Te Pātukurea

Spatial Plan for Kerikeri–Waipapa

Pipiri | June 2025

Te Kaunihera
o Te Hiku o te Ika
Far North District Council

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Ngā Kaupapa
Contents

Mihi whakatau
Welcome

Te papa whenua e takoto nei ka tarehua koe.	*The land that lies here is sacred.*
E mihi ana ki nga tangata e tangi ana ki te papaptuawhenua e takoto nei!	*We acknowledge the people who mourn for this land that lies before us!*
Ka rohe i peka,	*The regions that were visited,*
Ka rohe i ao,	*The regions that are known,*
Ko rongo i turia ki te matahau o Tū	*May peace be spread upon the breath of Tū (the god of war).*
Tū te winiwini,	*Tū, the awe-inspiring,*
Tū te wanawana,	*Tū, the fearsome,*
Tū ka whakaputaina ki te whei ao ki te ao marama.	*Tū, who brings forth life into the world of light.*
Tihei Mauri Ora!	*Behold, the breath of life!*

Te Pātukurea Hapū Rōpū

Ngāti Hineira
Ngāti Korohue
Ngāti Mau
Ngāti Rangi
Ngāti Rēhia
Ngāti Torehina ki Matakā
Te Uri Taniwha
Te Whiu

He Kupu Takamua nā te Kahika
Mayor's Foreword

Kia ora koutou,

Nōku te whiwhi kia tāpae atu i te mahere mokowā mō Te Kerikeri ki Kahikatearoa, ko Te Pātukurea, e whakaatu ana i tā tātou tirohanga o te āpōpō mō tēnei hapori ora pai, tupu pai o tātou. He hua te mahere nei o te mahi tahi me ō tātou whanaunga o Te Rōpū Whakahaere ā-Hapū rātou ko ngā hunga whaipānga, ko te hapori whānui kua mahi tahi nei kia hanga ai tētahi tauira e kite nei tātou i te toitū o te rahi haere ko ā ngā tau 30 e heke mai nei.

It is my privilege to present the spatial plan for Kerikeri – Waipapa, Te Pātukurea, which reflects our shared vision for the future of this vibrant and growing community. This plan is the result of thoughtful collaboration with our partners, the Hapū Ropū Governance Group, stakeholders, and the wider community, who have all worked together to shape a blueprint for sustainable growth over the next 30 years.

I te rahi haeretanga o Te Kerikeri me Kahikatearoa hei pūtahi ā-ōhanga, ā-ahurea nōki, me whai whakaaro tātou ki te mahi nui o te whakarite i te tupu ā-tāone me te tiaki i ngā āhuaranga motuhake o tēnei wāhi. Ko Te Pātukurea te whakautu mā te whakaahua i te huarahi ki mua hei tohu ki hea tātou tupu ai, ka pēhea nōki, mā konā ka tiakina te taiao, ka mārohirohi ngā hanganga ka mutu ka ora pai tō tātou hapori.

Ko te mahere mokowā nei te hua nui o te wānanga tahi, te aromātaitai, me te whakamahere. Whakawhetai ki te hunga katoa kua whai wāhi mai ki tēnei mahere. Ehara tēnei i tōna mutunga. He tuhinga o te wā a Te Pātukurea ka arotakehia, ka whakahoutia e ai ki ngā hiahia o te hapori me te tūponotanga ki ngā kete hua me ngā taki wero o te wā. He mea nui te whai wāhitanga tonutanga mai o te hapori i a tātou e mahi ana kia whakakanohi tahi i tēnei moemoeā.

As Kerikeri and Waipapa continue to thrive as economic and cultural hubs, we face the challenge of balancing urban change with the preservation of what makes this area special. Te Pātukurea addresses this challenge by providing a clear direction for where and how we grow, ensuring our environment is protected, our infrastructure is resilient, and our community thrives.

This spatial plan represents the culmination of extensive engagement, analysis, and planning. Thank you to everyone who has contributed to this plan. This is not the end. Te Pātukurea is a living document that will be reviewed and updated as our community's needs evolve, and new opportunities and challenges emerge. Our community's continued involvement will be vital as we bring this vision to life together.

Moko Tepania
Mayor, Far North District Council
Kahika, Te Kaunihera o Te Hiku o te Ika

01

Hei whakataki kōrero

Introduction

Te Papakupu Whāiti
Glossary of terms

Te Taiao	Te Taiao is the natural world that contains and surrounds us — the land, water, climate and living beings. It refers to the interconnection of people and nature.	**Yield**	Yield in urban planning refers to the number of units (such as residential dwellings) that can be developed on a given piece of land.
Blue-green network	Blue-green networks refer to a series of connected waterways (blue), planting and parks (green) that are designed and built to manage stormwater and reduce flooding during storm events. They also improve water quality and provide ecological corridors and connect people to nature.	**Intensification**	Intensification involves increasing the density of development within existing urban areas. This can include redeveloping underutilised sites, adding new buildings to existing areas, or converting existing buildings for more intensive use. Intensification can also include an increase in height.
Greenfield	Open land which has not previously been built on, or has a single dwelling, often farmland on the town fringes. They offer a (nearly) clean slate but require establishing all infrastructure.	**Land use**	This is a planning term that describes the functional intent of land, and includes residential, commercial, industrial, and recreational types.
Brownfield	Pieces of land within a town that were previously developed but are now vacant or underused. There can be challenges to working within site constraints (e.g. existing buildings on site), but the site benefits from existing infrastructure and the redevelopment can help rejuvenate a wider area.	**Activities**	This is a planning term that refers to what happens within land use areas. In a commercial land use area, activities might include retail stores, offices, and restaurants. In a residential land use area, activities could include housing, schools, and parks.
Spatial plan	A spatial plan is a high-level strategic document that includes a visual illustration of the future location of land uses across a large area, and the likely infrastructure needed to support urban change. They serve as a blueprint, setting the foundation for future planning and investment from the council, and provide a comprehensive framework for sustainable and coordinated development, addressing the needs of both current and future generations.	**Urban Environment**	The NPS-UD defines urban environment as any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that is, or is intended to be, predominantly urban in character, and is, or is intended to be, part of a housing and labour market of at least 10,000 people.
		Urban Change	In simple terms, urban change refers to how a city or town grows and evolves over time. This can mean new buildings to accommodate more people, and includes the transformation of land use, infrastructure, and public spaces to meet the changing needs of the population. By addressing various spatial issues such as natural hazards, affordability and infrastructure, spatial planning helps manage these changes to make sure cities develop in a way that's sustainable and organised whilst also addressing the challenges and issues that our communities face.
Density	Density refers to the concentration of people, buildings, or other elements within a specific area. It is often measured in terms of population density (people per square kilometre), housing density (dwellings per hectare), or floor area ratio (total floor area of buildings divided by the land area).		
Gross Domestic Product (GDP)	Gross Domestic Product is the total value of all goods and services produced in an area over a specific period. It measures the economic activity and health of an economy.	**Multi-criteria Assessment**	A Multi-criteria Assessment is a common tool that is often used to assist a decision-making process and provides an opportunity to understand how different options compare against a set of criteria. Our subject-matter experts used this tool to assess the six growth scenarios.

Te Tauākī a Te Kāhui Hapū
Hapū Rōpū statement

The Hapū Rōpū is made up of hapū that have tatai whakapapa links to the whenua, awa and taiao of the Te Pātukurea area of Kerikeri and Waipapa. Each hapū is independent and holds their own mana whenua rights and responsibilities as Ahi Kaa to the areas where they hold those rights.

In accordance with the recommendations of the 2023 Cultural Impact Assessment, the development of this spatial plan, Te Pātukurea, has considered the area's specific archaeology, history, taonga species, mahinga kai, awa and moana sensitivities when assessing potential growth options. It is important to hapū that efforts are made to buffer special ecosystems from the effects of unplanned development and urban sprawl.

The history of land alienation and impacts on cultural sites from urban change and land development provides important context to the oral histories of hapū today, and points to the importance of the inclusion of hapū in decision making going forward.

The Hapū Rōpū acknowledge the value of long-term planning and its potential to consciously and purposefully mitigate adverse effects on the culture and landscape of this rohe. To achieve this, it is crucial that hapū continue to be involved as mana whenua for the advancement of mutual areas of concern.

The Hapū Rōpū have been integrated in infrastructure planning and the setting of strategic direction, particularly in relation to proposals that supply significant development capacity. In determining a preferred growth scenario, potential options were assessed against the core values of atuatanga, whakapapa, kaitiakitanga, manaakitanga, and rangatiratanga.

By using these core values, Te Pātukurea has been shaped to:

- *Protect and enhance wāhi tapu and sites of cultural significance*

- *Improve access to mahinga kai and cultural materials*

- *Support biodiversity and protect taonga species*

- *Maintain and improve water quality, particularly in Te Awa o Ngā Rangatira and the coastal waters*

- *Promote affordable housing options for tangata whenua and the community*

- *Promote connectivity to te taiaio*

- *Incorporate Te Reo Māori and cultural narratives in development design*

- *Adapt to climate change impacts while respecting cultural values.*

As a result of this process, the Hapū Rōpū is proud to have shaped Te Pātukurea.

He aha tēnei mea Te Pātukurea?
What is Te Pātukurea?

Te Pātukurea is our 30-year spatial plan for the Kerikeri-Waipapa area. A spatial plan considers where and how we'll live by taking a long-term view of wellbeing, infrastructure and urban change, and serves as a blueprint for future planning and investment by the Council. It will influence the look and feel of our communities, where and how we live, how we get around, where we work, and how we protect and care for our environment.

As a key strategic document, Te Pātukurea will support the Council in their decision-making and providing certainty to our partners, the development sector and infrastructure providers about our intentions for urban change. It does this by spatially identifying areas for residential, industrial and commercial growth, and the actions that will be required to achieve the objectives set out for the plan. The objectives for the spatial plan are shown in Figure 1.

Figure 1.

Te Pātukurea objectives

1.
Our infrastructure is resilient to the impacts of natural hazards, growth and climate change.

2.
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.

3.
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.

4.
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.

Figure 1 Te Pātukurea Objectives

Why are we doing this?

Te Pātukurea has adopted an ambitious blue-sky approach which projects the population within the study area to grow to over 25,000[1] people by 2054, up from the current population of 14,000 people. Because of this projected growth, the Council has identified a need to act and plan now. This spatial plan shows how we will respond to urban change pressures and ensure that our future actions allow us to grow in a way that supports the wellbeing of our people, local economy, and environment while reflecting our cultural values.

The [National Policy Statement on Urban Development (NPS-UD)](#) directs Tier 1 and 2 councils to prepare a Future Development Strategy (FDS). An FDS is a strategic document that sets out how local authorities will accommodate growth in the long-term. Its purpose is to promote long-term strategic planning by setting out how local authorities will:

- achieve well-functioning urban environments in their existing and future urban areas, and

- provide at least sufficient development capacity over the next 30 years to meet expected demand, and

- assist with the integration of planning decisions under the Resource Management Act (RMA) with infrastructure planning and funding decisions.

Simply put, it provides direction and clarity on where new homes and businesses should be located, and the actions necessary to achieve well-planned growth. Although not a Tier 1 or 2 local authority, Council has decided to follow the NPS-UD and take a good practice, evidence-based approach to planning for growth. This spatial plan sets out how Council will achieve these outcomes.

The advantages of having a spatial plan to manage growth include:

- the ability to more effectively address the challenges faced by our communities in respect to housing and affordability

- promoting sustainable development and resource use, and reducing the environmental impacts of growth

- the ability to manage development, so that it occurs in places that are suitable for people

- providing certainty about our priorities for land use and development, helping infrastructure providers understand where and when to invest in new projects

- the ability to attract investment by providing a clear framework for development

- the potential to unlock access to funding and grants for key infrastructure projects identified in the plan.

The disadvantages of not having a spatial plan include:

- using resources inefficiently as a result of ad-hoc development and sprawl

- no direction or certainty concerning growth priorities

- reduced ability to plan for and address climate change

- inability to 'move the dial' on our housing challenges

- inability to attract investment from developers at the right locations

- inability to supply adequate land for growing business and industry.

Should Council adopt the spatial plan in June, Kerikeri would become an 'urban environment' as defined by the NPS-UD, and Council would become a Tier 3 local authority.

Local authorities that have all or part of an urban environment within their district or region are subject to the requirements of the NPS-UD. This includes:

- The need to enable greater height and density

- The requirement to monitor housing and business market indicators

- Remove minimum car parking requirements.

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1   The blue sky growth projection is discussed in more detail in Section 2.

Te Pātukurea forms part of our broader strategic direction

Te Pātukurea has been developed to achieve consistency with national and regional direction and will integrate with local policies and plans to achieve effective and meaningful implementation.

Te Pātukurea has been shaped by the overarching direction of Far North 2100 and informed by specialised sector-based plans and strategies, such as the National Land Transport Programme, including those still under development. In turn, Te Pātukurea will provide strategic direction to these strategies and plans as they are updated in the future.

National Policy Statements set by central government have also been carefully considered, including:

- National Policy Statement on Urban Development 2020 (NPS-UD)

- National Policy Statement for Freshwater Management 2020 (NPS-FW)

- National Policy Statement for Highly Productive Land 2022 (NPS-HPL)

- National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB)

- New Zealand Coastal Policy Statement 2010 (NZCPS)

Additionally, the Regional Policy Statement for Northland set by the Northland Regional Council, provides the broad direction and framework for managing the region's natural and physical resources.

The interrelationships between these key strategies and policies are illustrated in Figure 2.

Figure 2
Policy context of Te Pātukurea

Far North 2100 — District-wide Strategy

Spatial plans
- District-wide Spatial Strategy & Sub-area plans
- Te Pātukurea Spatial Plan
- Implementation plans
- Placemaking Plan

RMA/LGA plans
- District Plan
- Long term plans & annual plans
- Financial & Development Contributions Policy

National and regional direction

Strategic Plans and Guides

- Integrated Transport Strategy
- Far North Trails Plan
- Nothing but Net Strategy
- Halls & Facilities Strategy
- Regional Accessibility Strategy
- Toi Mana/Arts, Culture and Heritage Strategy
- Urban Active Modes Plan

Completed

- Parking Strategy
- Open Spaces Strategy

- Housing Strategy
- Solid Waste Strategy
- Community Facilities Strategy

Under development

He titiro whakamua
Our journey

● Phase 1
Early engagement and establishment

The Te Pātukurea project was established in 2021, with a Hapū Rōpū Governance body created and engagement with key stakeholders undertaken. To ensure Proposed District Plan (PDP) submissions could inform Te Pātukurea, the spatial plan project was paused in late 2022. This also provided time to complete a Cultural Impact Assessment (CIA) to support the plan's development. The project resumed in mid-2023. Community consultation in late 2023 established the aspirations, challenges and emerging themes for Kerikeri-Waipapa and informed the development of the objectives for Te Pātukurea.

● Phase 2
Framework Document

This outlined the objectives and key assumptions for Te Pātukurea. It included areas to avoid (Wāhi Toitū) and areas to approach with caution (Wāhi Toiora) and outlined the decision-making and plan adoption processes. Essentially, this document guides decision-makers in shaping the final plan. The four objectives were developed using the key themes from our consultation in late 2023 and the five challenges identified through our consultation feedback.

● Phase 3
Foundation Report

This investigated the current state of Kerikeri-Waipapa to understand constraints and opportunities. It provides the evidence base that has helped shape our growth scenarios.

● Phase 4
Growth Scenarios Report

This outlined the development of growth scenarios (six different options for growth), described what those scenarios are, and explained how they were to be assessed. It also introduced the personas, offered insights into how growth will occur over time, and discussed the potential funding and financing tools to pay for growth.

● Phase 5
Public engagement

Community feedback on the proposed growth scenarios helped in the development of the emerging preferred scenario, most recently in November 2024. What we learned from the feedback is in the Consultation Summary Report.

Phase 1
Project establishment and engagement

Phase 2
Develop Framework Report

Phase 3
Develop Foundation Report

Phase 4
Develop Growth Scenarios Report

Phase 5
Public engagement on Growth Scenarios

Phase 6
Develop draft of Te Pātukurea

Phase 7
Public consultation on draft of Te Pātukurea
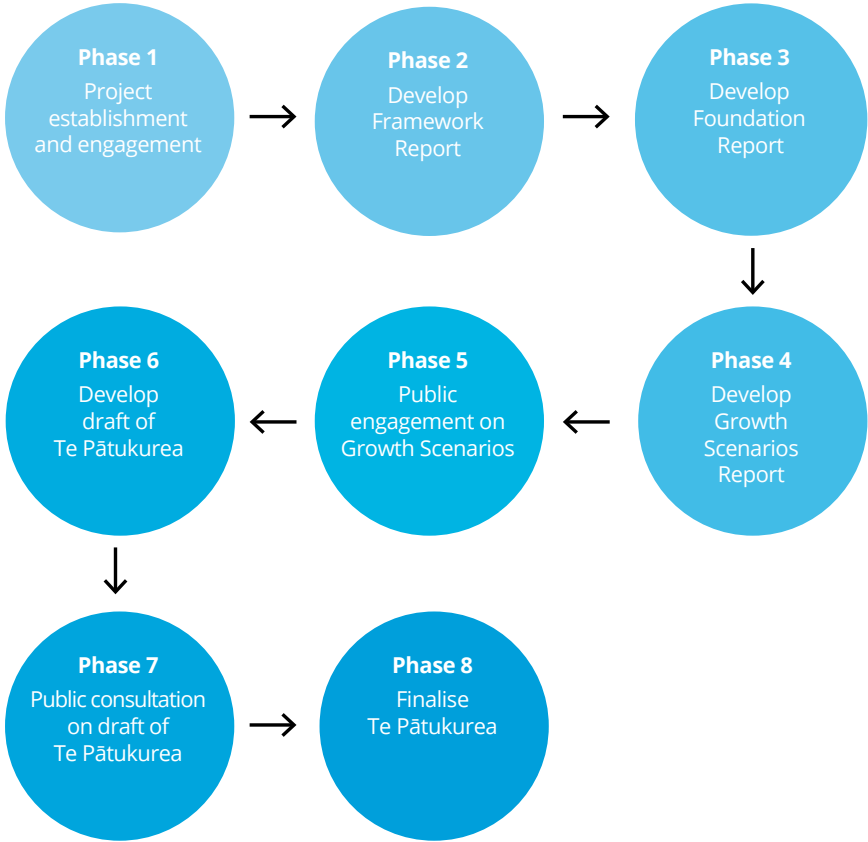
Phase 8
Finalise Te Pātukurea

Figure 3: Te Pātukurea phases

●Phase 6
Develop draft spatial plan

In determining a preferred scenario, a quantitative and qualitative evaluation of growth scenarios was completed. Public input, guidance from subject matter experts, an analysis of infrastructure costs, and a cultural analysis provided by the Hapū Rōpū has shaped the preferred growth scenario. A hybrid comprising of growth scenario D (Kerikeri South focused expansion) and growth scenario E (Waipapa focused expansion) has evolved as the preferred growth scenario. This hybrid scenario formed the basis of the draft spatial plan, Te Pātukurea.

