community. The outcome of this work will sit in the Interim Report we will develop later in 2024 (see Section 2.3 for further details on the Interim Report).

6.2 What does our decision-making framework include?

We have developed 16 criteria across the four objectives for Te Pātukurea. Each criteria has been developed to allow measurement against the relevant objective. As we continue to obtain evidence to inform Te Pātukurea, minor amendments to the criteria may be required to reflect what can be measured. Subject to all criteria being viable, we will use them to assess each of our short-listed growth options to help determine a recommended preferred option for public consultation.

Our decision-making criteria to assess the growth options for Te Pātukurea is provided in following table. Within the table we identify how the criteria relate to the Te Pātukurea objectives.

Te Pātukurea Objectives	Decision Making Framework – Criteria
Our infrastructure is resilient to the impacts of natural hazards (e.g., flooding), growth (e.g., housing and business capacity) and climate change (e.g., drought).	% of developable area for housing located in areas vulnerable to flooding
	% of developable area for employment located in areas vulnerable to flooding
	% of developable area for housing located in areas with high/low levels of service
	Certainty of supply of drinking water in % of developable area for housing with access to water in times of drought
We have a range of housing typologies to accommodate the different needs of our community and sufficient supply so that people can live, work, and play in Te Pātukurea affordably and in the way they want.	Feasible housing capacity - deficit vs demand
	Quantity of land allocated for urban vs. rural growth
	Alternative housing types enabled to contribute to affordability and choice
We can safely, easily, and efficiently use a variety of different transport modes to live, work and play within Te Pātukurea and connect with the wider district.	Future opportunities to provide multi-modal options to employment (e.g., cycle paths within road reserve or via policy initiative)
	% of population within 15 minutes travel by all modes to employment, services, and facilities
	Future opportunities to provide multi-modal options to services and facilities (e.g., cycle paths within road reserve or via policy initiative)
	Average AM peak vehicle speeds (km/hr)
We protect, enhance, and are connected to both Te Taiao and the cultural and heritage values that makes Te Pātukurea special whilst supporting economic development.	% increase in employment and commercial land use
	% of Cultural and heritage sites retained in Wāhi Toiora ('go carefully' areas)
	Quantity of open space retained (ha)
	Quantity of sensitive areas / biodiversity areas retained ('go carefully' areas)
	Quantity of versatile rural land in productive use retained
	Proportion of blue / green network(s) (and their connections) that remain uninterrupted

6.3 Critical success factors

In addition to our decision-making criteria that relate to assessing alignment with specific objectives for Te Pātukurea, we have identified critical success factors that are important to help inform selection of the preferred option. As well as not being objective specific these critical success factors are also distinct from the decision-making criteria as they are not metrics that we will quantify and score. Instead, they are influences on decision making that will be lenses applied to our analysis of the growth options.

Our critical success factors to assess for each growth option are:

Critical Success Factor	Intention
What is the potential affordability of infrastructure upgrades to meet capacity requirements for the growth options?	To confirm the extent to which the proposals can be financed through existing, planned or likely funding.
What is the potential consent ability of the growth options and compliance implications to ensure quality?	To understand any consenting and compliance hurdles or barriers that could affect implementation or delivery.
What is the level of complexity to implement?	To identify how many partners and stakeholders would be involved in the implementation, delivery and funding of the growth option. Too many 'moving parts' could increase risk.
What is the potential scheduling/programming of the growth options?	To identify where the delivery of growth options does or doesn't align with the timing needed to provide capacity.
What is the potential value for money of the growth options?	To consider the wider benefits of the growth option.

6.4 Approach for success

It is important that our approach to developing and delivering Te Pātukurea enables success. We have identified some key things that we must do to achieve this, as confirmed below.

Developing Te Pātukurea

When developing Te Pātukurea we must:

- Align Te Pātukurea with other Council Strategies, both existing strategies and those being developed at the same time (e.g., Districtwide Spatial Strategy, Housing Strategy or Open Space Strategy).
- Ensure partnership with mana whenua and a collaborative process with, stakeholders and the community that is transparent.
- Work with mana whenua and key stakeholders when planning implementation of Te Pātukurea to identify opportunities (particularly with hapū).
- Maintain a current knowledge of legislative and statutory updates and changes to the Resource Management system that may have implications for Te Pātukurea.

Delivering Te Pātukurea

- Work with mana whenua and key stakeholders to deliver the actions in Te Pātukurea.
- Regularly monitor progress on the delivery of Te Pātukurea, respond to any shortfalls and complete appropriately staged reviews of the Plan.
- Ensure the actions within Te Pātukurea are sufficiently reflected in the Long Term Plan (to secure funding).

7 Te Whakatinanatanga o ngā Mahi / Plan adoption process

Te Pātukurea is a non-statutory spatial plan with no special consultative or adoption process requirements. This means Te Pātukurea can follow a standard Council endorsement process that is both efficient and transparent.

Council is partnering with the Hapū Rōpū, regularly engaging with partners and key stakeholders and consulting with the community along the way. In this way the process will be collaborative and engage with the communities of Kerikeri-Waipapa up to endorsement by Council.

The image below confirms the key components of our adoption process in the last stages of developing Te Pātukurea.



8 Ngā Mahi i muri atu / Next steps

As noted in Section 2, this Framework Document completes the end of Phase 2 in the development of Te Pātukurea; this being the confirmation of key matters guiding the development of the plan.



