

Te Pātukurea

Te horopaki, ngā wero, ngā herenga, me ngā āheinga
Context, challenges, constraints, and opportunities



HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

He Pūrongo Tūāpapa Foundation Report

12 Mahuru | September 2024

Ngā Kaupapa

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1.0 Hei whakataki kōrero Introduction

We are developing a sub-area spatial plan for Kerikeri-Waipapa that includes the urban centres of Kerikeri and Waipapa within its study area (refer to Figure 1). The Kerikeri-Waipapa spatial plan has been gifted the name Te Pātukurea by hapū. Te Pātukurea is intended to form part of a future Far North district wide spatial strategy.

Te Pātukurea is being developed to respond to current growth pressures and ensure that our actions moving forward allow us to grow in a way that supports the wellbeing of our people, our local economy, our environment, and also reflecting our culture. This Foundation Report investigates the current state of Kerikeri-Waipapa to ascertain constraints and opportunities that will inform the development of growth options for the spatial plan. Key terms used in this report are defined in Appendix A: Definitions.

Kerikeri-Waipapa is the largest and fastest growing urban centre in the Far North District, as well as the second largest in Northland. Approximately 24,000¹ people are expected to call Kerikeri-Waipapa home by 2054, of this, approximately 20,000 are expected to be living within the study area defined by Te Pātukurea.

1 Infometrics High Population Projection



Beyond population growth, there are other challenges facing Kerikeri-Waipapa. These challenges include:

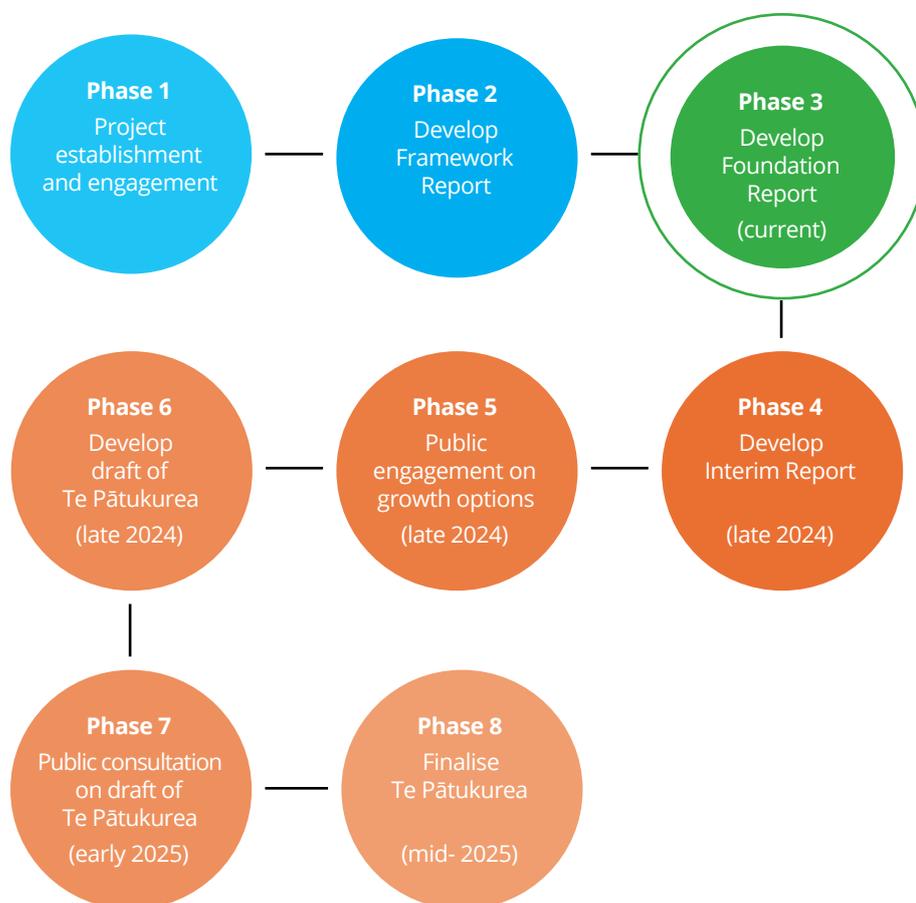
- increases in the severity of weather events,
- natural hazards (like flooding),
- infrastructure resilience and levels of service,
- housing supply and affordability challenges,
- economic growth constraints,
- environmental stewardship pressures and
- barriers to mana whenua in fulfilling their role as kaitiaki

In addition, the absence of a public transport system reduces accessibility for a variety of groups and community infrastructure like open spaces, community facilities, schools, and health care facilities will need more coordinated investment to accommodate growth. Some of these challenges are discussed in more detail within Appendix B: Approach to constraints mapping.