●Phase 7
Public Consultation on draft spatial plan

Public consultation on the draft spatial plan informed the final changes. You can read more about what we heard in the Consultation Summary Report.

●Phase 8
Finalise Te Pātukurea

Te Pātukurea was adopted by Council on 18 June 2025.

02

Te horopaki

Context

Te Tirohanga Whānui ā-Takiwā o Te Pātukurea

Te Pātukurea area overview

Regional context

The Far North District's economy relies heavily on primary industries such as agriculture, horticulture, and forestry, with dairy and sheep farming as key agricultural activities. Horticulture also plays a significant role in the region's economic base. Tourism is another major contributor, drawing visitors to the area's natural landscapes, rich Māori culture, and outdoor recreational opportunities. While growth and development continue across New Zealand, including the Far North, disruptions from COVID-19 and the subsequent period high growth have placed increasing pressure on local communities.

As shown in Figure 4, the sub-district's primary connections to the rest of the country are State Highway 1 and the Bay of Islands (Kerikeri) Airport. The area sits along the Strategic Tourist Route (Twin Coast Discovery Route), while the Strategic Freight Route passes to the west. The Bay of Islands Airport serves as the gateway to the mid-north, connecting visitors to major tourist destinations such as Waitangi, Paihia, and Russell. The nearest port, Northport, is located south of Whangārei.

Spatial Plan study area
✈ Airport
⚓ North Port
Water storage reservoir
▣ Wastewater treatment plant
◼ Water treatment plant
— State Highways

Figure 4
Regional Context

Te Pātukurea Study area

Kerikeri-Waipapa is the largest population centre in the Far North District and serves as a key economic, cultural, and service hub. The area has evolved from the historic Kerikeri Basin, initially established as a missionary settlement in the early 19th century due to its fertile land, navigable waterways, and access to trade routes. Over time, the settlement grew around horticulture, tourism, and commercial activity, shaping Kerikeri into the district's primary urban centre. Meanwhile, Waipapa's origins are rooted in its rural production function, later expanding into a commercial and industrial hub due to its strategic location along State Highway 10 and its ability to accommodate larger-format development and industrial activities.

Today, Kerikeri continues to serve as a retail, commercial, and service hub, attracting businesses, residents, and tourists alike. Its historic sites, cultural significance, and natural attractions reinforce its role as a heritage and lifestyle destination. Waipapa, on the other hand, has become a key industrial and business centre, supporting employment growth and servicing the wider region. Together, these townships form a complementary urban hub, balancing business, industry, and residential development.

The physical landscape has played a defining role in urban development. Two strategic routes - State Highway 10 and Waipapa Road/Kerikeri Road connect the townships, but a floodplain and extensive pastoral land between the Kerikeri River and Puketotara Stream have create a distinct physical separation between the main urban areas. The Kerikeri River, Puketotara River, and Wairoa Stream have influenced the morphology of development, acting as natural barriers that continue to shape the town's urban footprint.

The area's dynamic geology, with its undulating terrain and winding rivers, sits among some of Northland's most fertile land. Horticulture remains a key industry, supported by a warm climate, productive soils, and an extensive irrigation network, which enables the production of high-quality produce.
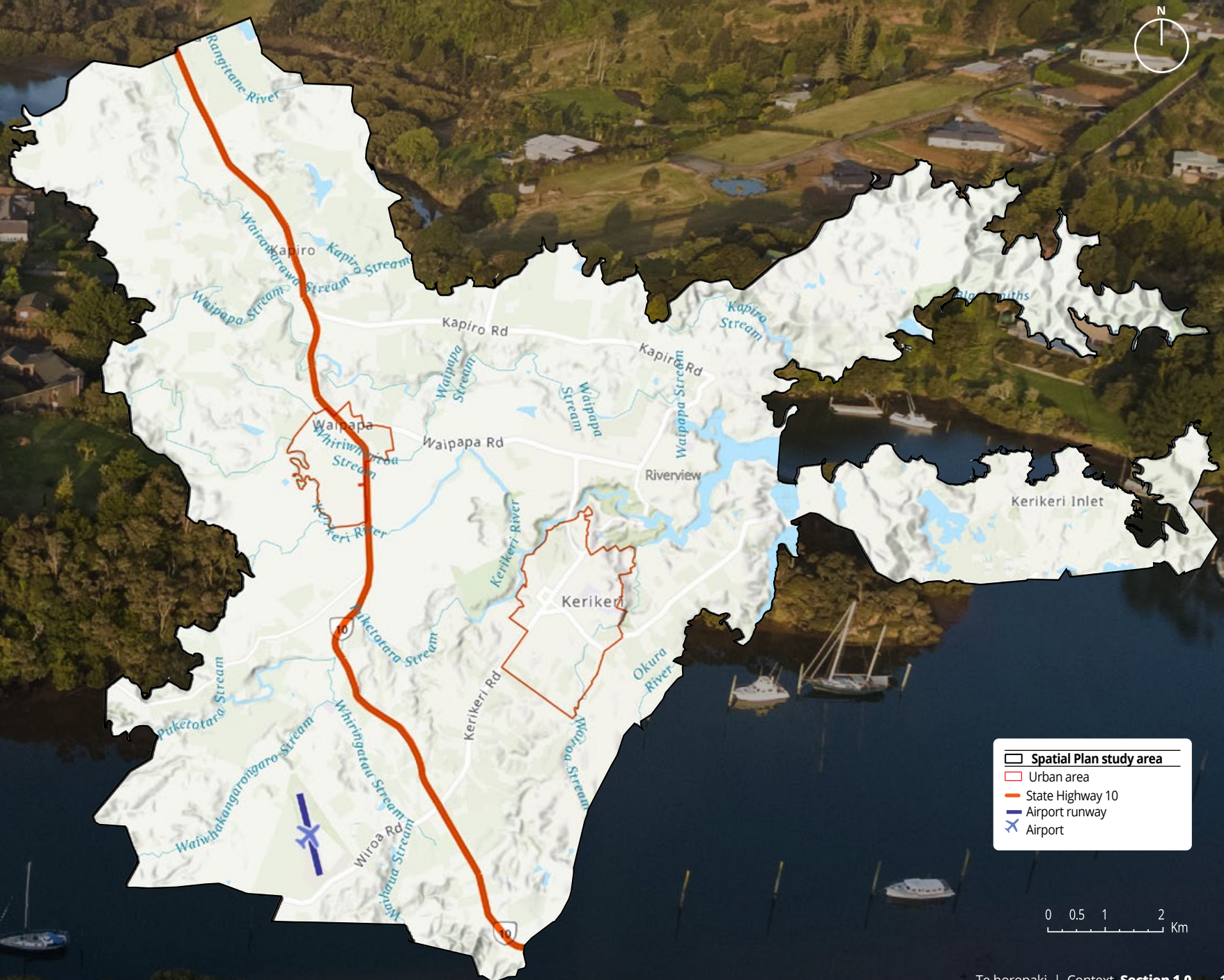
The natural beauty of the area is a defining feature of Kerikeri-Waipapa, and community engagement has shown that residents deeply value the waterways and surrounding environment. There is broad support for protecting and enhancing Te Taiao (the natural world) while also improving public access to rivers, beaches, and green spaces to ensure the environment remains central to the community's identity and future growth.

While Kerikeri has retained its small-town centre feel, historically there has been ever-increasing rural growth on the periphery around both Kerikeri and Waipapa, which, overtime erodes the ability to maintain a vibrant town centre and retain a functional rural environment.

Fifty-one percent (51%) of residential building consents issued in the study area over the past ten years have been in rural zones, indicating a high portion of rural lifestyle housing occurring (see Figure 6 on page 13). This has resulted in large, expensive detached houses, reducing diversity in housing types and affordability. Servicing growth spread throughout rural areas is also more costly and logistically challenging to build and maintain.

Over time, this plan will seek to redirect growth in urban areas.

Figure 5
Te Pātukurea
study-area

N

Rangitane River

Wairawarawa Stream

Kapiro

Kapiro Stream

Waipapa Stream

Kapiro Rd

Kapiro Rd

Kapiro Rd

Kapiro Stream

Waipapa Stream

Waipapa Stream

Waipapa Stream

Whiriwhirioa Stream

Waipapa

Waipapa Rd

Riverview

Kerikeri River

Kerikeri Inlet

Kerikeri River

Kerikeri

Puketotara Stream

Aketotara Stream

Kerikeri Rd

Okura River

Wairoa Stream

Waiwhakangorongaro Stream

Whiringatau Stream

Wiroa Rd

Waikaua Stream

10

10

	Spatial Plan study area
	Urban area
	State Highway 10
	Airport runway
	Airport

0 0.5 1   2
|—|—|———| Km

Rural Areas
Te Pātukurea Study Area

Waipapa

Kerikeri

Legend

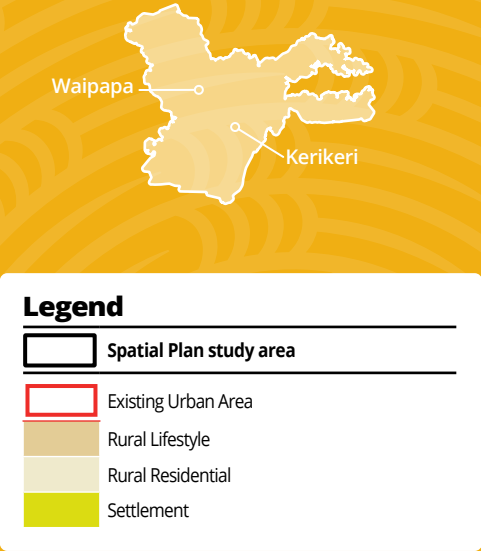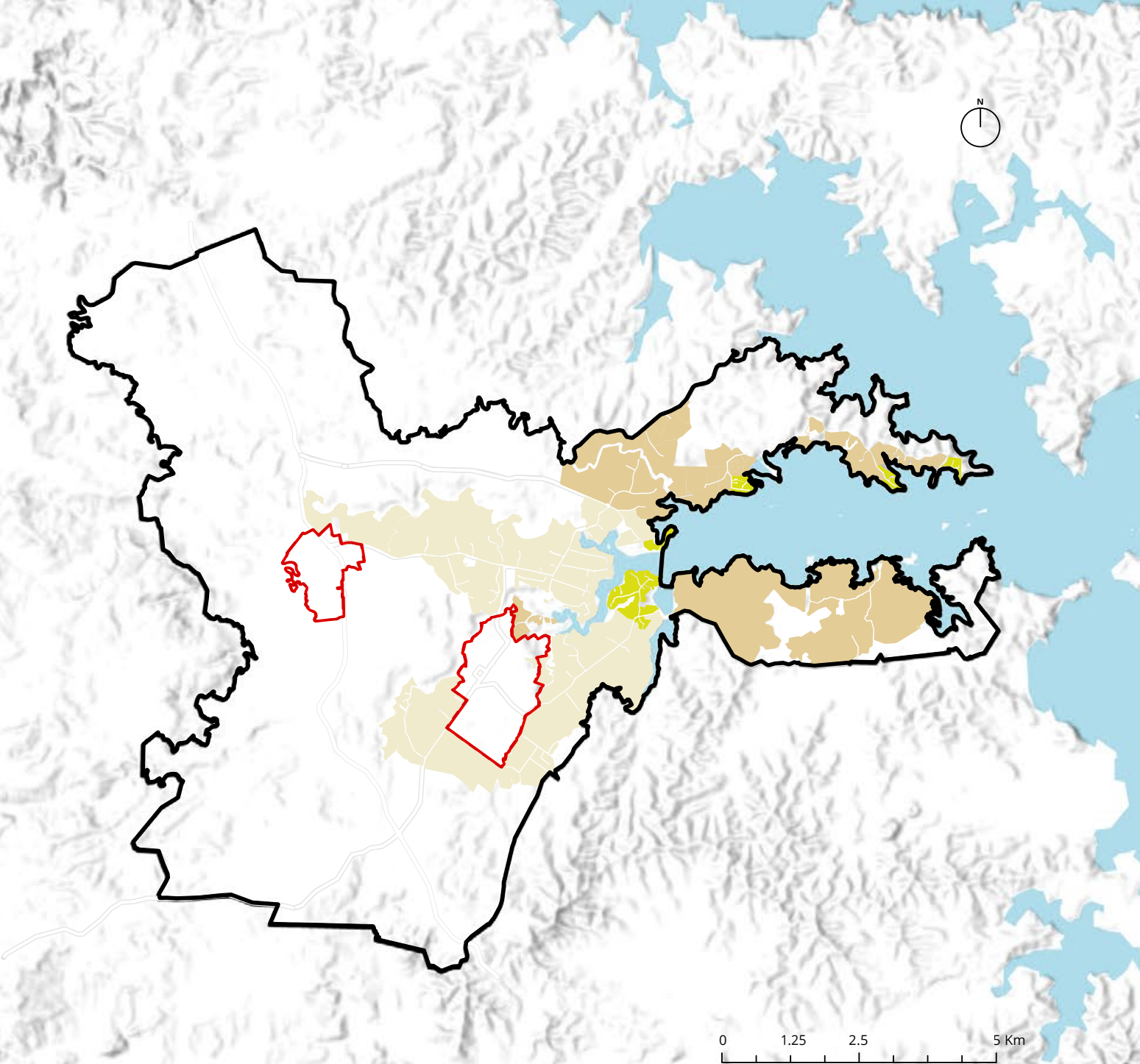|	
▭	Spatial Plan study area
▭	Existing Urban Area
▮	Rural Lifestyle
▮	Rural Residential
▮	Settlement

Figure 6
Urban Areas and
surrounding rural
zones* in Kerikeri
and Waipapa

* Based on Proposed District Plan Zones – Rural residential,
  Rural lifestyle, Settlement

Housing Growth

The population within the Te Pātukurea study area is currently estimated at 14,000[2] and is projected to grow to 20,000[3] by 2054. Based on these projections, the Housing and Business Capacity Assessment (HBA) estimates a need for 3,260 additional dwellings by 2054. While projections indicate steady growth over the next decade, followed by a slower rate in the following two decades, Kerikeri-Waipapa has historically experienced population surges that have exceeded forecasts. To account for this uncertainty, council is planning for higher-than-projected growth.

Therefore, Te Pātukurea has adopted an ambitious "Blue Sky" growth projection, assuming a faster growth rate and a larger share of the Far North District's growth occurring in Kerikeri-Waipapa. Under this scenario, the population is expected to exceed 25,000 by 2054, requiring 4,690 additional dwellings—1,430 more than the HBA baseline.

By planning for higher-than-expected growth and shifting development from a 50% rural/urban split to 95% of development in urban areas, Te Pātukurea will ensure Kerikeri-Waipapa is prepared for future demand while enabling more cost-effective infrastructure upgrades.

While population projections carry uncertainty and rely on migration trends, Te Pātukurea will manage this by prioritising and sequencing new growth areas and infrastructure investments. Ongoing monitoring will ensure that land development and the timing of infrastructure aligns with actual growth rates.

2   According to Infometrics Estimated Resident Population of Te Pātukurea
3   According to Infometrics High Projection

Figure 7: Blue Sky dwellings projection for Kerikeri-Waipapa.
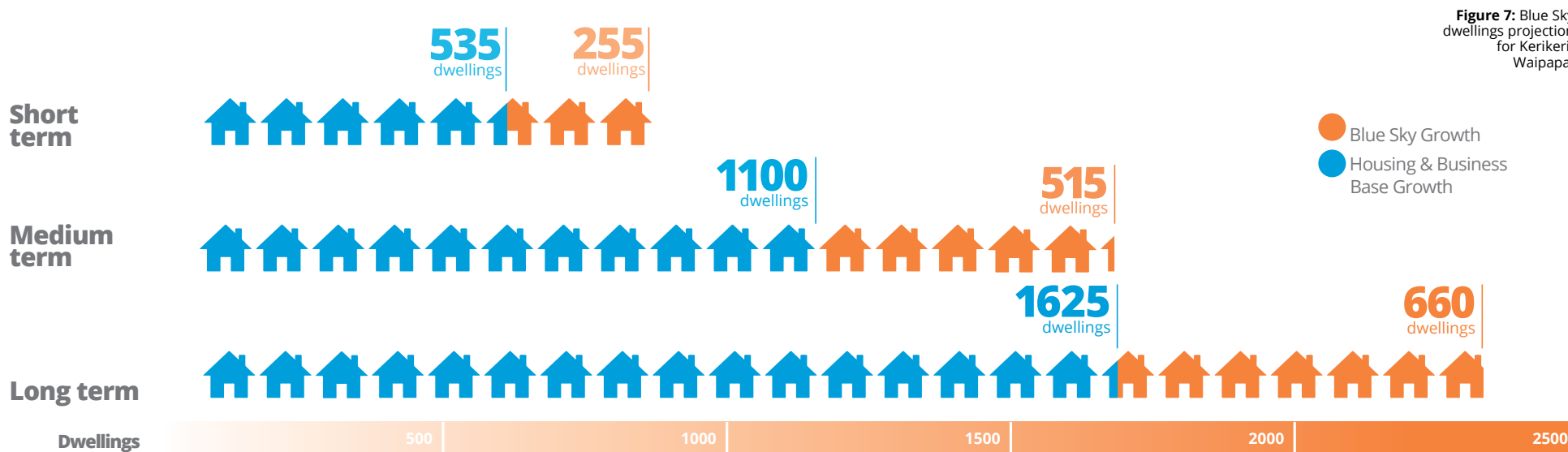
Business Growth

Kerikeri-Waipapa is the largest economic and employment centre in the Far North District, generating 33% of the district's employment and Gross Domestic Product (GDP)[4]. It serves as a key service hub for surrounding rural and coastal communities. Its economy is anchored by professional services, construction, real estate, retail, and healthcare; sectors that not only provide the most jobs but also contribute significantly to GDP.