The next immediate steps are to:

- ✓ Socialise publicly the outcomes of our late 2023 consultation and the resulting key matters covered by this Framework Document via the Te Pātukurea web page on the Council website.
- ✓ Begin a baseline analysis of constraints and opportunities using mapping to inform analysis of potential growth options in partnership with the Hapū Rōpū and collaboration with key stakeholders (including community groups). Our analysis will form the basis of the revised Foundation Report (Phase 3).

Subsequently we will be working with the same partners (the Hapū Rōpū and subject matter experts) and key stakeholders to develop draft growth scenarios that will test different possible futures for Kerikeri-Waipapa and present this information in the Interim Report (Phase 4). Re-engagement with stakeholders and the community will help determine the preferred scenario. It is anticipated that the next phase of engagement will take place in the second half of 2024. Our final step will be to complete a draft Te Pātukurea for final review and endorsement by the Hapū Rōpū and Council (Phase 5) before the adopted plan is socialised more broadly.

Āpitihanga A: Ngā Take e pā ana ki ngā Wāhi Toitū me ngā Wāhi Toiora / Appendix A: Wāhi Toitū and Wāhi Toiora matters

Wāhi Toitū Matter (Areas to be protected from new development)	Sub-matter
Significant risks from natural hazards	River flood hazard zones: Use NRC River Flood hazard zone – Priority Rivers 10yr + 50 yr. + 100yr
	Pluvial Floods (flash floods): Use NRC River Flood hazard zone – Regionwide Models 10yr + 50 yr. + 100yr
	Coastal Flood Zones: Use NRC coastal flood hazard zones 1, 2, and 3
	Coastal Erosion Hazard Zones: Use NRC coastal erosion hazard zones 1, 2, and 3
	NRC Marine Management Areas (MM1 Only)
Natural environment protections	Significant Natural Areas - Coastal Environment Area
	Parks/ recreation/ playgrounds
	Regional Policy Statement (RPS) Outstanding Natural Landscapes
	Proposed Regional Plan (PRP) Outstanding Natural Features
	RPS Outstanding Natural Features
	RPS Natural Character
	Proposed District Plan (PDP) Outstanding Natural Landscape
	PDP Outstanding Natural Features
	PDP High Natural Character
	PDP Outstanding Natural Character
	District Plan Conservation zones
	DOC Public Conservation Land and QEII
	Crown Reserves LINZ
	NRC Outstanding Freshwater Bodies - Lakes PRP
	Outstanding Freshwater Bodies - Lake Catchments PRP
Outstanding Freshwater Bodies - Rivers PDP	
NRC Biodiversity Wetlands	

	LINZ NZ Rivers
	FNDC Rivers and Streams
	Proposed Regional Plan - Significant Bird Area
	Critical Bird Habitat
	Significant Bird Areas
	Significant Marine Mammal and Seabird
Highly Productive Land in rural areas	Land Use Capability Classes 1 and 2 (or NRC detailed Highly Productive Land classes 1 and 2 if this data set becomes available from NRC in time for this project)
Culturally significant landscapes	Ngā Whenua Rāhui sites
	Operative District Plan (ODP) and PDP Kerikeri Heritage Area A
	NZ Heritage Pouhere Taonga recorded sites
	PDP Heritage Item
	Operative District Plan (ODP) Zone Maps Historic Sites
	Sites and Significance to Mana Whenua (specific sites identified by Te Pātukurea Hapū Rōpū: Rewa's Village, Rainbow Falls, Aroha Island, Edmonds Road Urupa, Waitete Reserve Rangitane, Inlet Road coastal margin strip – Hone to provide cadastral)
	Proposed District Plan (PDP) Historical – Sites and Areas of Significance to Māori
	Operative District Plan (ODP) Historical – Sites of Cultural Significance to Māori
	Wai Site (Waitangi Tribunal Claim identified sites)
Significant infrastructure	PDP Critical energy line
	Treated wastewater discharge flow path from FNDC wastewater treatment plants
	Airport
	Airport Runways

Wāhi Toiora Matter (Where development should be carefully managed)	Sub matter
Other risks from natural hazards and climate change	Liquefaction Vulnerability
	NRC Natural Hazards - Tsunami Evacuation Zones (Red, orange, and yellow only)
	NRC Draft Highly Erodible Land data set
Historic and cultural heritage protections	NZ Archaeological Association recorded sites
	PDP and ODP Kerikeri Heritage Area B
	Taiamai ki te Marangai (MPI Fisheries)

	Te Kete Kōreroa Te Takutai Moana (MACA maps – Crown Engagement Application Areas map)
Ecological protections	Kiwi (dark purple, high density only) and Mudfish distribution
	Operative District Plan Notable Trees
	Proposed District Plan Notable Trees
	Significant Ecological Areas - NRC Coastal Ecological Sites
	DOC Protected Natural areas maps
Water and stream health protections	NRC Bore Logs
Coastal margins and riparian margins protections	NRC Marine Management Areas
	FNDC Coastal Riparian Margin 10m offset
Land contamination	NRC SLU (HAIL Polygons)
Planned/anticipated significant infrastructure corridors	PDP Designations ODP Designations PDF Georeferenced Kerikeri Waipapa 2007 Structure Plan - see proposed roads
Productive Land in rural areas	Land Use Capability Class 3 (or NRC detailed Highly Productive Land class 3 if this data set becomes available from NRC in time for this project)

Hapū area of interest	
Hapū area of interest	Old land claims