1.1 Foundation Report

This report investigates the current state of Kerikeri-Waipapa to understand the constraints and opportunities which will inform the development of our growth options. It builds on the Framework Document (included in Appendix C), which developed our objectives for the spatial plan, established the key assumptions, determined the Wāhi Toitū (no go) and Wāhi Toiora (go carefully) matters, set out the decision-making framework, and scoped the plan adoption process. The Foundation Report presents the findings of Phase 3 for the development of Te Pātukurea as shown in Figure 2 below.

Figure 2
Te Pātukurea phases



This Foundation Report is structured as follows:

Section 2.0

Context

Understanding the current state of Te Pātukurea study area today is essential to informing our response going forward. This section outlines key underlying aspects of our sub-district study area, including our people and hapū, demographics, and cultural heritage.

Section 3.0

Our constraints and opportunities

A robust evidence base will underpin the development of growth options that are sustainable and feasible. The constraints and opportunities identified here are key to achieving this. This section includes our principles for growth and provides an overview of the findings from our Housing and Business Capacity Assessment (HBA)² which is included in Appendix D. This section also explores the state of our infrastructure, natural environment, Wāhi Toitū and Wāhi Toiora matters to help us determine where we should and shouldn't be growing across Te Pātukurea study area; and where we can, by how much.

Section 4.0

Assessing the sub-areas of Te Pātukurea

A baseline analysis of Te Pātukurea has been undertaken to gain a detailed understanding of the constraints and opportunities across the study area. The baseline analysis breaks the study area into sub-areas based on physical boundaries such as rivers, or land-use zone change boundaries. The sub-areas (including a map of their locations) are discussed in detail in Section 4. Wāhi Toitū and Wāhi Toiora spatial constraint layers are considered alongside the baseline analysis to inform the growth assessments.

Section 5.0

Challenges

The key challenges identified in the Framework Document are explored in greater detail. These relate to housing, infrastructure, the economy, sustainable management of Te Taiao (the natural world), cultural aspirations, natural hazards and climate change, and access to our natural environment.

Section 6.0

Next steps

The next step in the development of Te Pātukurea will include an analysis of potential growth options which is part of Phase 4 and will be documented within the Interim Report. This is followed by public engagement on the growth options.

² The HBA looks demand and supply of housing and of business land to evaluate overall sufficiency over short, medium, and long terms.

1.2 Our journey so far

Back in 2007, the Kerikeri-Waipapa Structure Plan (the Structure Plan) was developed by the Council to respond to population growth, changing demographics (such as an ageing population), increased demand for commercial development, and infrastructure that was nearing capacity. It set a high-level direction for the sustainable development of the area and what that meant for the community. This plan defined the boundaries of the study area for Te Pātukurea.

This Structure Plan led to the implementation of additional business zoned land in Waipapa via the Far North Proposed District Plan (PDP), and the expanded Kerikeri wastewater scheme (which was investigated and expanded to primarily meet compliance and level of service needs requirements). Some of the actions were investigated and altered to meet changing market conditions (2008 Global Financial Crisis), such as expanding the Kerikeri Wastewater Scheme in place of building a larger scheme that would also potentially service Waipapa.

In 2021, we identified the need to review the 2007 Kerikeri-Waipapa Structure Plan. This is when Te Pātukurea was kicked off along with the creation of a governance structure, which included the creation of a Hapū Rōpū governance body to endorse milestones and recommend a draft spatial plan to elected members. Between late 2021 and early 2022 the Council's staff undertook engagement with Hapū Rōpū representatives, stakeholders, government agencies, subject matter experts and community groups to facilitate the development of a draft foundation document. This document set out a vision, discussed the key issues, and developed our aspirational objectives issues and themes, and provided early drafts for four potential growth scenarios.

In mid to late 2022, submissions on the PDP were underway, as it had been notified in July 2022. Typically, a spatial plan will inform a district plan; as they guide consideration of zoning and where new infrastructure will be required. However, in this instance due to a full review of the Operative Far North District Plan being underway since 2016 and the age of the Operative District Plan, it was decided to proceed with notification of the PDP in July 2022. To allow the PDP submissions to inform Te Pātukurea, the spatial plan project was put on hold in late 2022. This also allowed time for a Cultural Impact Assessment (CIA) to be prepared to inform the spatial plan. This pause ended in mid-2023, with the Council's staff recommending the development of Te Pātukurea. Since mid-2023 we have developed a revised project programme, undertaken public consultation to inform the development of objectives for the spatial plan, and completed a gap analysis on our evidence base. A robust evidence base is an important element in spatial planning. We've filled these gaps with pieces of work like the HBA, CIA, demographic data and population projections, and hazard assessments. This evidence, and feedback we've received from the community and the Hapū Rōpū, will underpin the development of potential growth options for Te Pātukurea, and provides us with the information needed to guide the development of an Implementation Plan³. We have also commissioned high-level infrastructure assessments (transport and three waters), which are underway now.