Over the past decade, economic growth has been driven by strong growth in service-based industries such as construction, professional and technical services, retail, real estate, and healthcare. This shift has increased demand for skilled labour, creating workforce shortages that are further exacerbated by an ageing population.

The size and structure of an economy, along with its growth outlook, directly influence the demand for business land. Population change, along with exports and investments, is a key driver of economic growth. Exports, such as agricultural products, horticultural goods, and tourism, bring income from outside the region, boosting the local economy. Investments in infrastructure, commercial developments, and new businesses stimulate job creation and support community growth. As the population grows, so does the demand for industrial, retail and office space to support consumer needs and services.

In turn, sustained business growth places increasing pressure on commercial and industrial land supply. The HBA projects a long-term need for 10.5 hectares of commercial land and 1.4 hectares of industrial land to support expected growth. However, under the blue-sky scenario, where population and business growth exceed projections, demand could rise to 18.5 hectares of commercial land and 4.7 hectares of industrial land. This growth is expected to create approximately 1,276 new jobs, contributing an estimated $156.8 million[5] to the Far North District Gross Domestic Product (GDP).

Ensuring an adequate supply of well-located commercial and industrial land will be critical for maintaining Kerikeri-Waipapa's role as the district's economic hub. Strategic planning under Te Pātukurea will help manage this demand by identifying areas for expansion, balancing land use pressures, and ensuring infrastructure is in place to support future growth.

4   According to Infometrics Regional Economic Profile of the Far North District

5   Based on GDP per capita of $122,867

What we need to provide for

4690 homes

18.5ha of business land

4.7ha of industrial land

03

Te mahere mokowāe

The spatial plan

Te Pātukurea

The spatial plan maps set out in the following pages is our blueprint for urban change and visually identifies how we aim to achieve the objectives set out by our community. The plans show areas for residential, industrial and commercial growth with the aim of providing houses where people want to live outside of potential hazard zones, supporting the economies of both town centres, and opening up new opportunities to access nature.

The actions that will be required to achieve the objectives set out for the plan are contained in the Implementation plan.

Key elements of the plan include:

- Directing growth to within and immediately adjacent to the existing built-up environments of Kerikeri and Waipapa and away from rural areas

- Establishing walkable catchments to support a compact and sustainable urban form

- Providing for 20-40% of residential growth through intensification, enabling medium-density development within established centres in Kerikeri and Waipapa, where appropriate. This approach supports greater housing choice and affordability by allowing for duplexes, terraces, and walk-up apartments

- Enabling commercial and industrial growth in Kerikeri which supports its role as the key economic hub for the district

- Enabling appropriate commercial and industrial growth in Waipapa in a way that does not reduce the economic vitality of Kerikeri

- Identifying new transport connections, local green spaces, and recreational and community facilities, along with enhancements to 'blue-green' networks, to support the health and wellbeing of Te Awa o ngā Rangatira and associated wai (water) and repo (swamp/marsh), while also enhancing biodiversity

- Enabling town-centre growth and intensification of commercial development in both Kerikeri and Waipapa, including promoting a more functional layout for large-format retail within the two townships

- Appropriately accounting for additional land necessary for industrial uses and infrastructure.
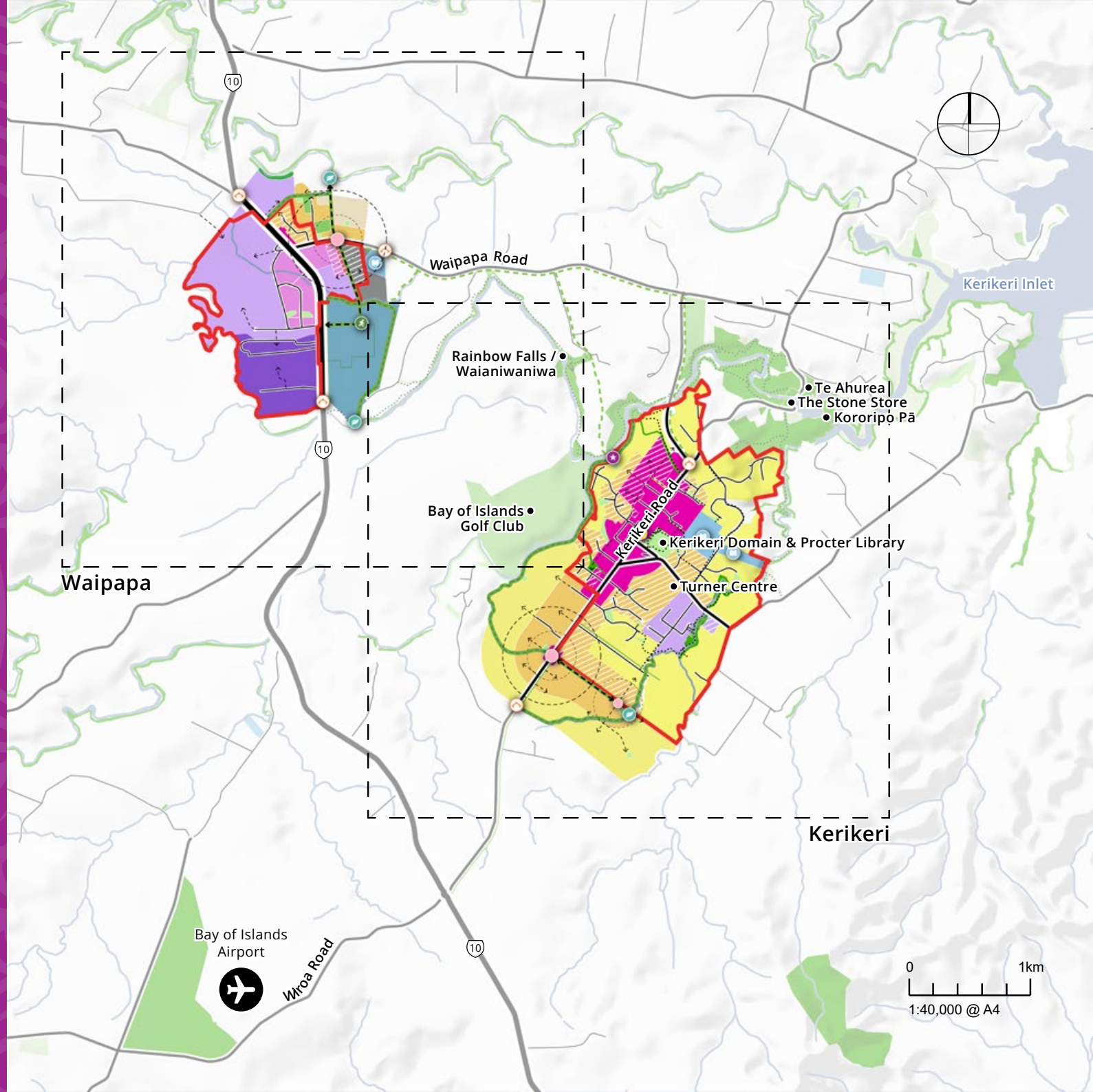
Te Tirohanga Whānui ā-Takiwā o Te Pātukurea
Te Pātukurea area overview

Waipapa

Kerikeri

Legend

- Existing Urban Area
- Commercial Mixed Use
- Small Footprint Retail
- Large Format Retail
- Medium Density Residential
- Potential Future Medium Density Residential
- Residential
- Industry
- Heavy Industry
- Open Space
- Sport and Active Recreation
- Natural Open Space
- High Value Community, Recreation and Education Facilities
- School
- Te Puāwaitanga
- Local Shops and Amenity
- Township Gateway
- 10 State Highway
- Road
- Existing Walking Track
- Existing Shared Path
- Enhanced Walking and Cycling Connections
- High Amenity Neighbourhood Street (Blue - Green)
- Potential Connection
- Blue - Green Network Opportunity

* Hatched areas represent intensification or a change from one urban use to another within the existing urban area

Waipapa Road

Kerikeri Inlet

Rainbow Falls / Waianiwaniwa

Te Ahurea
The Stone Store
Kororipo Pā

Bay of Islands Golf Club

Kerikeri Road

Kerikeri Domain & Procter Library

Turner Centre

Waipapa

Kerikeri

Bay of Islands Airport

Wiroa Road

0   1km

1:40,000 @ A4

Te mahere mō Waipapa
The Plan for Waipapa

The spatial plan for Waipapa envisions the area as a growing commercial hub that complements Kerikeri, evolving into a thriving centre that supports community growth. The plan aims to develop Waipapa into a central hub for large-format retail, serving the wider area, while smaller format retail remains in Kerikeri, preserving its role as a traditional town centre.

By expanding on the existing large-format retail and encouraging complementary development, the plan seeks to attract more people from outside the area and boost the local economy. Through the implementation of the planning and urban design principles, the plan looks to establish a sense of arrival and improve the overall appearance and quality of industrial activities when viewed from State Highway 10 over time.

Commercial Urban Change

To support this vision, the plan focuses on improving the environment and infrastructure, including roads, public transport, and pedestrian pathways, to enhance accessibility and connectivity to the commercial core.

The plan also emphasises integrating green spaces and recreational areas within the commercial zones to create a pleasant environment for visitors, and sustainable development practices will preserve the natural beauty of the area. Providing the ability for commercial areas to serve both practical needs and contribute to an engaging urban environment underpins this strategy and ensures that Waipapa will continue to grow as a place people want to call home. By strategically planning retail areas, the plan connects shopping, recreation, and residential zones, supporting a vibrant and integrated community.

Residential Urban Change

The development of new homes will be staged along Waipapa Road (northern side), offering diverse housing choices.

The plan stages new residential development along Waipapa Road (northern side), providing diverse housing choices. It allows for medium-density options like terraced houses near existing and future local shops. This approach ensures residents have easy access to local parks, shops, and amenities, all within walking distance.

Residential growth will support the development of new and improved streets and a reinvigorated town centre, with a more functional layout for large-format retail. New local shops will be integrated into the heart of the growth area, conveniently located near homes, parks, sports fields, employment centres, and other social amenities.
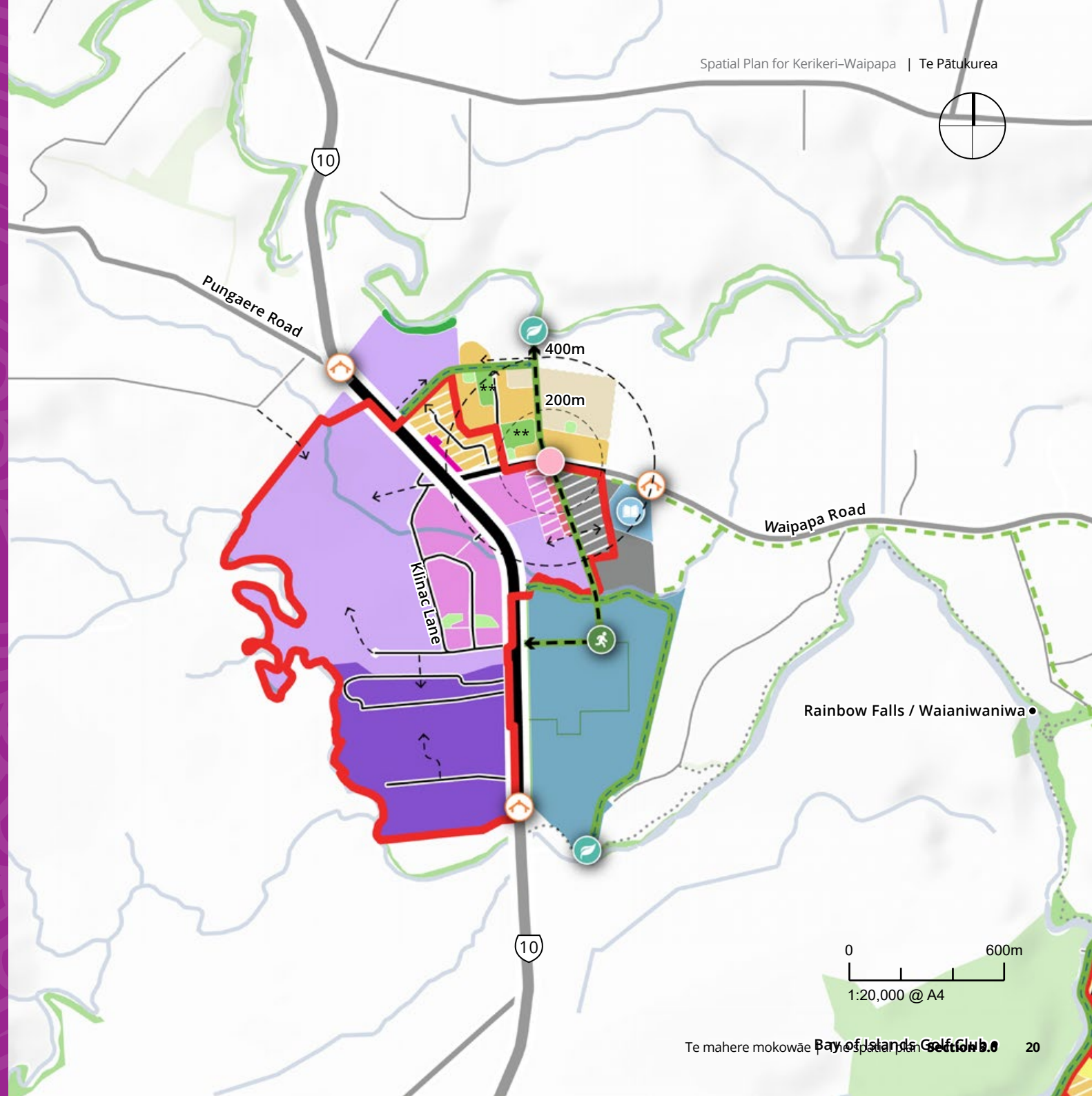
Te mahere mō Waipapa
The Plan for Waipapa

Waipapa

Kerikeri

Legend

▭	Existing Urban Area
■	Commercial Mixed Use
■	Small Footprint Retail
■	Large Format Retail
■	Medium Density Residential
■	Potential Future Medium Density Residential
■	Industry
■	Heavy Industry
■	Open Space
■	Sport and Active Recreation
■	Natural Open Space
■	High Value Community, Recreation and Education Facilities
🔵	School
■	Te Puāwaitanga
🔴	Local Shops and Amenity
⬡	Township Gateway
🟢	Blue - Green Node
🟢	Recreation Node
··········	Existing Walking Track
────	Existing Shared Path
- - - -	Enhanced Walking and Cycling Connections
◀---▶	High Amenity Neighbourhood Street (Blue - Green)
--- →	Potential Connection
◀===▶	Blue - Green Network Opportunity
◌	200m Walkable Catchment
◌	400m Walkable Catchment

* Hatched areas represent intensification or a change from one urban use to another within the existing urban area,

** Inline skating rink, tennis courts, and associated car parking at BaySport to be retained

Pungaere Road

Waipapa Road

Klinac Lane

400m

200m

**

**

Rainbow Falls / Waianiwaniwa ●

0   600m

1:20,000 @ A4

Industrial Urban Change

For industrial activities, the plan aims to expand the industrial zones to provide more land for industrial uses, supported by new roads to unlock underutilised land. Industrial areas will be strategically located to separate them from sensitive uses (e.g. houses), while also enabling opportunities for innovation and urban change. Expanding industrial areas will create more job opportunities and support local businesses. Improved infrastructure will enhance connectivity and access to services and make industrial growth more attractive and viable for businesses considering a move to the area.

The plan also ensures that industrial developments are sensitive to surrounding land uses, including future residential and natural areas. This will be achieved through measures to address flood risks and protect sensitive ecosystems.

Community Facilities and Parks

Te Puāwaitanga is envisioned as a dynamic, district-wide sporting hub, solidifying its role as a key centre for sports facilities. This transition will enable parts of the Baysport area to be repurposed for local parks and housing, supporting the growing community while preserving recreational amenities. The future uses of Te Puāwaitanga will be guided by a future master planning process as part of implementing this plan. This approach allows us to thoroughly explore and evaluate the available options in collaboration with our subject matter experts and the community. By taking the time to work through these options within a structure plan framework, we can ensure that the outcomes are well-informed, balanced, and aligned with community aspirations, optimising land use while delivering a cohesive urban environment that meets both current and future needs.

Blue-Green Networks

The plan promotes blue-green network connections, using land around streams and key ecological corridors to support ecological health, manage stormwater, and mitigate flood risks. This strategy also enhances public access to the awa (rivers), delivering positive social and cultural outcomes.

Transport and Connectivity

The plan introduces new intersections and connector roads to integrate growth areas with the existing road network, supporting vehicles, walking, and cycling. This enhanced connectivity will reduce reliance on State Highway 10, alleviating congestion at the Waipapa Road roundabout and supporting a more efficient local transport network.

Te mahere mō Kerikeri
The Plan for Kerikeri

Urban change in Kerikeri will be concentrated in and connected to the existing urban area, promoting land and resource efficiency and limiting suburban sprawl. The unique heritage of Kerikeri will be preserved and new urban change will enhance the character and vibrancy of the town. As a major destination in the Bay of Islands, the plan aims to enhance Kerikeri's role as a key retail, cultural, business, and tourism centre. It focuses on strengthening the town's unique character and services to attract more visitors.

The town centre will see more investment in streets and spaces, making it more people-friendly and appealing to tourists and locals alike. Enhanced tourism will increase spending in local businesses, benefiting the local economy and creating job opportunities in retail, tourism, and other related sectors.

Commercial Urban Change

The spatial plan supports small to medium-sized businesses by encouraging mixed-use developments that boost foot traffic along a central commercial core. This approach creates more job opportunities, attracts new businesses, and ensures efficient use of existing commercial land to maximize economic output from the town centre.

The plan also focuses on improving connectivity, with proposed projects like the new Kerikeri Central Business District[6] (CBD) Road and enhanced pedestrian and cycling connections. These improvements will strengthen economic development and attract new investments.

The plan acknowledges the need for future projects to further define the role and character of Kerikeri. It provides opportunities for medium and some large-format retail developments within the expanded commercial area, ensuring these are integrated into the town centre to support a vibrant and engaging urban environment.

The development of a riverside 'destination node' will be explored.

Residential Urban Change

Residential intensification will be enabled within a walkable distance of the core retail area (approximately 400 metres or a 5-minute walk). Further intensification within the commercial centre is planned through provisions in the Proposed District Plan. This will expand housing choice, improve access to essential services, and increase foot traffic, enhancing the vibrancy and economic viability of local businesses.

The plan supports the development of new streets and transport connections running parallel to Kerikeri Road, allowing a mix of commercial and medium-density residential uses to grow along this route. This will enhance commercial opportunities, increase vibrancy in the town centre, and provide homes close to schools and key amenities.
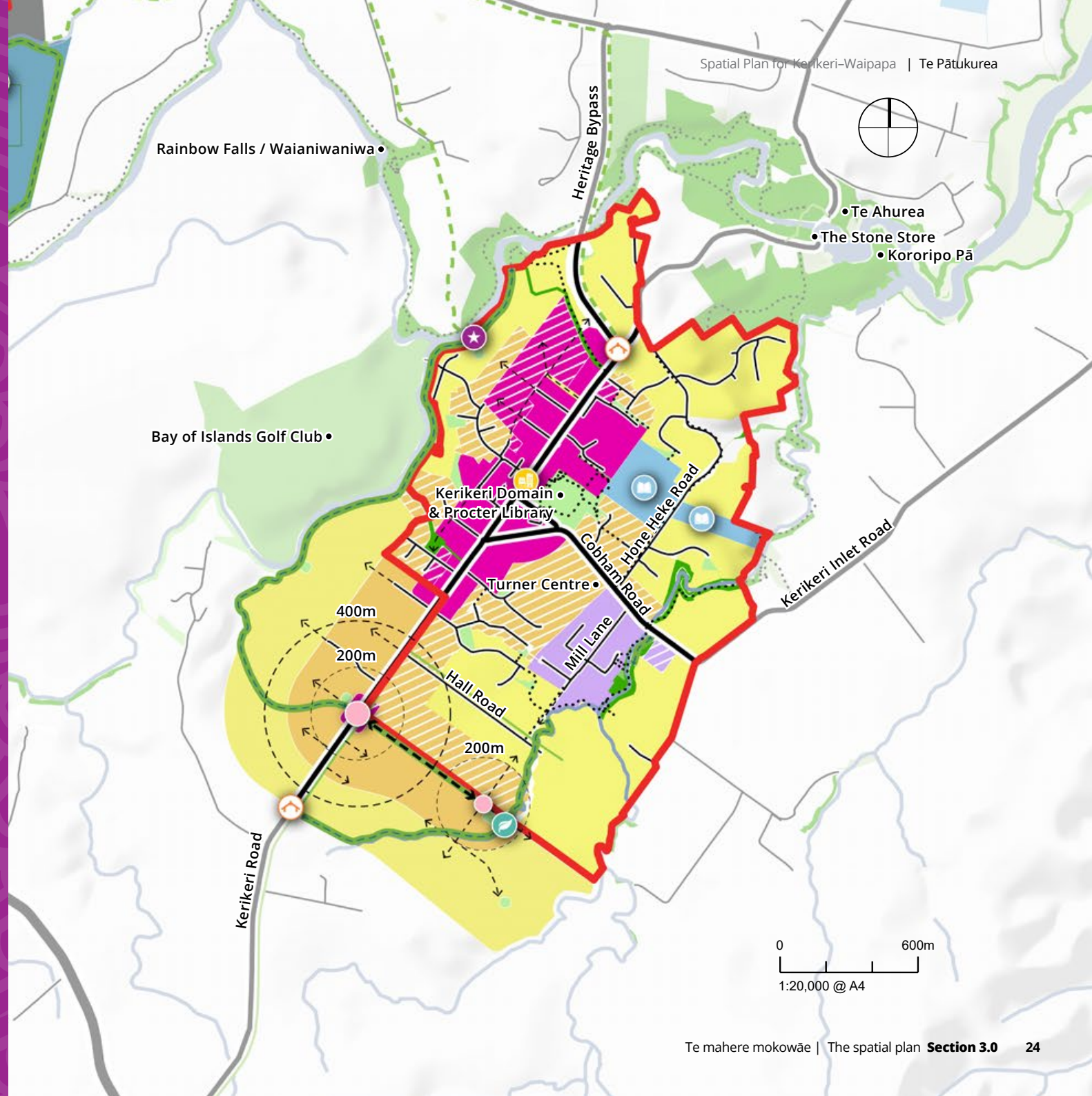
6   The Central Business District is the main area in the town where most shops, offices, and businesses are located.

Te mahere mō Kerikeri
The Plan for Kerikeri

Waipapa

Kerikeri

Legend

▭	Existing Urban Area
▮	Commercial Mixed Use
▮	Medium Density Residential
▮	Residential
▮	Industry
▮	Open Space
▮	Sport and Active Recreation
▮	Natural Open Space
📖	School
▮	Te Puāwaitanga
●	Local Shops and Amenity
●	Kerikeri Township Centre
⌂	Township Gateway
●	Blue - Green Node
★	Destination Node
··········	Existing Walking Track
▬▬	Existing Shared Path
▪▪▪▪	Enhanced Walking and Cycling Connections
◀▪▪▪▶	High Amenity Neighbourhood Street (Blue - Green)
◀ ─ ─	Potential Connection
◀▪▪▶	Blue - Green Network Opportunity
◌	200m Walkable Catchment
◌	400m Walkable Catchment

* Hatched areas represent intensification or a change from one urban use to another within the existing urban area

Rainbow Falls / Waianiwaniwa •

Heritage Bypass

• Te Ahurea

• The Stone Store

• Kororipo Pā

Bay of Islands Golf Club •

Kerikeri Domain
& Procter Library •

Turner Centre •

Hone Heke Road

Cobham Road

Mill Lane

Kerikeri Inlet Road

400m

200m

200m

Hall Road

Kerikeri Road

0   600m

1:20,000 @ A4

The plan supports greenfield expansion south of the existing urban area of Kerikeri, offering a blend of low- and medium-density housing options to cater to diverse lifestyle preferences. Grouped around these locations will be amenities such as small parks, local shops, cafes, and community facilities supporting a compact urban form that promotes walking and cycling and encourages more connected communities.

Blue Green Networks

The spatial plan integrates blue-green networks as part of this urban change, enhancing the community's connections to Te Taiao and expanding Kerikeri's network of walkways. This approach not only improves accessibility and mobility without needing a car but also enhances environmental sustainability by promoting ecological health and flood management.

Industrial Urban Change

The spatial plan also expands the existing industrial zone to accommodate future urban change, though this growth will be limited. The plan includes providing sufficient land for light industrial activities that support the local economy, such as manufacturing, warehousing, and logistics, primarily serving residents. Infrastructure improvements, including better road connections and utilities, are highlighted to support industrial growth. Additionally, the plan aims to minimize the environmental impact of industrial activities by promoting sustainable practices and ensuring better buffering from residential zones and adjoining waterways. Expanding the industrial area will create more job opportunities and support local businesses with infrastructure improvements enhancing the efficiency and productivity of industrial activities. In recognition of the sensitivity of the area, the plan promotes sustainable practices (including buffers and setbacks from rivers in recognition of the waterway and adjacent residential amenity) to integrate industrial land uses with the surrounding environment.

Culture identity and heritage

The plan recognises the importance of culture, identity and heritage. It includes urban design principles to enhance Kerikeri's existing identity and preserve its unique heritage. It recognises the role played by key institutions, such as The Turner Centre and Te Ahurea, in supporting and expressing local culture. The plan can support Kerikeri's status as a bilingual town, enabling more opportunities where te reo Māori is seen, heard and celebrated. The plan also acknowledges the value of including under-represented perspectives, such as those of local young people, in shaping the culture, identity and future of Kerikeri.

Contingent Future Growth Area

Council decided to adopt Te Pātukurea – Kerikeri-Waipapa Spatial Plan, based on the hybrid growth scenario (combining elements of scenarios D and E), being the growth scenario within the draft version.
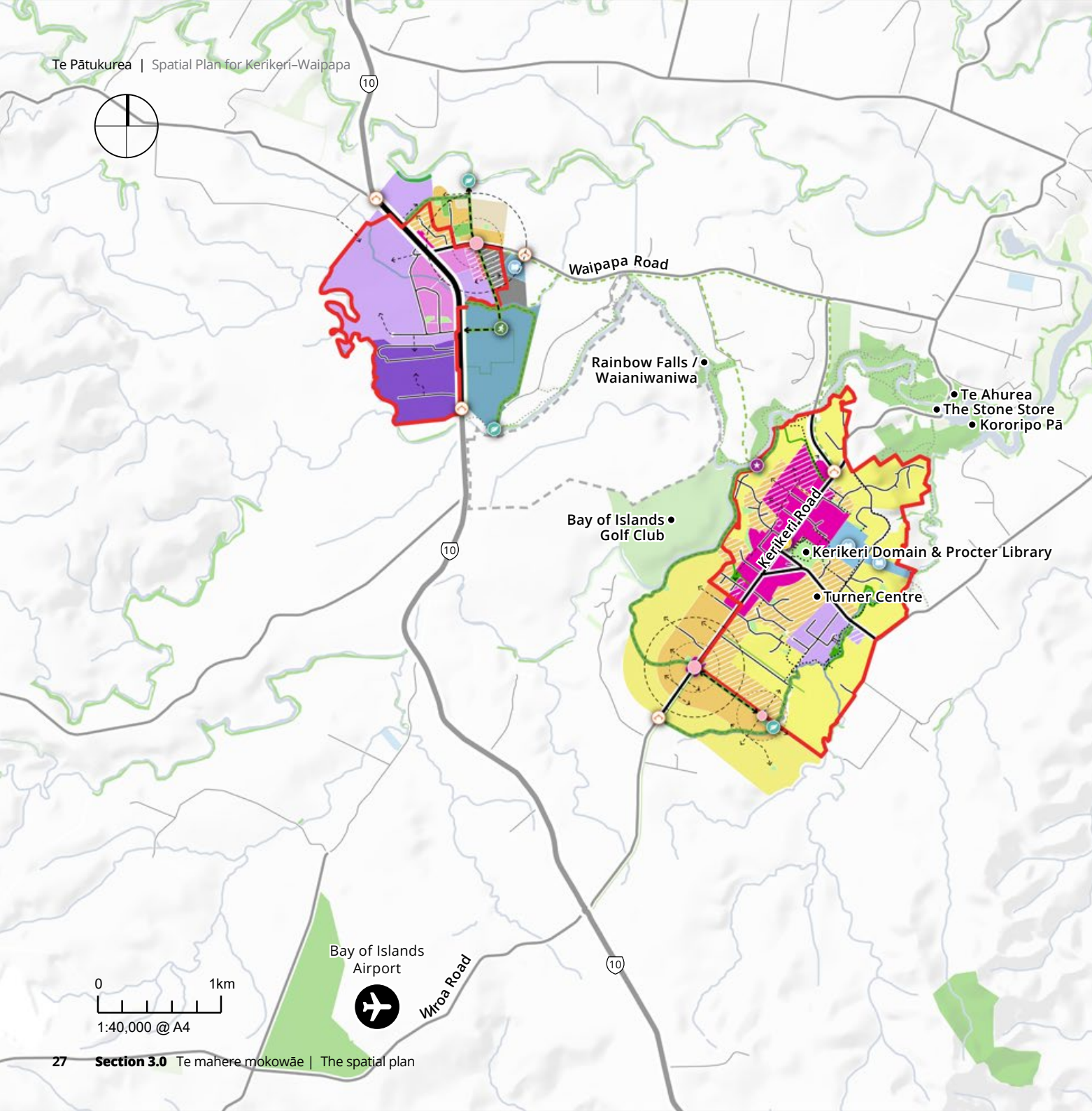
However, Council acknowledged that during consultation on the draft version of Te Pātukurea submissions were received in support of an alternative growth scenario (scenario F – Kerikeri Northwest Expansion), which proposes greenfield development in the northwest of Kerikeri, including flood mitigation infrastructure and developer-funded infrastructure.

To reflect the submissions and acknowledge its potential, scenario F has been added to this plan as a "Contingent Future Growth Area" subject to the following conditions:

i. that the proposal is progressed through appropriate statutory processes (e.g., re-zoning via the District Plan);

ii. that comprehensive flood mitigation infrastructure is designed and funded by the developer;

iii. that necessary infrastructure is provided at no cost to Council;

iv. that engagement with mana whenua demonstrates clear support and cultural alignment; and

v. that any future inclusion is consistent with regional spatial planning and community aspirations;

vi. that any future inclusion is done with support of the Golf Club.

Inclusion of scenario F in this way does not change the adopted growth scenario or the infrastructure planning basis of the Spatial Plan at this time, and any formal incorporation of this area will be subject to further consultation and/or plan review if required.

Scenario F is a conditional, developer-led Contingent Future Growth Area, shown on the map (see overleaf) using a dashed grey outline.

Waipapa Road

Rainbow Falls / •
Waianiwaniwa

• Te Ahurea
• The Stone Store
• Kororipo Pā

Bay of Islands •
Golf Club

Kerikeri Domain & Procter Library

Kerikeri Road

• Turner Centre

Bay of Islands
Airport

Wiroa Road

0   1km

1:40,000 @ A4

Te Tirohanga Whānui ā-Takiwā o Te Pātukurea
Te Pātukurea area overview

Waipapa

Kerikeri

Legend

▭	Existing Urban Area
■	Commercial Mixed Use
■	Small Footprint Retail
■	Large Format RetailV
■	Medium Density Residential
■	Potential Future Medium Density Residential
■	Residential
■	Industry
■	Heavy Industry
■	Open Space
■	Sport and Active Recreation
■	Natural Open Space
■	High Value Community, Recreation and Education Facilities
⊙	School
■	Te Puāwaitanga
⬚	Contingent Future Growth Area
●	Local Shops and Amenity
⌂	Township Gateway
▬10▬	State Highway
───	Road
··········	Existing Walking Track
───	Existing Shared Path
- - - -	Enhanced Walking and Cycling Connections
◄──►	High Amenity Neighbourhood Street (Blue - Green)
- - -►	Potential Connection
◄▬▬►	Blue - Green Network Opportunity

* Hatched areas represent intensification or a change from one urban use to another within the existing urban area

What urban change looks like

Intensification within existing urban areas

Te Pātukurea is designed to consolidate growth within the existing urban areas of Kerikeri and Waipapa. This consolidation is achieved by intensifying activities in and around the town centre and increasing residential density in key locations. This approach is designed to enhance the vibrancy and sense of community and optimise land use, while maintaining the environmental quality and landscape character of the townships.
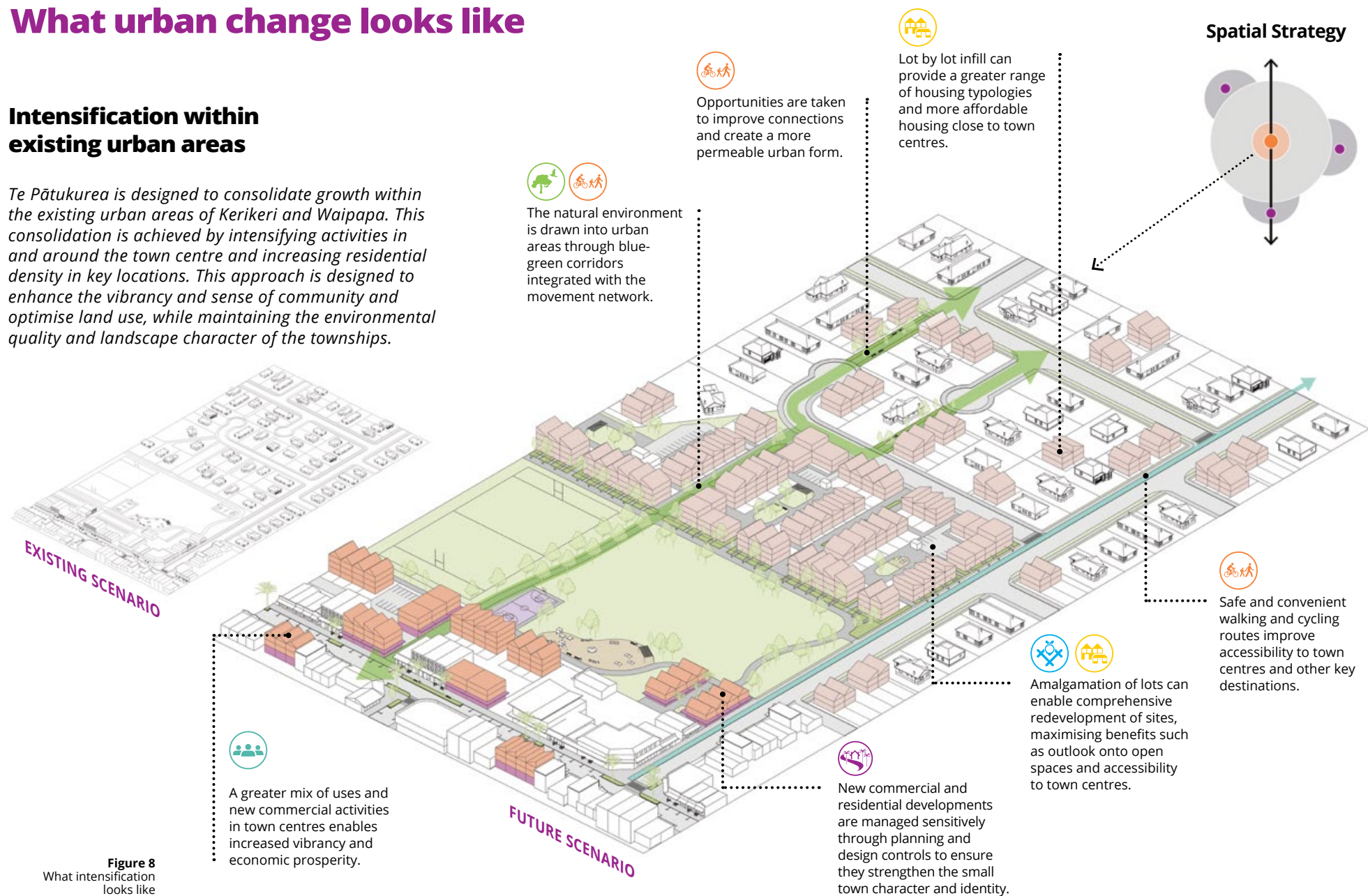
Spatial Strategy

Opportunities are taken to improve connections and create a more permeable urban form.