³ An Implementation Plan will set out the actions we will take to give effect to Te Pātukurea

The development of this spatial plan has been broken into key stages and outputs which are set out below:

- Framework Document: reflects the initial journey between the Council, mana whenua and the community to collectively shape the direction of Te Pātukurea. Public engagement was undertaken to inform the Framework Document, which confirms the following key matters:
 - ◇ key assumptions (things we can't change and need to consider)
 - ◇ Wāhi Toitū (no go) and Wāhi Toiora (go carefully) (what our growth planning must give particular regard to such as climate change, hazards, and natural protections)
 - ◇ spatial plan objectives (the key outcomes we are seeking to achieve)
 - ◇ our decision-making framework (how we will assess potential growth options and the criteria we will use)
 - ◇ plan adoption process.
- Foundation Report: sets out the current state of Kerikeri-Waipapa to ascertain constraints and opportunities that will inform the development of our growth option. This report will be made publicly available prior to going out for public engagement on the growth options.
- Interim Report: sets out the development of draft growth options - to meet projected growth over 30 years. This report will support public engagement on the growth options.
- Draft Te Pātukurea (Spatial Plan): will be developed in partnership with the Hapū Rōpū. Public consultation on the draft spatial plan will occur before Te Pātukurea is adopted by the Council.

The project team are currently working on developing growth options, together with the Hapū Rōpū. Once the Council approves the growth options for public engagement, which will be later this year, we will have workshops with our stakeholders, and the public will have the opportunity to provide feedback.

1.3 How Te Pātukurea fits into the wider strategic context

Te Pātukurea is not a statutory plan and does not require special processes. However, consistency with national, regional, and local policy is essential to ensuring effective and meaningful outcomes.

Te Pātukurea is shaped by the overarching direction of Far North 2100⁴ and informed by specialised sector-based plans and strategies (such as the National Land Transport Programme), including those still under development. Te Pātukurea ultimately will help give more direction to these strategies and plans as they are updated in years to come.

The District Plan, Long Term Plan (which includes an Infrastructure Strategy) and Annual Plans are key to delivering Te Pātukurea. An implementation plan for Te Pātukurea, developed in parallel with the spatial plan to ensure feasibility, will be the primary tool for aligning these plans and strategies with the overall direction provided by Te Pātukurea. The key strategies and their interrelationships are shown in Figure 3.

⁴ Far North 2100 is an eighty-year vision document which supports the District to realise its vision of He Whenua Rangatira – a district of sustainable prosperity and wellbeing.

1.3.1 National and Regional Direction

National Policy Statements (NPS) are set by the central government to provide direction on how local government is to manage specific matters under the Resource Management Act 1991 (RMA). In producing this spatial plan, due consideration has been given to several NPS of key relevance.

They include:

National Policy Statements

- **NPS:UD***
National Policy Statement on Urban Development 2020
- **NPS:FW**
National Policy Statement for Freshwater Management 2020
- **NPS:HPL**
National Policy Statement for Highly Productive Land 2022
- **NPS:IB**
National Policy Statement for Indigenous Biodiversity 2023
- **NZCPS**
New Zealand Coastal Policy Statement 2010

The Regional Policy Statement (RPS) for Northland (Northland Regional Council (NRC) document) became operative in 2016 (updated on 14 June 2018). It provides a broad direction and framework for managing the region's natural and physical resources. It identifies significant resource management issues for the region with a focus on fresh and coastal water, indigenous ecosystems and species, economic wellbeing, regional form, issues of significance to tangata whenua, natural hazards, natural character, landscapes, and historic heritage. The RPS also identifies how resources such as land, water, soil, minerals, plants, animals, and structures will be managed. As such it informs the development of district and spatial plans, including Te Pātukurea.

* Note: The NPS:UD places specific obligations on authorities regarding planning for growth dependent on their tier status. This is discussed in section 2.2.

1.3.2 Other FNDC plans and strategies

The District Plan is the set of rules that control how land can be used, developed, and subdivided, as well as where and how certain activities can be undertaken. A new district plan has been proposed, the PDP, which is anticipated to become partly operative in 2026. The development of Te Pātukurea is occurring in tandem with the development of the PDP. Te Pātukurea is scheduled for adoption in mid-2025. We are seeking to integrate where possible into the PDP plan process. However, we are limited to scope of submissions on the PDP. Full implementation of Te Pātukurea will be achieved through the PDP process and future plan changes.