Lot by lot infill can provide a greater range of housing typologies and more affordable housing close to town centres.

The natural environment is drawn into urban areas through blue-green corridors integrated with the movement network.

Safe and convenient walking and cycling routes improve accessibility to town centres and other key destinations.

Amalgamation of lots can enable comprehensive redevelopment of sites, maximising benefits such as outlook onto open spaces and accessibility to town centres.

A greater mix of uses and new commercial activities in town centres enables increased vibrancy and economic prosperity.

New commercial and residential developments are managed sensitively through planning and design controls to ensure they strengthen the small town character and identity.

EXISTING SCENARIO

FUTURE SCENARIO

Figure 8
What intensification looks like

Opportunities for a mix of housing types

Smaller scale multi-unit development including duplexes offer greater housing choice. The scale of buildings steps down as accessibility to the town centre decreases.

Medium density dwellings including walk-up apartments and three storey terraces fronting open spaces maximise access to amenity and provide passive surveillance of the public realm.

Comprehensive redevelopment within walking distance of town centres supports their vibrancy and economic prosperity.

Figure 9: Housing mix

Medium density housing typologies

A combination of different medium density housing typologies will provide a range of housing options. Where blocks are redeveloped comprehensively densities of 40 - 48 dwellings per hectare are achievable with lot sizes of approximately 175 - 200m².

Walk-up apartments

Image Source: Construkt Architects

Image Source: Construkt Architects

Terrace housing

Image Source: Urban Plus

Image Source: NZ Institute of Architects

Duplexes

Image Source: Urban Plus

Image Source: Greater Auckland
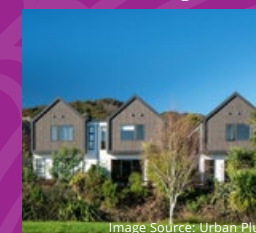
New Greenfield growth areas

Spatial Strategy

Te Pātukurea identifies new growth areas. These will provide for urban expansion of both townships to achieve a consolidated growth pattern and a compact urban form.

These areas provide opportunities for a range of different land uses and residential housing types, including medium density development in key locations. These areas also provide an opportunity to utilise natural features to clearly delineate the edge of each township. This approach to growth will optimise land use within the townships while maintaining the environmental quality of the surrounding areas.

1. Important natural and cultural features such as waterways are buffered from urban uses.

2. Community access to waterways is enabled.

3. Blue - green corridors enhance biodiversity and draw the natural environment into the urban area.

4. Highest densities are located close to key centres.

5. A compact and connected urban form supports future public transport ambitions.

6. Smaller lot sizes closest to key centres provide opportunities for different and more affordable housing typologies.

7. Key urban gateways to Kerikeri and Waipapa are defined in ways that reflect the area's cultural identity.

8. The urban structure is connected and permeable with the greatest permeability close to key centres.

9. Opportunities are taken to connect new urban areas with existing adjacent urban and rural residential areas.

10. Safe and convenient walking and cycling routes are integrated with blue - green corridors.

11. New centres provide a mix of uses to support the surrounding neighbourhood and are complementary to larger centres.

12. Community facilities and open spaces close to key centres provide spaces to gather and connect.

Figure 10
What growth in greenfield areas can look like

What urban change feels like

Urban change isn't just about buildings, roads, or infrastructure—it's about people and how they live, work, and connect within their community. To bring this to life, we've created personas, representing the type of people likely to call Kerikeri-Waipapa home over the next thirty-plus years.

These personas help us imagine what daily life might feel like once the vision of Te Pātukurea has been realised. But just like the community itself, these personas have evolved. In earlier reports, you might have met different characters navigating life in Kerikeri-Waipapa. However, as the community grows and changes, so do the people who live here. Some have moved on, new faces have arrived, and familiar stories have taken on new shapes.

These shifts aren't just about updating names or faces—they reflect the dynamic nature of Kerikeri-Waipapa. People's needs and lifestyles evolve, families grow, and newcomers bring fresh perspectives. By updating our personas, we ensure that our spatial plan remains relevant, inclusive, and grounded in the real-life experiences of our community.

The following personas are inspired by the types of people likely to shape Kerikeri–Waipapa's future. Through their stories, we invite you to imagine how life here could look and feel as Te Pātukurea's vision comes to life.

Nikau

Charlotte

Priya

Aroha & Tāne

Lina

Margaret

William & Jenny

Nikau is 8 and lives with his mum in a house she rents in south Kerikeri. He goes to Kerikeri Primary School; mum drops him off and picks him up most days, but some evenings he'll stay at a friend's place which is next to the school. In a few years he'll graduate to Kerikeri High School, across the road. For his last birthday Nikau got his first bike, and while he feels confident, he's not allowed to ride on the streets near home because there aren't safe cycling routes near his home. Ever since a school lesson about local tuna (eels) and hauhau (mudfish) he's been obsessed with visiting the stream and goes whenever his mum will take him, but safe access points aren't easy to get to from their home.

What Te Pātukurea will mean for him

Kerikeri is growing up around Nikau's home with him, resulting in new safe walking and cycling routes, ensuring he can get to school and bike to see his friends safely. He enjoys exploring the new green spaces and benefits from access to diverse activities and a supportive community environment.

The expansion in Waipapa provides new sports fields, playgrounds, and areas where he can participate in various activities and play with friends outside of school. On the weekends his mum takes him up there – Nikau loves participating in the community sports events, which help him stay active and engaged.

Charlotte is 15 years old and lives with her parents in Waipapa. She's an imaginative and curious teenager fascinated by science and technology, dreaming of becoming an inventor one day. In her free time, she builds gadgets, plays video games, and watches science documentaries. Charlotte loves photography and enjoys taking sunset photos and capturing landscapes for her social media, often using them as inspiration for her digital art. She prefers swimming over team sports and visits the local pool every weekend. Charlotte enjoys hanging out with friends at local cafés, chatting, and doing homework together. She's excited about the new community spaces and shops in Kerikeri and Waipapa, which give her more opportunities to socialise and explore. Her parents work full-time but always make time for family outings. They support her passion for discovery by taking her to the cinema and visiting local attractions. They hope that Kerikeri-Waipapa will continue to offer safe parks, good schools, and inspiring community spaces where Charlotte can learn and grow.

What Te Pātukurea will mean for her

Charlotte is excited about the new community spaces and shops in Kerikeri and Waipapa, giving her more places to hang out with friends and explore her interests. She loves the lively atmosphere of the new cafés where she can chat, do homework, and share her photography on social media. The improved walking and cycling paths make it easier for Charlotte to get around safely and independently. She enjoys visiting scenic spots for photography and exploring nature trails that inspire her digital art. With upgraded community facilities, Charlotte has more opportunities to participate in science workshops and creative activities that fuel her curiosity and passion for invention. The vibrant community events give her a chance to socialise and connect with other young people who share her interests. Charlotte's parents appreciate the safe, family-friendly environment that allows her to explore, learn, and grow. For Charlotte, Te Pātukurea means more freedom, creativity, and opportunities to connect with her community.

Priya is twenty years old and lives with her parents on Kapiro Road. She is not employed but is undertaking studies remotely and helps her parents by driving her younger siblings to and from school. Priya wants to find a home to rent with her friends which would be closer to the shops and activities in Kerikeri, but she needs to find full-time work to afford that. Priya enjoys the river walks in Kerikeri and trips to the beach. She's concerned about climate change and native wildlife and wants safe cycling routes.

What Te Pātukurea will mean for her

Priya enjoys the new affordable housing options and the vibrant community life in Waipapa. Development in Waipapa introduces new shops, restaurants, and entertainment options, creating a lively atmosphere that appeals to her and her friends. Kerikeri's urban change provides job opportunities and educational facilities, allowing her to find work and continue her studies locally. She benefits from the improved public transport and cycling routes that make it easy to commute to her job and social activities in both areas, reducing her reliance on a car. The focus on sustainability and green spaces aligns with her environmental values, giving her opportunities to engage in community gardening and conservation projects.

Aroha and Tāne live in Waipapa (mid-30s) with their three children (ages 2-6). They whakapapa to the area, with whanau in Waipapa and neighbouring rohe. As a bilingual couple, it's important to them that their children understand their culture. Tāne is employed as a builder; Aroha is looking to return to managerial office work after several years raising the kids. They like playing sports recreationally and look forward to their kids doing the same as they get older.

What Te Pātukurea will mean for them

Aroha and Tāne find it convenient to have work and childcare options close by in both Kerikeri and Waipapa. Urban change in Kerikeri provides new job opportunities and educational facilities, allowing Aroha to return to work while their children attend nearby schools and daycare centres. Waipapa's urban change offers affordable housing and recreational spaces, making it easier for them to maintain strong family connections and enjoy a balanced lifestyle, with easy access to both urban amenities and natural spaces. They appreciate the cultural and recreational facilities that enrich their community life, such as new sports fields, community centres, and cultural events.

Lina is a 34-year-old graphic designer who lives in a small rental unit near Kerikeri town centre. She has used a wheelchair since her late teens due to a spinal cord injury and works remotely for a design agency based in Wellington. Lina enjoys spending time at local cafés, visiting the library, and exploring nature trails when they are accessible. However, Lina faces several challenges navigating daily life. Public spaces, including some shops and streets, are not always designed with accessibility in mind, often making it difficult for her to move around town freely. Though she values her independence there are many things she can't do alone. Her sister, who lives nearby, helps her at home most days and takes her out often too – but this means she can't have a full-time job herself. Despite these challenges, Lina and her sister remain optimistic and are committed to fostering a more inclusive and connected Kerikeri.

What Te Pātukurea will mean for her

Many of the new homes are built with accessibility in mind – Lina took a lease on a new ground-floor unit in south Kerikeri where she can get around by herself. The new streets in her area have smooth, wide footpaths and connect to the riverside paths too. She can safely get to a new local café and dairy without stress and notices there seem to be other people on wheels out more too – kids on bikes, parents with prams, and older residents with walkers. The growing population also brings more healthcare services, meaning many fewer trips to Whangarei or Auckland. Her sister loves seeing Lina be so proudly independent but still cheerfully helps out a few times a week (and values having a bit more time to herself as well).

Margaret is a retired woman who has recently downsized to a rental in Kerikeri, where she lives with her small dog. She enjoys the peaceful surroundings and spends her days gardening, reading, and walking along the river walkways. Occasionally, she meets friends for coffee in Kerikeri town centre. Margaret lives alone but stays connected with her family, who visit on weekends. She values good community connections and would like improved public transport options and safer pedestrian pathways, especially for accessing local shops and river walking tracks. Margaret also wishes there were more places to walk her dog, as she enjoys spending time outdoors with her pet. She appreciates the relaxed lifestyle Kerikeri offers and hopes the community continues to grow while remaining connected and accessible.

What Te Pātukurea will mean for her

Margaret is excited about the improved transport options and safer pedestrian pathways in Kerikeri, making it easier for her to get around town. She appreciates the enhanced walkways that connect her to local shops and river walking tracks, allowing her to enjoy her peaceful walks with greater ease and safety. She is pleased to see more green spaces and community areas where she can meet friends for coffee or relax with her dog. Margaret values the sense of community and feels more connected with the new social spaces and events that bring people together. Margaret is especially happy about the new dog-friendly areas, giving her more opportunities to spend time outdoors with her pet. She enjoys the variety of walking routes and appreciates the thoughtful planning that keeps the river walkways peaceful while offering other spaces for dog owners.

William and Jenny are a middle-aged couple who recently moved to Kerikeri from Auckland. Jenny grew up in the Bay of Islands, and William grew up in Hamilton. They own their home and are financially comfortable but mindful of their expenses. Both are still working part-time to maintain their lifestyle and stay active. William works remotely as a consultant in the finance sector, while Jenny has taken up a flexible role at a local community organisation. They enjoy the balance of work and leisure, appreciating the pace of life in Kerikeri. Most of their extended family lives outside the area, but they are gradually building a social circle in their new community. William and Jenny value the sense of community and are keen to participate in local events and activities, hoping to strengthen their ties with Kerikeri. They are looking forward to making new friends and enjoying the relaxed lifestyle that Kerikeri offers.

What Te Pātukurea will mean for them

William and Jenny enjoy the vibrant mix of new shops and medical facilities in both Kerikeri and Waipapa. Thoughtful urban change planning has brought more healthcare services and social opportunities closer to their neighbourhood, ensuring they have convenient access to the care they may need as they grow older. They love exploring the new cafes and shops in Waipapa, which make their outings more enjoyable and diverse. The improved walking routes and public spaces help them stay active and connected to the community, giving them the freedom to safely explore new areas. William and Jenny also appreciate that the unique identities of Kerikeri and Waipapa provide them with a variety of experiences within a short distance, enriching their lifestyle with the perfect balance of local charm and modern convenience.

04

Te whanaketanga mai o tēnei mahere

How we developed this plan

Growth scenario development and engagement

From late 2023 and throughout 2024, we consulted and engaged with our partners, the Hapu Ropu Governance Group, stakeholders and the wider community, in the development of this spatial plan.

In late 2024, we asked the public to provide feedback on the Growth Scenarios Report, which included six scenarios we developed for Te Pātukurea.

In developing these scenarios, we set out to achieve the objectives set out on page 9, and were guided by the following principles for growth.

TE PĀTUKUREA PRINCIPLES			
Planning for higher growth	**Protecting horticultural land**	**Support for intensification**	**Establishing an 'identity'…**
As growth has historically exceeded projections, Te Pātukurea is planning for higher-than-expected growth.	The horticultural industry is important economically and culturally. To maintain and support this, it is critical that key horticultural land is protected from urban encroachment and unplanned rural lifestyle developments.	Intensifying within existing built-up areas is a cost-effective method of growth as it makes the most of existing infrastructure, while it also contributes to the vibrancy of town centres. Intensification can enable more housing choice and affordable options for our growing population.	…for both Kerikeri and Waipapa recognising what makes these areas special and enhancing this will help us build a community which we are proud of, and which is uniquely ours.

We established a robust evidence base, then analysed this evidence to develop options that would cater to urban change. These initial options were workshopped with our Hapū Rōpū Governance Group, elected members, and key stakeholders and then further refined. These initial options were then subject to an infrastructure assessment, to understand the initial water, wastewater, stormwater and transport requirements and costs for each scenario shown in Figures 11 and 12.

Feedback was recorded through a survey, online mapping tool, in-person events, long-form submissions, social media comments, and direct engagement with rangatahi (young people). In total, 771 pieces of feedback from the public were received. Most respondents showed support for the growth principles underpinning the scenarios and indicated support for greater choice in housing options. Safe and attractive neighbourhoods, vibrant and economically successful town centres, and access to community facilities, parks, and walking and cycling paths were identified as key priorities.

The process highlighted strong community support for Waipapa Focused Expansion (Scenario E), reflecting Waipapa's role as a commercial and industrial hub. Feedback emphasised priorities such as affordable housing, resilient infrastructure, and preserving the unique identities of both Kerikeri and Waipapa.

A recurring theme was the desire to combine elements from multiple scenarios to benefit both areas, underscoring the need for a balanced and integrated approach to urban change. While Waipapa was strongly favoured as a focus for future urban change, the community expressed a clear desire to ensure that Kerikeri is not overlooked and retains its village feel and character. The community strongly supported these centres growing independently and developing their own unique identities rather than merging into a single identity.