Long Term Plans set the Council's strategic intent for investment over a ten-year period, with Annual Plans detailing the year-by-year approach. The Council is required to produce these by the Local Government Act 2002. These plans are a key tool in implementing council strategy as they provide the details on funding and investment. As such, spending decisions going forward in these plans will be informed by the direction provided by Te Pātukurea.

While a Long-Term Plan is required to look 10 years ahead, the government has allowed councils affected by the severe weather events of 2023 to reduce Long Term Plan forecasts to just three years⁵. As a result, the Council adopted Te Pae Tata, Long-Term Plan 2024-27 on 26 June 2024. This Long-Term Plan has a focus on repairing damaged infrastructure and also includes an Infrastructure Strategy with a five-year planning horizon (greater than the minimum of three years under the shortened LTP regime).

The Council is in the process of developing several strategies and guides which provide direction in specific fields. These strategies cover a broad range of council matters; of those most relevant to the development of Te Pātukurea are the Integrated Transport Strategy (already complete), the Open Space Strategy, and the Housing Strategy. These will support the implementation of the spatial plan. The spatial plan will lay the foundation for a future placemaking plan which will provide direction on matters of urban design and will dovetail with Te Patukurea's implementation plan in public spaces.

⁵ As per the Severe Weather Emergency Recovery Legislation Act 2023 and the Severe Weather Emergency Recovery (Local Government Act 2002—Long-term Plan) Order 2023 issued in October 2023