Figure 11:
Te Pātukurea Principles

Figure 12: Te Pātukurea growth scenarios (the following six maps)

Scenario A

Scenario B

Scenario C

Scenario D

Scenario E
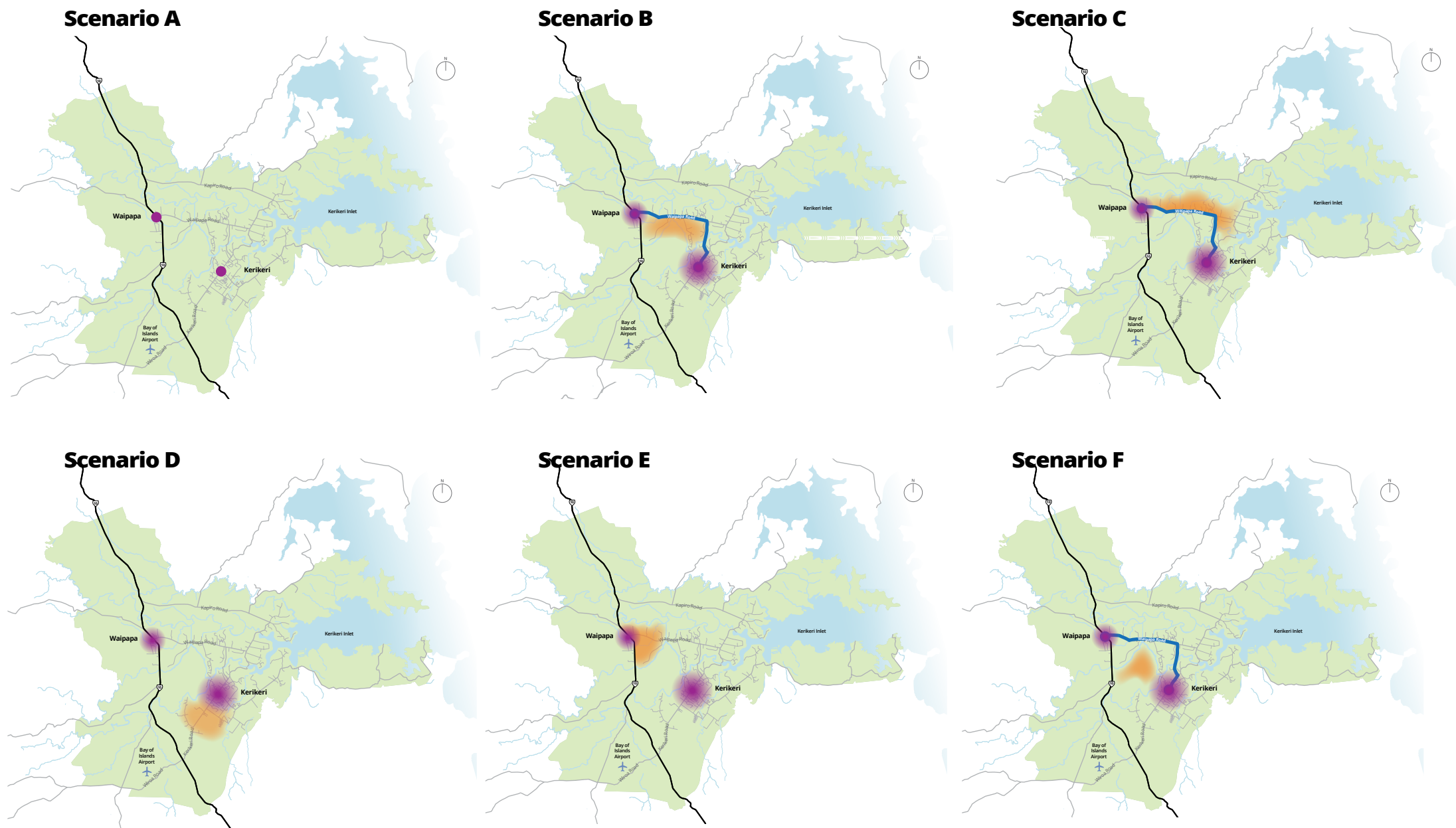
Scenario F

Growth Scenario evaluation
Identifying a preferred option

The development of a preferred growth scenario involved a comprehensive evaluation process, combining community feedback, infrastructure cost analysis, subject matter expert analysis through a multi-criteria assessment (MCA), and the Hapū Rōpū's cultural analysis. Each stage of the process allowed for different perspectives to be considered, ensuring a well-rounded approach to decision-making. This work was structured in phases, allowing technical analysis to progress while community engagement was underway.

Community feedback played a pivotal role in shaping the final recommendation.

The preferred scenario—a hybrid of Scenario D (Kerikeri South Focused Expansion) and Scenario E (Waipapa Focused Expansion)—was selected based on its ability to balance growth efficiently, strengthen key centres, and align with cultural and environmental priorities. This hybrid forms the foundation of Te Pātukurea, the spatial plan. Each scenario was assessed based on key factors, including infrastructure costs, resilience to natural hazards, transport efficiency, housing affordability, and cultural and environmental considerations.

The initial rankings are summarised below:

	B	C	D	E	F
Infrastructure cost analysis	3rd	2nd =	1st	4th	2nd =
Subject matter expert MCA	5th	4th	1st	2nd	3rd
Hapū Rōpū cultural impact analysis	4th	1st	2nd	3rd	5th
Community feedback	3rd	5th	2nd	1st	4th

Table 1: Initial Scenario Ranking

Scenario D: Kerikeri South Focused Expansion

- Ranked highest overall in expert analysis and infrastructure cost efficiency.
- Supports compact, infrastructure-efficient growth near existing networks.
- Enhances transport connectivity and access to social infrastructure.

Scenario E: Waipapa Focused Expansion

- Most preferred by the community, with strong support for Waipapa's growth.
- Strengthens Waipapa's role as a business and employment hub.
- Enables a mix of housing and commercial development but requires infrastructure upgrades.

Scenario C: North Waipapa Road Expansion

- Ranked highest in the Hapū Rōpū cultural impact analysis due to lower environmental risks and minimal disruption to significant sites.
- Follows an existing development pattern but would require substantial new infrastructure.

Scenario B: South Waipapa Road Expansion

- Scored lower due to flood risks and higher infrastructure costs.
- Would improve connectivity but raises concerns about long-term resilience.

Scenario F: Kerikeri Northwest Expansion

- Ranked lower due comparatively higher infrastructure costs, impacts on highly productive land and environmental constraints.
- Requires significant new infrastructure with limited benefits.

	B	C	D	E	F
Infrastructure cost analysis	3rd	2nd =	1st	4th	2nd =
Subject matter expert MCA	5th	4th	1st	2nd	3rd
Hapū Rōpū cultural impact analysis	3rd	2nd	1st =	1st =	4th
Community feedback	3rd	5th	2nd	1st	4th

Table 2: Final Scenario Ranking

As part of the evaluation process, a workshop was held with the Hapū Rōpū after the consultation period had closed and the feedback was summarised. This workshop was held so that Hapū Rōpū could examine the scenarios from a broader perspective, taking into account factors other than cultural considerations. Following this discussion, Hapū Rōpū identified support for Scenarios D and E, acknowledging there is some overlap between Scenarios C and E (focus on Waipapa).

The combination of Scenarios D and E was chosen as the preferred growth approach because it provides a balanced and strategic framework for the future of Kerikeri-Waipapa. Scenario D supports Kerikeri's role as a cultural and commercial centre, while Scenario E strengthens Waipapa as a key business and employment hub. This hybrid approach ensures that urban change is cost-effective, making use of existing infrastructure while accommodating future demand. It also reflects community and Hapū Rōpū priorities, with strong public support for growth in Waipapa and efficiently utilising existing infrastructure. Please refer to Growth Scenarios Evaluation Report for further details.

Developing the spatial plan

Since confirmation of the preferred hybrid scenario in December 2024, we have been working to complete the spatial plan.

With a hybrid scenario, the distribution of growth needed to be reconsidered, and the percentage distribution of residential, commercial, and industrial growth between Kerikeri and Waipapa redefined. We also needed to revisit our assumptions around infrastructure needs. Once this process was tested and completed, we began the process of spatially identifying the distribution of land use activities between Kerikeri and Waipapa.

To do this, we finalised our Planning and Urban Design Principles, refined the Wāhi Toitū (no go) and Wāhi Toiora (go carefully) areas, reviewed our economic assessments, confirmed our infrastructure needs and density assumptions, and defined walkable catchments.

Some key metrics and assumptions are summarised below. Details of this process can be found in the Mapping Technical Report. The Planning and Urban Design Principles are set out in further below.

Wāhi Toitū are our no-go areas and Wāhi Toiora are 'proceed carefully areas'. These areas are a result of constraints mapping and Hapū Rōpū input, which identify areas where development is constrained. By mapping our constrained areas, we were able to identify those areas suited to further development.

The constraints mapping was reviewed to identify data gaps, leading to the incorporation of additional factors such as slope and easements. Easements, including those for utilities, access, and drainage, can sometimes limit how land can be used and built upon. Using the constraints data, a map was created to highlight developable areas, providing a foundation for identifying potential future growth areas (see Figure 13). Areas that are darker green are more appropriate for development and growth, whereas areas in white are not.

Growth distribution between Kerikeri and Waipapa

When considering the distribution of residential, commercial, and industrial land uses between Kerikeri and Waipapa, the following assumptions were made, based on the evidence gathered:

a. Household growth will occur in the short and medium-term in areas that have access to existing infrastructure. For Te Pātukurea, this means that we will expect to see residential growth in the urban areas of Kerikeri ahead of household growth in Waipapa

b. The existing centre at Kerikeri is better placed for expansion of commercial land use

c. There is some need for industrial land in Kerikeri, while the bulk of industrial growth is better placed in Waipapa due to the proximity to the state highway network and existing industrial land use. It has been assumed that future industrial development in the area will be serviced.

In respect to residential distribution, the following revised growth distribution percentages were confirmed for the hybrid scenario:

	Brownfield	Greenfield
Kerikeri	15–25%	75–85%
Waipapa	30–40%	60–70%
Rural land within the study area	5%	

Table 3: Brownfield, greenfield and rural growth distribution

Historically, rural areas saw large portion of residential growth (up to 50%). Reducing the residential distribution on rural land to 5% reflects the ambitious and aspirational nature of the plan, and the drive to achieve more affordable housing types within the study area. It also reflects the outcomes of the community consultation and evaluation process.

Figure 13

Developable land

Waipapa

Kerikeri

Legend

▭	Te Pātukurea Study Area Boundary
▭	Existing Urban Area
■	Highly Developable Land
■	Wāhi Toiora (Go Carefully)
□	Wāhi Toitū (No Go)

Waipapa Road

Kerikeri Road

Bay of Islands Airport

Wiroa Road

0   1km

1:40,000 @ A4
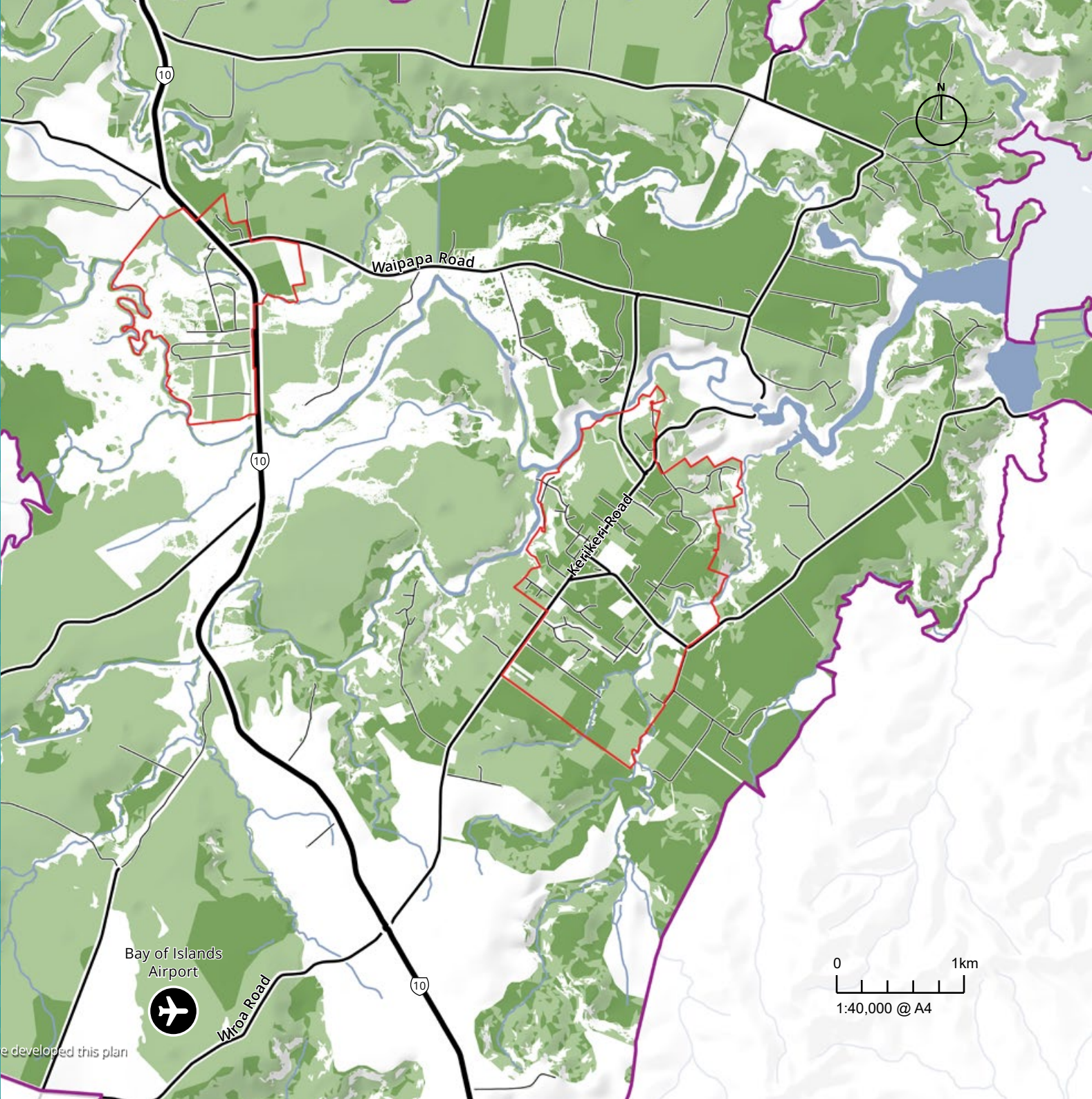
In respect to the distribution of commercial and industrial growth, the following assumptions were confirmed:

	Commercial	Industrial
Kerikeri	70–80%	25–35%
Waipapa	20–30%	65–75%

Table 4: Commercial and industrial growth distribution

Housing Density

Since the initial growth scenario plans didn't separate low- and medium-density areas, a study was done to figure out the right density levels. Density helps us understand how many homes can fit in existing urban areas and how much new land is needed.

The study found that for medium-density development (either by intensifying existing areas or in new areas), we need about 40-48 homes per hectare. This

is based on enabling different types of housing, with typical lot sizes between 145-175 square metres, including walk-up apartments, terraces, and duplexes. including walk-up apartments, terraces, and duplexes.

Figure 14:
Medium Density Housing Typologies

Walk-up apartments

Image Source: Construkt Architects

Image Source: Construkt Architects

Terrace housing

Image Source: Urban Plus

Image Source: NZ Institute of Architects

Duplexes

Image Source: Urban Plus

Image Source: Greater Auckland

Walkable catchments

A walkable catchment refers to the area within a comfortable walking distance from a specific point, such as a public transport stop, school, or commercial centre. A walkable catchment with a radius of 400 or 800 meters roughly translates to about a 5 to 10-minute walk (respectively). This distance is considered manageable for most people to walk without significant effort. Establishing a walkable catchment is considered appropriate in supporting a compact and sustainable urban form.

Key to this analysis was identifying constraints and opportunities, including pedestrian walkways that allow safe and direct access to a town centre, and opportunities to improve the walkable catchment (i.e. future connections, intensification around community facilities on the edge of the catchment). Other factors, such as signage and topography were also considered, as these can impact perceptions of walking distances and how far someone is willing to travel. Based on the above analysis, the following walkable catchments were recommended:

	Catchment extent	Comment
Kerikeri	**400m**	This catchment is based on a walking distance from the existing core retail area within the town centre. The catchment is smaller as there are existing buildings and constraints.
Waipapa	**400m/800m**	This catchment is based on a future residential and commercial layout (see the Spatial Plan Maps). This catchment can expand to 800m as there are no existing constraints and walkability can be integrated into the design of a future community.

Table 5: Kerikeri and Waipapa walkable catchments

Kerikeri existing walkable catchment

Legend

Walkable catchment

Infrastructure allocation

The proportion of land required for infrastructure and other amenities related to support development is 32%. The reason an allocation is set is to be able to confirm the space needed for infrastructure as well as housing when identifying areas for development. The 32% allocation is a common metric used in spatial planning and includes the areas needed for: local roads, footpaths and below-ground infrastructure. Additionally, provision has been made for five neighbourhood parks, each approximately 0.2 hectares in size: two in Waipapa and three in Kerikeri.

The indicative infrastructure requirements for water, wastewater, stormwater and transport are set out in Table 6. More details on the infrastructure assessments and assumptions are outlined in our 3 Waters Assessment and Transport Assessment. The full extent of infrastructure requirements listed below are currently unfunded and will require Council approval before implementation.

Infrastructure	Indicative requirement	Indicative cost
Transport	• Intersection upgrades • Roading connections • Footpath/shared path improvements • Pedestrian crossings • Bus service and bus stops.	**$77M-$103M**
Stormwater	• Suitable outlet/discharge locations to existing water courses will need to be investigated due to constraints • Investment into upgrading existing pipe networks will be required to manage growth • Surface water protection zones to the Kerikeri River network may make water quality criteria more rigorous for developers.	**Uncosted**
Water	• Kerikeri water treatment plant upgrades • A new water source or increased take from existing sources • 3.2km of water pipe upgrades • Additional reservoir storage • Booster pump upgrades at Kerikeri and Waipapa reservoirs.	**$38M-$80M**
Wastewater	• Kerikeri wastewater treatment plant upgrades • A small-scale, modular wastewater treatment plan for Waipapa • 3.3km of new or upgraded wastewater pipes • Pump upgrades (x4) • New pump stations (x2).	**$30M-$65M**

Table 6: Indicative infrastructure requirements

Planning and Urban Design Principles

A key tenet of this spatial plan is that urban change is accommodated in an appropriate way and that it avoids excessive sprawl, by considered the most suitable locations for people and businesses, and making the most use of our existing infrastructure. This means that much of the forthcoming urban change will occur within our existing urban environment. It's important to note that it won't all happen at once – change will be staged over 30 years.