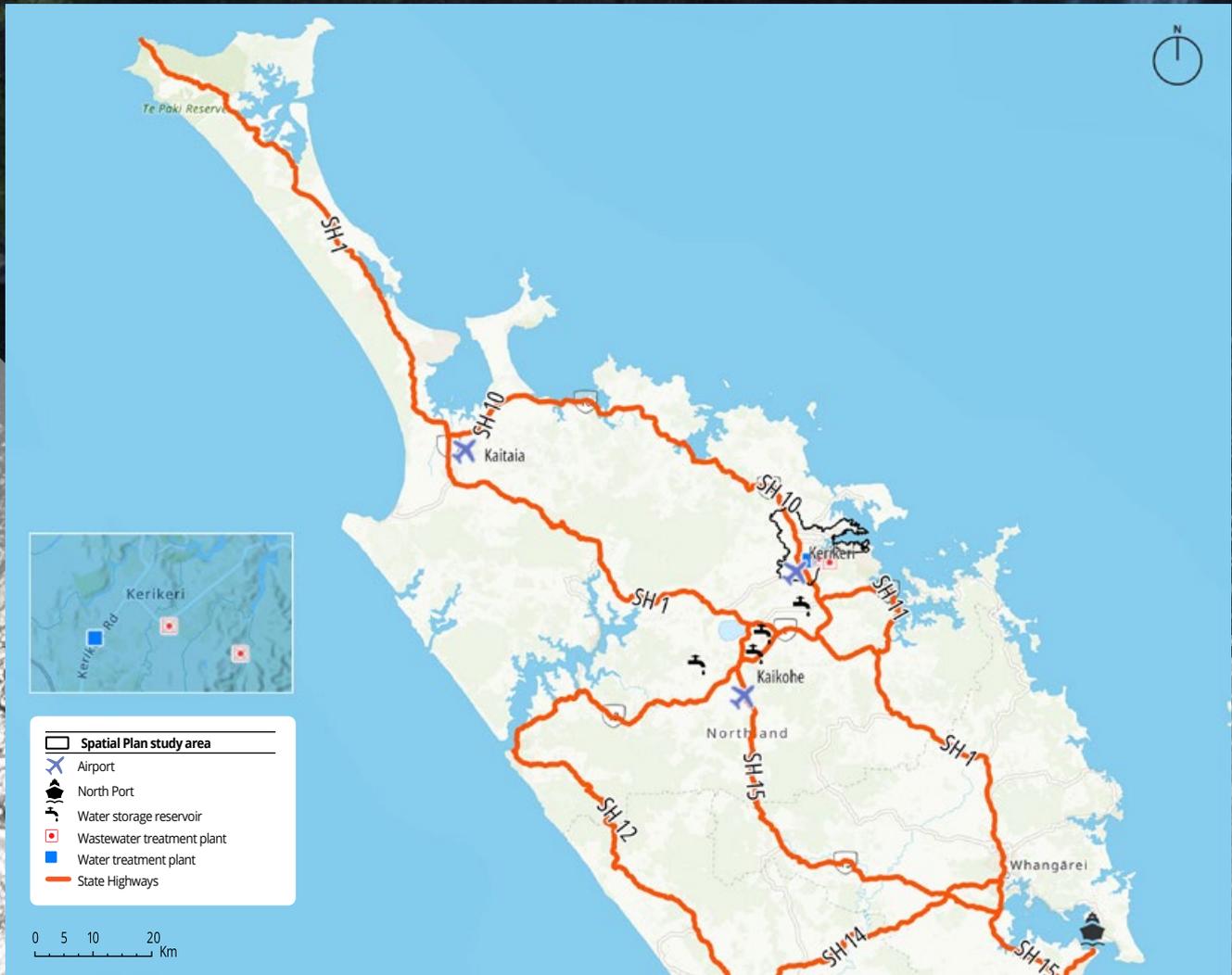




2.0 Te Horopaki Context

This section provides an overview of the foundational elements of the area of Te Pātukurea. It looks at the people of the area, our history, and where we sit in the region. Understanding this context is key to our analysis and planning. Knowing our people, our history, and our relationships will enable us to deliver a strategy that is designed for our diverse population, meeting the community's needs and aspirations.

Figure 4: Regional Context Map



2.1 Our regional context

In the regional economy, the Far North District relies heavily on primary industries such as agriculture, horticulture, and forestry. Prominent agricultural activities include dairy farming, sheep farming, and horticulture. Tourism also plays a crucial role, attracting visitors to its beautiful landscapes, rich Māori culture, and outdoor recreational opportunities⁶.

Growth and development continue to shape Aotearoa/New Zealand, including the Far North, but disruptions from COVID-19 and subsequent above-trend growth are putting pressure on local communities.

As shown in Figure 4, our sub-district's primary connections to the rest of the country are State Highway 1 and the Bay of Islands (Kerikeri) Airport. This area sits on the Strategic Tourist Route (Twin Coast Discovery Route), however, the Strategic Freight Route passes to the west. State

Highway 1 is currently closed at the Mangamuka Gorge (south of Kaitaia), due to weather events creating several significant slips. The road was closed in August 2022 and is scheduled to reopen at the end of 2024. The Bay of Islands Airport serves as the gateway to the mid-north and more popular tourist destinations like Waitangi, Paihia, and Russell. The nearest port is Northport, south of Whangārei. The western Bay of Islands area, including Kerikeri-Waipapa, has been identified as a priority area for walking and cycling improvements⁷.

⁶ As outlined in our Housing and Business Capacity Assessment (HBA)

⁷ Regional Policy Statement for Northland

2.2 The urban environment

The NPS:UD lays out specific growth-planning requirements for councils, including removing barriers to growth (such as restrictive zoning or car parking requirements) in locations with good access to services. These requirements apply differently depending on a council's tier, which is defined by the scale of its urban environment.

Tier 1 & 2 councils are specifically listed within the appendix of NPS-UD, while being a Tier 3 council depends on whether there is an urban environment identified within a council's territorial area. Kerikeri-Waipapa is not identified amongst the listed tier 1 or 2 urban environments, so it must be assessed to determine if it meets tier 3 status.

The determination as to whether Kerikeri-Waipapa qualifies as a tier 3 urban environment is currently being investigated by the Council, and is also a matter raised in submissions to the PDP. Irrespective of tier status best practice has been followed, which means Te Pātukurea would meet any requirements set down for a Tier 3 council.

The **NPS:UD** definition of a tier 3 urban environment is:

any area of land, regardless of size and authority or statistical boundaries, which:

- a. is, or is intended to be, predominantly urban in character; and*
- b. is, or is intended to be, part of a housing and labour market of at least 10,000 people.*