Done well, intensification can enhance community vibrancy, improve safety, accessibility and connectivity, and provide greater housing choice and housing affordability, all while preserving our towns' character, our natural environment and our highly productive soils. To ensure it is done well, we have established six key Planning and Urban Design principles, which will form the basis for an Urban Design Framework that will guide the delivery of development 'on-the-ground'.
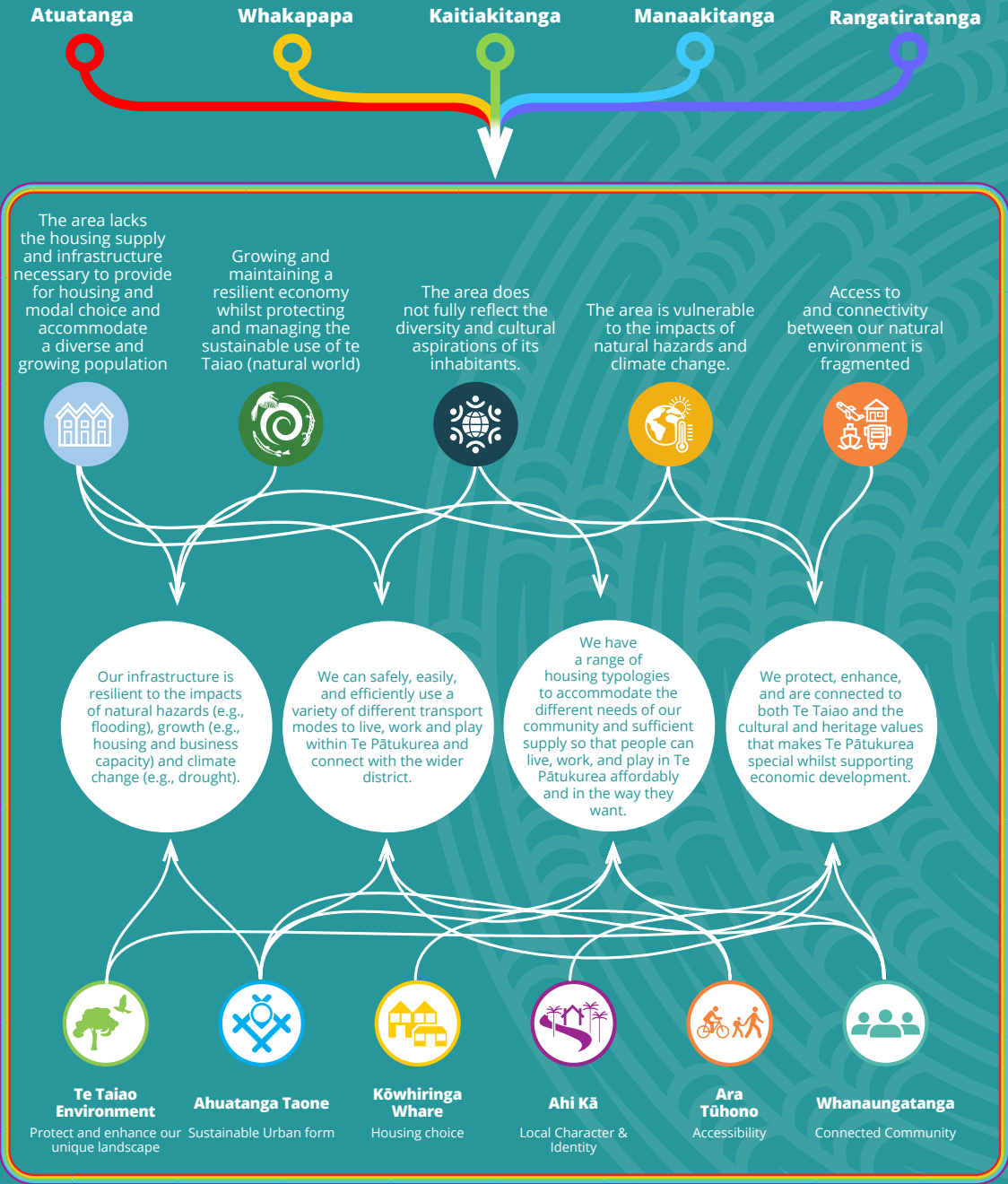
These are presented in Figure 16.

Figure 16:

Linking Community Challenges to Plan Objectives and Urban Design Principles

Te Pātukurea addresses key challenges identified by our community. Guided by cultural values, the plan sets strategic objectives that informed the development of our urban design principles. The diagram to the left illustrates the connection between the key challenges identified by our community and how they shaped the plan's objectives and urban design principles, ensuring a cohesive and community-focused approach to growth.

Atuatanga · **Whakapapa** · **Kaitiakitanga** · **Manaakitanga** · **Rangatiratanga**

The area lacks the housing supply and infrastructure necessary to provide for housing and modal choice and accommodate a diverse and growing population

Growing and maintaining a resilient economy whilst protecting and managing the sustainable use of te Taiao (natural world)

The area does not fully reflect the diversity and cultural aspirations of its inhabitants.

The area is vulnerable to the impacts of natural hazards and climate change.

Access to and connectivity between our natural environment is fragmented

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).

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.

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.

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.

Te Taiao Environment — Protect and enhance our unique landscape

Ahuatanga Taone — Sustainable Urban form

Kōwhiringa Whare — Housing choice

Ahi Kā — Local Character & Identity

Ara Tūhono — Accessibility

Whanaungatanga — Connected Community

Te Taiao
Environment

Protect and enhance our unique environment

- Exercise kaitiakitanga through appropriate buffering and separation of urban areas from natural and cultural features of significant importance.
- Acknowledge the relationships between people and the natural environment by providing for mahinga kai gathering, access to waterways, enhanced biodiversity and protection of taonga species.
- Draw the natural environment into urban areas through blue-green corridors that are integrated with the movement network and social infrastructure.

Ahuatanga Taone
Sustainable Urban Form

Achieve an effective and efficient pattern of development

- Ensure a compact and efficient urban form which is supportive of future public transport aspirations.
- Locate medium density housing closest to town and neighbourhood centres and social infrastructure.
- Support a mix of activities and people-focused public spaces in town centres to encourage their use and increased vibrancy.
- Consider grouping activities which are complementary to each other to support efficient patterns of development.
- Enable the efficient provision of infrastructure through medium density housing in appropriate locations.

Kōwhiringa Whare
Housing Choice

Foster increased diversity in housing choices

- Support Rangatiratanga by providing a wider range of housing typologies to ensure suitable and affordable housing options for all ages, household sizes, and lifestyle preferences.
- Encourage housing that enables people to remain living in their community as they age.
- Ensure different housing typologies integrate well into the urban environment and contribute positively to the local character.

Ahi Kā
Local Character & Identity

Reinforce an authentic local character and identity

- Contribute to the strong sense of place through story telling that nurtures mana whenua and European cultural narratives and natural and horticultural landscapes.
- More clearly define an authentic built character which is reflective of place.
- Develop unique identities for Kerikeri and Waipapa which build on their distinctive local character and celebrate their differences.
- Strengthen the small-town village character and charm of Kerikeri.
- Improve the sense of arrival into Kerikeri and Waipapa by defining key urban gateways reflective of cultural identity.

Ara Tūhono
Accessibility

Create a safe, efficient, and legible movement network

- Create a connected and permeable urban structure with a clear hierarchy of streets and key routes.
- Ensure high accessibility to town centres, employment, recreational and community infrastructure through a legible and connected network.
- Reduce the need for local car trips and promote physical activity by providing safe and convenient walking, cycling, and micromobility options which are accessible for all ages and abilities.

Whanaungatanga
Connected Community

Foster social cohesion and community connectedness

- Ensure collaborative processes underpin decisions that affect the wider community.
- Locate social infrastructure such as parks and community facilities which support community connectedness. Encourage supporting social infrastructure, such as schools, to co-locate with other community facilities where possible.
- Encourage a range of activities that contribute to vibrant and economically successful centres which provides opportunities for all, including supporting tourism.
- Create safe and socially connected neighbourhoods through spaces for social interaction and gathering which express our cultural values, arts and local identity.

Implementation plan

This implementation plan sets out the high-level actions that Council will need to take to deliver Te Pātukurea. Whilst the spatial plan is a 30-year strategy, the implementation plan looks at the actions required in the short, medium and long-term.

The actions in this implementation plan and associated timings are indicative and based on our current understanding. The implementation plan will be reviewed regularly, and require input from stakeholders, central government agencies, the community as well as developers. In this context, the detail of the actions will be further refined to align with council work programmes (such as the Long-term Plan).

Council acknowledges the important role of hapū in shaping the future of Kerikeri-Waipapa and is committed to supporting their aspirations, particularly in relation to housing, social wellbeing, economic development, and cultural revitalisation. As part of the spatial plan's implementation, Council will explore ways to assist hapū in developing their own strategic and planning frameworks in areas of significance to them. This includes maintaining and strengthening their involvement in guiding the development of the area, and supporting efforts to identify and protect sites of cultural, historical, and environmental importance. Opportunities for co-governance and co-management will also be explored, ensuring that hapū have a meaningful role in shared decision-making processes.

All actions will be subject to available resources and future Council decisions, with a focus on building enduring partnerships that reflect the values and priorities of hapū in the Kerikeri-Waipapa area.

Staging of urban change and investment

The plan directs 95% of future growth within and around the existing builtup areas of Kerikeri and Waipapa. This reflects the plan's ambitious goal to promote urban change, enabling more affordable housing. This in turn will require a review of the rural framework (in the district plan) for the study area, which may result in future plan changes.

For instance, areas identified as greenfield will not be progressed for upzoning until there is certainty that funding and provision of infrastructure will be provided to service the relevant greenfield area (funded by developers or planned within LTP or infrastructure strategy (or similar)).

It is expected that urban change will occur in the short and medium-term in areas that have access to existing infrastructure. For Te Pātukurea, this means that we may expect to see residential and commercial growth in the urban areas of Kerikeri, and industrial growth in urban Waipapa, within ten years. Intensification in our existing urban environments is a priority. These areas already offer community amenities and services which make intensification / urban living more attractive. Figure 17 illustrates the staging of urban change, highlighting areas where growth is expected to occur in the short, medium, and long term. guidance for the development of specific areas.

They included detailed maps and plans showing the layout of roads, open spaces, residential and commercial areas, and outline the staging and implementation of development.

Figure 17

Staging of urban change

Directing growth to within and immediately adjacent to the existing built-up environments of Kerikeri and Waipapa and away from rural areas. Reducing the residential distribution on rural land to 5% reflects the ambitious and aspirational nature of the plan, and the drive to achieve more affordable housing types within the study area. Limit growth in rural areas will be explored in future plan changes for downzoning rural residential and lifestyle areas.

Residential development will progress more slowly in areas where key infrastructure, such as new or expanded wastewater, water and stormwater schemes and new or upgraded roads, is needed to enable growth. This includes the greenfield areas identified for medium density growth in Waipapa, and in the greenfield areas of Kerikeri, where medium and lower density housing has been signalled. Figure 18 illustrates the staging of infrastructure required to support this urban change.

Legend

Transport

- Short term
- Medium term
- Long term

0   1.25   2.5   5 Km
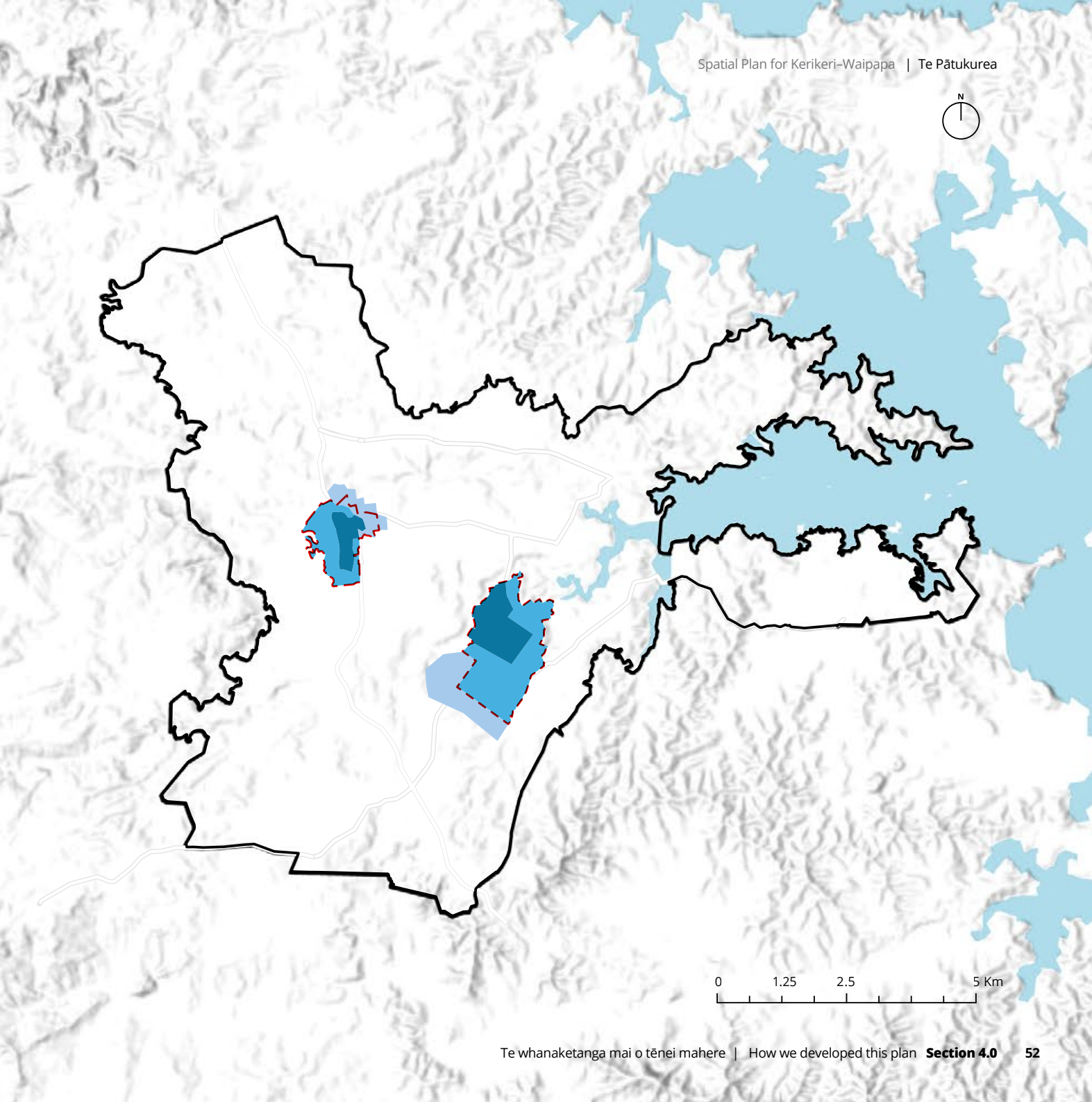
Figure 18

Staging of infrastructure

The projects and initiatives identified in this plan are not committed until council includes funding in its Long-Term Plan or through external funding, and the timing and necessity of the project(s) will need to be reviewed as part of any Long-Term Plan.

The projects and initiatives identified in this plan are not committed until council includes funding in its Long-Term Plan or through external funding, and the timing and necessity of the project(s) will need to be reviewed as part of any Long-Term Plan.

Legend

Staging

1	Kerikeri CBD Bypass Planning Stage
2	Improve Kerikeri WTP capacity
3	Kerikeri Rd & Waipapa Rd upgrades
4	Kerikeri WTP upgrade
5	Kerikeri WWTP and network upgrades
6	Kerikeri intersection upgrades
7	Waipapa intersection upgrades
8	SH10 upgrades near Waipapa
9	Extend Kerikeri WW network
10	New Waipapa WWTP and network

Transport

——	Short term
——	Medium term
——	Long term

3 Waters

——	Short term
——	Medium term
——	Long term
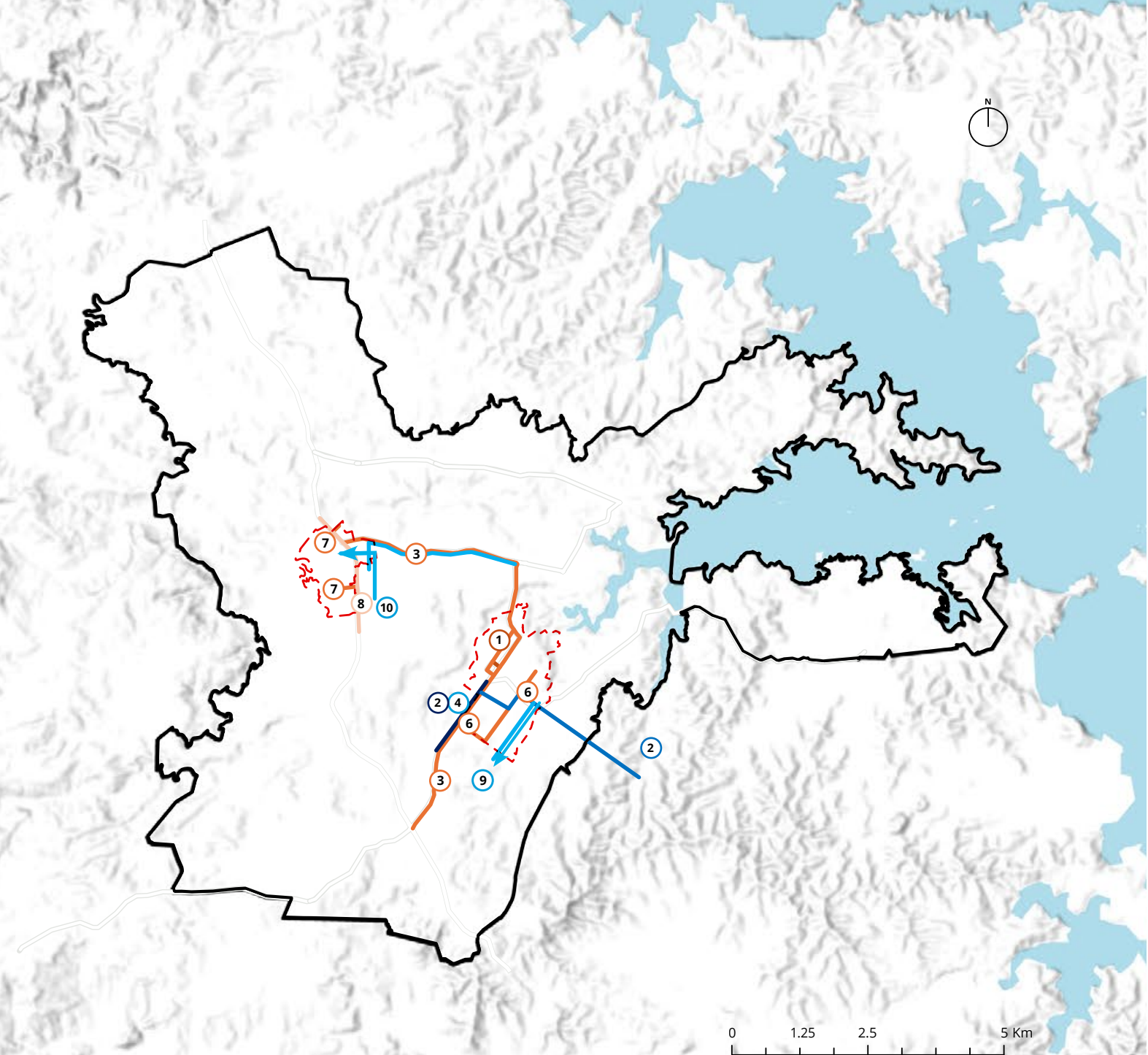
Monitoring and Evaluation

The spatial plan is a long-term strategic document that cannot be delivered all at once and will not result in immediate change. To achieve the outcomes and to deliver housing, we need to take actions over a long period of time. Ongoing monitoring and evaluation of development will assist evaluating how our urban areas are growing and whether there is a need to bring forward, push back, or re-align the zoning and infrastructure servicing of land in response to demand.