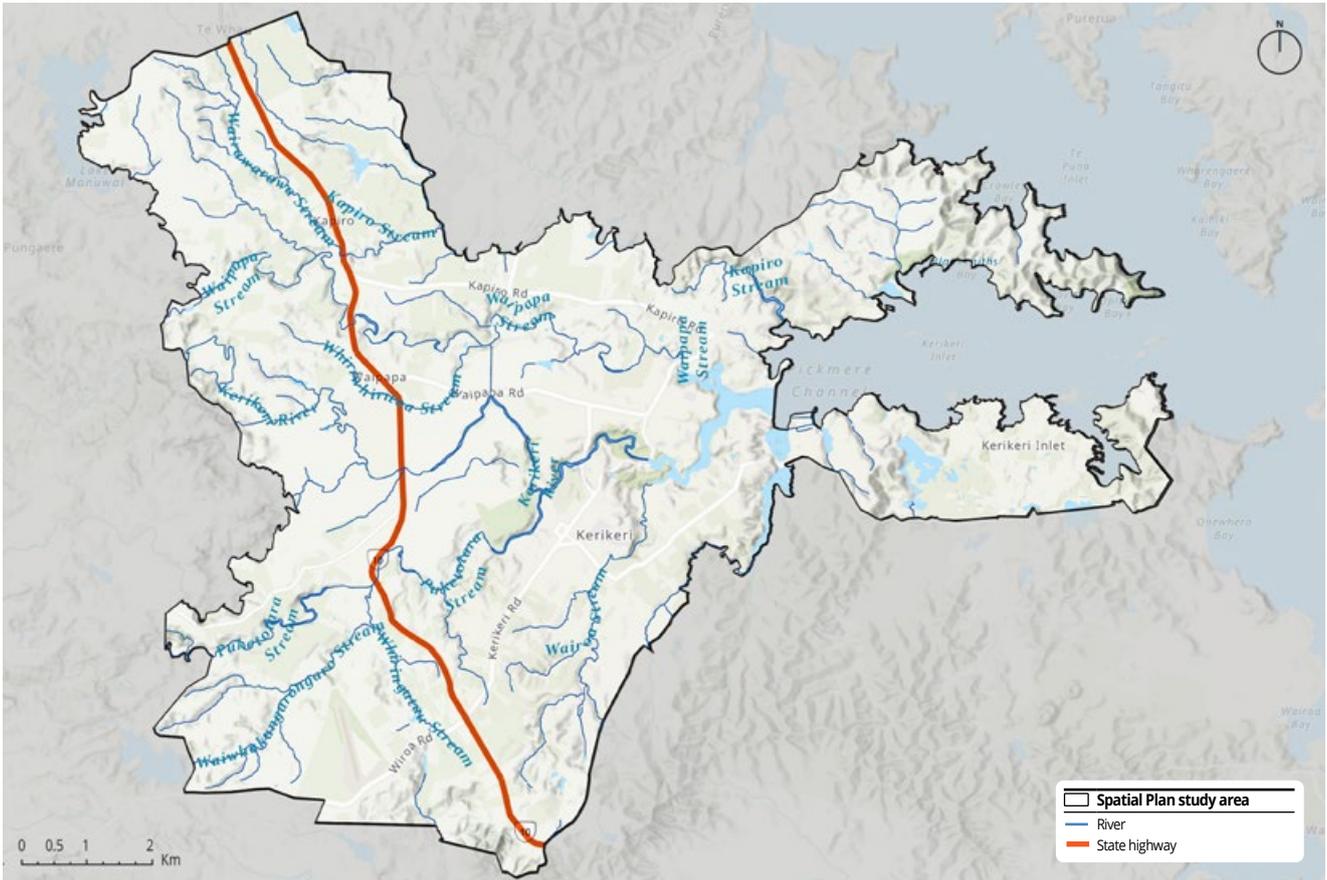


Figure 5: Major roads and rivers

2.3 Our Te Pātukurea Study Area

Te Pātukurea study area is a key economic and cultural hub for the Far North. As the largest population centre in the Far North District of Northland, home to over 14,000⁸ residents, this area has grown from the historic Kerikeri basin and now includes the commercial centre of Kerikeri township, the commercial and industrial centre at Waipapa, surrounding residential areas, horticultural & pastoral land, and coastal areas.

Over the past 30 years, we have seen Waipapa develop from a small settlement service area comprising limited supply of commercial and residential land to become a substantial service area meeting many local needs while also becoming the primary industrial and bulk retail location for the study area. Major industries in the study area (based on contribution to GDP) include professional, scientific, and technical services, property operators and real estate services, retail, health care and social assistance and wholesale trade⁹.

While some expansion of the urban centre of Kerikeri has also occurred over the past 30 years, Kerikeri has retained its small-town centre feel with an expanding peri-urban periphery which has resulted in the fragmentation of high-quality soils through conversion to urban or rural-lifestyle use. The growth in retirement accommodation also reflects the desirability of the area and can be seen in a median age which sits above the national average in all areas except Waipapa.

⁸ According to Infometrics Estimated Resident Population of Te Pātukurea

⁹ According to Infometrics Regional Economic Profile for Kerikeri-Waipapa

In terms of identity, Kerikeri-Waipapa has a rich cultural and horticultural heritage from which to draw, yet community sentiment is that there is no commonly held or observed identity for either community. Te Pātukurea has a role in supporting these communities to strengthen their individual and related identities.

As shown in Figure 5, two routes connect the dual townships of Kerikeri and Waipapa: State Highway 10 and Waipapa Road/ Kerikeri Road. A flood plain and large area of pastoral land between the Kerikeri River and the Puketotara Stream creates physical separation between the main urbanised areas. Rivers have also played a key role in shaping urban form with the Kerikeri River, Puketotara River and Wairoa Stream creating a natural barrier edge to Kerikeri Town¹⁰.