Monitoring, review and responding to change as necessary is essential to the effectiveness of the plan. In this context, we propose to:

- Establish monitoring and evaluation responsibilities for Council

- Undertake monitoring required of Tier 3 Authorities as per the NPS-UD

- Annual updates and subsequent Council endorsement of the Implementation plan.

Integration with the current hearings process

Spatial plans guide a district plan. Spatial plans guide future zoning changes and show where new infrastructure will be needed as more land is required for businesses and housing over the long term.

We notified our PDP in 2022, and hearings on submissions started in May 2024 and will conclude in November 2025. Where possible the PDP will incorporate outcomes from the spatial plan. These outcomes may include re-zoning some

business and residential land within the area subject to the spatial plan.

Some outcomes sought in the spatial plan will need to be incorporated through future district plan changes. These may include additional re-zoning (which can include "up" or "down" zoning) and changes to district plan provisions in the short to medium term, as well as future district plan changes to implement structure plans in the longer term.

Urban Design Framework and Structure Plans

The Planning and Urban Design Principles that are outlined in this spatial plan will be further refined in an Urban Design Framework. This Framework will detail how these principles will be actioned on the ground and will include guidelines for the design and development of new urban areas as well as existing ones. The Framework focuses on creating high-quality, sustainable, and liveable environments by addressing aspects like building design, public spaces, streetscapes, and overall urban form.

Whilst a spatial plan provides a broad, strategic vision to manage growth and change, a structure plan offers detailed guidance for the development of specific areas. They included detailed maps and plans showing the layout of roads, open spaces, residential and commercial areas, and outline the staging and implementation of development.

The Implementation plan references structure plans for Kerikeri and Waipapa. These will be developed in accordance with the Urban Design Framework and will inform future plan changes.

Implementation Plan

Te Pātukurea: Related objectives
Objective **1** Objective **2** Objective **3** Objective **4**

Monitoring and Evaluation Framework	Related objectives	Short term (years 1-3) 25	26	27	Medium term (years 4-10)	Long term (year 11+)	Rationale
Establish monitoring and evaluation framework	1, 2, 3, 4	●					This framework will be designed to track progress, assess outcomes, and measure the effectiveness of the plan over time. It will help us understand whether we are achieving our objectives, while also capturing data on growth and change to evaluate progress and inform necessary adjustments. The results of this monitoring will provide critical input for identifying triggers for infrastructure upgrades and will support compliance with National Policy Statement for Urban Development 2020 (NPS:UD) Tier 3 monitoring requirements.
Allocate implementation responsibilities (monitoring and evaluation) internally	1, 2, 3, 4	●					Allocating responsibilities ensures clear accountability and effective coordination internally and supports better planning, resource allocation, and monitoring of progress towards the spatial plan's objectives.
Implement monitoring and evaluation framework	1, 2, 3, 4	●━━━━━━━					Ongoing data collection and monitoring help us keep track of how things are going, spot any problems early, and make better decisions.
Investigate opportunities to develop Smart Cities/ Internet of Things (IoT) initiatives	1, 3		●				Developing Smart Cities and leveraging Internet of Things (IoT) initiatives can significantly support growth by improving how cities operate, enhancing quality of life, and fostering economic development. Council will explore these planning tools to help manage change.

Strategic Relationship / Advocacy

Strategic Relationship / Advocacy	Related objectives	25	26	27	Medium term (years 4-10)	Long term (year 11+)	Rationale
Establish an Implementation Steering Group	1, 2, 3, 4	●					The Implementation Steering Group ensures the community's needs, values, and priorities are represented throughout the process. It fosters shared ownership and transparency in delivering the plan. A diverse membership is key—Community Board representation connect the plan to local governance, while Hapū representation brings mana whenua perspectives and kaitiakitanga. Young people's participation ensures their unique perspectives are recognised, valued and included.
Explore co-governance and collaboration opportunities with hapū	1, 2, 3, 4	●					Explore opportunities to maintain and strengthen hapū involvement in guiding the development of the area and achieving the objectives of the spatial plan, and ways to assist hapū in developing their own strategic and planning frameworks in areas of significance to them, including in housing, social, economic, and cultural development. Support strengthening relationships between council and tangata whenua.
Continue engagement with Ministry of Education	1, 2, 3	●					Collaborating with and advocating to secure funding and alignment on transport infrastructure, network capacity and planning, enhancing connectivity and safety across the growth areas and achieving modal shift.
Continue to advocate for transport outcomes with NZTA	1, 3	●					Collaborating with and advocating to secure funding and alignment on transport infrastructure, network capacity and planning, enhancing connectivity and safety across the growth areas and achieving modal shift.
Advocate for necessary infrastructure in Water Services Strategy	1		●				Advocating for strategic investment in water infrastructure, aligning growth with sustainable service delivery and financial planning.
Continue to advocate for health services and facilities with Northland DHB	1		●				Advocating to support community wellbeing by ensuring our health services grow with population needs.
Continue to work with Northland Regional Council (NRC) on flood control opportunities	1						Working to enhance resilience by proactively managing flood risks, safeguarding infrastructure and community wellbeing.
Work with Tupu Tonu – Ngāpuhi Investment Fund & the Te Runanga A Iwi O Ngapuhi	2, 3, 4	●━━					Working to foster economic growth and cultural partnerships, supporting sustainable development and community prosperity.
Advocate for housing growth with Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	2	●━━					Advocating for delivery of diverse and affordable housing options to meet community needs.
Work with Te Puni Kōkiri to promote Māori wellbeing and development	4	●					Advocating for Māori wellbeing and economic opportunities.
Work with the Department of Conservation & Heritage New Zealand Pouhere Taonga	4	●					Protecting cultural heritage and natural environments, ensuring sustainable growth while preserving cultural identity.
Continue working with Network Utility Operators on the timing, staging and delivery of infrastructure.	1	●					Working to align network utility infrastructure delivery with growth, ensuring efficient, cost-effective, and resilient community services.

Strategic Organisation-wide Collaboration	Related objectives	Short term (years 1-3) 25	26	27	Medium term (years 4-10)	Long term (year 11+)	Rationale
Implement Tier 3 changes required by NPS:UD	2	●					Making appropriate adjustments to our District Plan to give effect to the NPS:UD.
Refine Wāhi Toiora (covenants, etc.)	1, 2, 3, 4	●					Updating our constraints data and evidence base so it is kept up to date to inform future structure plans and plan changes.
Refine Wāhi Toitū areas when additional sites of significance are identified.	1, 2, 3, 4	●━━━━━━━━━●					Updating our constraints data and evidence base in collaboration with hapū to identify sites of cultural, historical, and environmental importance requiring protection from development.
Implement changes to the PDP that can be completed through current hearings process	1, 2, 3, 4	●					Achieving short term outcomes under the spatial plan through the current PDP process
Develop Plan Change Strategy	1, 2, 3, 4		●				Investigating short and long-term changes required to planning provisions to give effect to Spatial Plan (outside of Proposed District Plan (PDP) Hearings Process, changes to rules, downzoning, Future Urban Zones, etc.).
Initiate plan change(s) that gives effect to above (as required)	1, 2, 3, 4		●		●		Giving effect to the outcomes of the spatial plan through plah changes to our District Plan.
Updates to Te Rerenga strategy	4					●	Te Pātukurea can inform future updates to Northland's economic development strategy.
Input into draft Open Spaces Strategy	3, 4	●					Te Pātukurea will support this strategy which will guide how open spaces (e.g. Parks) can support needs of people living within Kerikeri-Waipapa.
Input into draft Housing Strategy	2	●					Te Pātukurea will support this strategy which is looking at improving housing supply, reducing barriers and accelerating new home development.
Input into the draft district-wide Parking Strategy	1, 3	●					Making appropriate adjustments to the draft strategy to give effect to the changes required by the National Policy Statement-Urban Development
Complete Community Facilities benchmarking	1, 3	●					This will assist in gauging whether community facilities can meet growth demands.
Develop Urban Design Framework to give effect to the Planning and Urban Design Principles	2, 3, 4		●				An urban design framework will guide high-quality urban development, ensuring vibrant, liveable spaces that reflect community identity.
Blue-green network plan/strategy	4			●			Future planning which integrates natural waterways and green spaces into urban growth.
Input into District-wide Spatial Plan	1, 2, 3, 4			●			Te Pātukurea will form part of the Far North District Wide Spatial Plan.
Update Housing and Business Capacity Assessment (HBA)	2, 4			●	●	●	Updating our HBA to incorporate new data on demographics, housing, infrastructure, and business, assessing how changes in supply and demand affect housing and business needs.
Review and update Far North 2100	1, 2, 3, 4				●		Te Pātukurea will inform updates to the Far North's 80 year vision document.
Commence development of a Consolidated Water Services Bylaw	1, 4		●				This bylaw will guide management of treated water supply, wastewater drainage, stormwater, and trade waste.
Respond to or inform Regional Deals (if necessary)	4	●━━━●					Te Pātukurea can support regional funding opportunities and strategic partnerships.

Investment and funding	Related objectives	Short term (years 1-3) 25	26	27	Medium term (years 4-10)	Long term (year 11+)	Rationale
Develop funding & financing strategy	1, 2, 3, 4	●					Funding and financing strategy explores alternative ways of funding which can reduce reliance on rates. The strategy will define level of detail required to inform successful funding applications or mechanisms.
Use funding and financing strategy to inform Long-term Plan (LTP) assumptions	1, 2, 3, 4	▬	▬				Funding and finance strategy will inform how we fund infrastructure and growth in our Long-term Plan (LTP).
Development Contributions Policy adopted or Development Levy Introduced	1, 2, 3, 4		●				Development contributions or levies will reduce dependence on rates to fund infrastructure.
Updates to Revenue and Financing Policy (confirm timing of updates)	1, 2, 3, 4		●				Updates to the Revenue and Financing Policy resulting from funding & financing strategy; A Revenue and Financing Policy shows how Council funds operating and capital expenditures, and more importantly, who will pay these and why.
Use Spatial Plan to inform 2027-2037 Long-term Plan investments	1, 2, 3, 4		▬	▬			Infrastructure identified in Te Pātukurea will be subject to further investigation before being included in the LTP.
Input into Asset Management Plan	1		●				Infrastructure upgrades identified in Te Pātukurea can inform Council's asset management plans; An Asset Management Plan explains how Council looks after its infrastructure, like roads, water, and buildings, to keep them working now and in the future.
Input into 2027 Infrastructure Strategy	1		▬	▬			Infrastructure requirements identified in Te Pātukurea will inform our infrastructure strategy; An infrastructure strategy sets out the biggest infrastructure challenges Council will face over time and the main options for dealing with them, including the impact of those choices. Te Pātukurea will ensure that future infrastructure in Kerikeri and Waipapa is resilient, efficient and affordable.
Strategic Infrastructure Actions							
Stormwater modelling	1		●				This model informs flood risk management and infrastructure requirements, ensuring resilient infrastructure and safe, sustainable growth.
Complete water / wastewater modelling refinements	1	▬	▬				This model informs our water and wastewater network capacity and infrastructure requirements that need further investigation.
Complete transport model	1, 3	▬	▬				This model informs our transport network capacity and further upgrades that need to be investigated.
Investigation of additional water source	1		▬	▬			Investigating raw water sources to cater for future treated water demand.
Input into / update Integrated Transport Strategy / Plan / Transport Network Plan	1, 3	▬	▬				Updating our transport strategy which sets out priorities for transport investment.
Investigate PT options (as part of network plan)	3		●				Investigating options for public transport to service Kerikeri and Waipapa.
Refresh of Urban Active Modes Plan	3				●		Updating our urban active modes plan to improve walking and cycling connectivity within areas earmarked for future growth.
Develop a long term strategy for wastewater treatment and discharge site for Kerikeri & Waipapa	1		▬	▬			Investigating options for servicing Waipapa with wastewater (for example: expanding treatment capacity at the Kerikeri treatment plant, or building a separate treatment plant in Waipapa) and investigate long term options for discharge of treated wastewater for Kerikeri and Waipapa.

Kerikeri	Related objectives	Short term (years 1-3)			Medium term (years 4-10)	Long term (year 11+)	
		25	26	27			
Develop Structure Plan for urban intensification and greenfield / Catchment Mgmt. Plan - Kerikeri. Include transport assessment of impact of Mill Lane transport on road network	1, 2, 3, 4			●			A structure plan precedes the development of a plan change, for the Kerikeri area, a structure plan that considers both greenfield and urban intensification is appropriate. The transport assessment will seek to address concerns of industrial traffic on surrounding residential roading network.
Placemaking / neighbourhood plan - Kerikeri	1, 2, 3, 4				●		This involves looking at place-based initiatives to improve vibrancy of Kerikeri Town.
Plan Change(s) - Kerikeri	1, 2, 3, 4				●	●	Giving effect to Te Pātukurea by implementing changes to our District Plan.
Add additional treatment capacity to Kerikeri water treatment plant	1, 3		▬▬				Adding additional treatment capacity to meet growing demand over the medium term.
Extend and upgrade Kerikeri Water network and reservoirs	1			● ▨▨			Providing additional storage and extending our water supply network to meet growing demand.
Kerikeri Water Treatment Plant upgrade	1				●		Upgrading our water treatment plant to meet growing demand over the long term.
Add additional module(s) to Kerikeri wastewater treatment plant	1				●		Providing additional treatment capacity in response to increased wastewater flows to the Kerikeri Treatment Plant.
Extend and upgrade Kerikeri Wastewater network	1				●	●	Extending the Kerikeri Wastewater Network area to connect new areas.
Obtain treated wastewater discharge consent renewal	1				●		Obtaining consent from NRC to increase discharge from the Kerikeri Wastewater Treatment Plant.
Kerikeri CBD Road	1, 3			● ▨▨			A new road in Kerikeri CBD to ease traffic on Kerikeri Road.
Kerikeri intersection upgrades	1, 3				●		Upgrading intersections to meet level of service requirements.

Waipapa							
Investigate the reconfiguration of residential and industrial land in Waipapa	2	▬▬					Review and test the area selected for industrial expansion in Waipapa to investigate if a different land use pattern can better achieve Integration with the state highway network.
Placemaking / neighbourhood plan - Waipapa (early enhancements to give effect to UD framework)	1, 2, 3, 4	●					This involves looking at place-based initiatives to improve vibrancy of Waipapa.
Develop Structure Plan / Catchment Mgmt. Plan - Waipapa for Urban Intensification and Greenfield areas of Waipapa, including 'Te Puāwaitanga Stage 2 Project', and consideration of the future of Baysport.	1, 2, 3, 4	▬▬					A structure plan precedes the development of a plan change. This will include master planning to determine what suitable mix of activities can be accommodated at Te Puawaitanga. Baysports and other key stakeholders will be engaged to help determine the future of sporting facilities in Waipapa.
Update placemaking / neighbourhood plan - Waipapa (ahead of plan change and to reflect Structure Plan outcomes sought)	1, 2, 3, 4	▬▬					This involves updating placemaking plans as a result of structure plan outcomes.
Plan Change(s) - Waipapa (Implementing the Plan Change Strategy)	1, 2, 3, 4				●		Giving effect to Te Pātukurea by implementing changes to our district plan.
Waipapa intersection upgrades (timed with growth)	1, 3				●		Upgrading intersections to meet level of service requirements.
Extend and upgrade water supply network to Waipapa	1				●		Extending the potable water supply network to new urban areas in Waipapa.
Servicing urban area in Waipapa with reticulated wastewater service	1				●		Servicing existing and new urban areas in Waipapa with reticulated wastewater service.

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Āpitihanga

Appendices

A Āpitihanga Appendix

Technical Report — Spatial Plan Development

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B Āpitihanga
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Consultation Summary Report

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C Āpitihanga
Appendix

Growth Scenarios Evaluation Report

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D Āpitihanga
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Housing and Business Development Capacity Assessment (HBA)

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E Āpitihanga
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Framework Document

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Foundation Report

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Cultural Impact Assessment and Addendum

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3 Waters Assessment

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Transport Assessment

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Growth Scenarios Report

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K Āpitihanga Appendix

Te Pātukurea Stakeholders

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