The study area has dynamic geology, with undulating terrain and winding rivers sitting amongst some of Northland's more fertile land. Horticulture is a key industry, supported by a warmer climate and irrigation network which helps produce high quality produce.

The beautiful natural setting of the study area is reflected in community engagement responses, which shows that residents value our waterways and natural environment. Protecting and enhancing Te Taiao (natural world) and improving access to the environment and to rivers and beaches is broadly supported by community members.

The following subsections provide an overview of the characteristics of Kerikeri-Waipapa, acknowledging the history and elements that have shaped the identity of our area alongside our current demographic makeup.

¹⁰ Detailed in the Current State Assessment Report (included in Appendix F)

2.3.1 History

The significant history for Māori and early colonial settlers has resulted in the “Cradle of the Nation” moniker. The Kerikeri basin is home to Kororipo Pā, where Hongi Hika launched his raids, and 19th-century colonial buildings including the Mission (Kemp) House (the oldest building in Aotearoa/New Zealand), St. James Church, and the Stone Store (the oldest stone building in Aotearoa/New Zealand). This history and heritage are a cultural cornerstone and a key driver of tourism in the area.

The original name of Kerikeri is Te Manako (to set one’s heart on, like, long for, want) while Te Awa o Ngā Rangatira (the deliberating place of chiefs) was the original name for Kerikeri Inlet. For hapū, while the majority of marae sit outside of the Te Pātukurea study area, resources, fishing access, marā kai (gardening for food), sites of significance, traditional land, and the

footprints of their tupuna (ancestors) are located within the Te Pātukurea study area. At one time, the hapū and whanau travelled seasonally between their kainga (home) and the study area, particularly to gardening, birding, and fishing areas. The rivers were used for travel, and this is reflected with the high density of Māori archaeological sites found along the coast and river systems¹¹.

¹¹ Te Pātukurea Cultural Impact Assessment (CIA)

2.3.2 Hapū of the District

Ko te Mauri Tuku Ahurea, He Pātaka.

The Hapū Rōpū agreed the above vision for Te Pātukurea.

The Hapū Rōpū was created in 2022 as a response to the need for hapū participation in the development of Te Pātukurea.

The members of the Hapū Rōpū agreed to a Mana Enhancing Agreement to underpin the form, function, and the living relationship of the rōpū. The Hapū Rōpū became a Council recognised governance group of Te Pātukurea and will recommend to the Council the draft version of Te Pātukurea. Following the adoption of Te Pātukurea the Hapū Rōpū will disband.

Te Pātukurea Hapū Rōpū represents the hapū listed below. All are Ngāpuhi hapū and whakapapa to each other and to the area shown overleaf.

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

Note: All hapū listed (right) participate within the Hapū Rōpū, except for Ngāti Mau and Ngāti Rangī who have been invited but currently do not have any representatives in the governance group.

Claims relevant to Te Pātukurea are:

Waitangi Tribunal claim 1040

A Cultural Impact Assessment (CIA) for the study area, completed by the Hapū Rōpū in 2024 is located in Appendix E. Mana whenua cultural interest within the study area is shown in Figure 6 below. The Hapū Rōpū cultural interest and geographical area within the Te Pātukurea study area is part of the 415 claims within Te Paparahi o Te Raki inquiry (Waitangi Tribunal claim 1040) which is presided over by Judge Craig Coxhead. The claims were brought by hapū from Ngāpuhi, Ngātiwai, Ngāti Hine, Patuharakeke, Ngāti Rehua, Ngāti Whātua and Ngāti Manuhiri. The northern boundary of this inquiry district runs along the ridge of the Maungataniwha Range and includes Whāngāpē Harbour. The western boundary includes the inland boundary outside the Te Roroa and Kaipara inquiry districts. The southern boundary runs along the North Shore of the Waitemata Harbour. The eastern boundary runs down the east coast and includes some of the outlying islands, such as Rangitoto and Aotea (Great Barrier)¹².

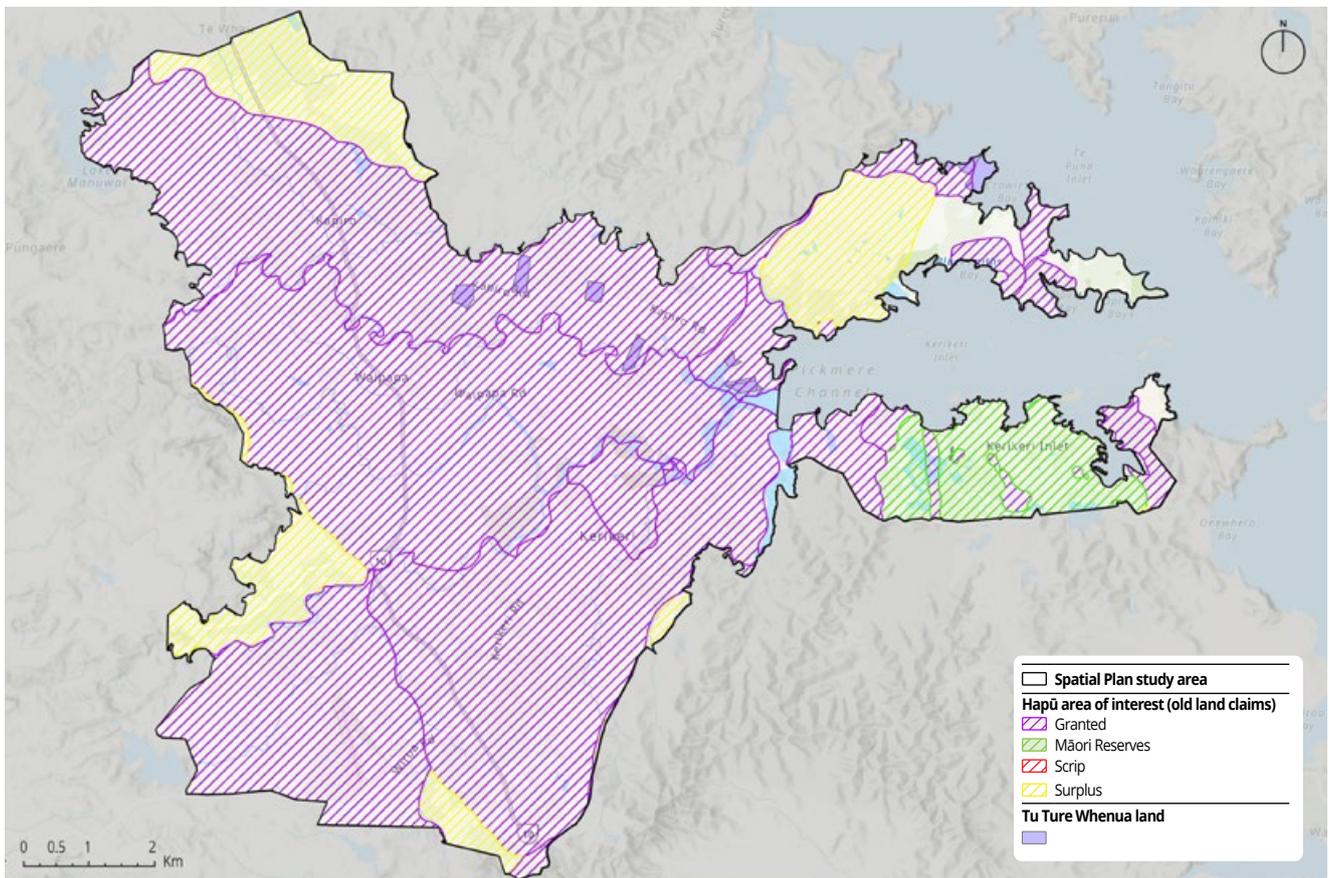
¹² For more details on this Waitangi Tribunal Inquiry - <https://www.waitangitribunal.govt.nz/inquiries/district-inquiries/te-paparahi-o-te-raki-northland/>

2.3.3 Mana Whenua Cultural Values

Cultural values represent relationships and the connection between the tangible and the intangible. For the Hapū Rōpū values are defined as tikanga/ethics and how we engage with Te Ao (the Māori world) and tangata whenua preference. It is important that the development of Te Pātukurea upholds the following values, identified in the CIA:

Cultural values	
Atuatanga	Acknowledgement of the resemblances of spiritual ancestors, their godliness, and supernatural beings (e.g., Taniwha). The kupu derives from atua which ties this value back to the spiritual world and the domains which atua care for and preside over.
Whakapapa	The relationships between us as whānau, hapū, & iwi and all things in our natural world. The whakapapa of the land, soil, fauna and flora, waterways, and the relationships with our atua.
Kaitiakitanga	The responsibilities and Kaupapa passed down from the ancestors for tangata whenua to take care of the places, natural resources and other taonga in their rohe and the mauri of those places, resources and taonga.
Manaakitanga	Hospitality, kindness, generosity, support – the process of showing respect, generosity, and care for others.
Rangatiratanga	The exercise of power and authority derived from the gods; exercise of chieftainship including sovereignty, rights of self-determination, self-government, the authority, and power of iwi or hapū to make decisions and to own and control resources. Can also be: chieftainship, right to exercise authority, chiefly autonomy, chiefly authority, ownership, leadership of a social group, domain of the rangatira, noble birth, attributes of a chief.

Figure 6: Te Pātukurea cultural interests (not exhaustive).



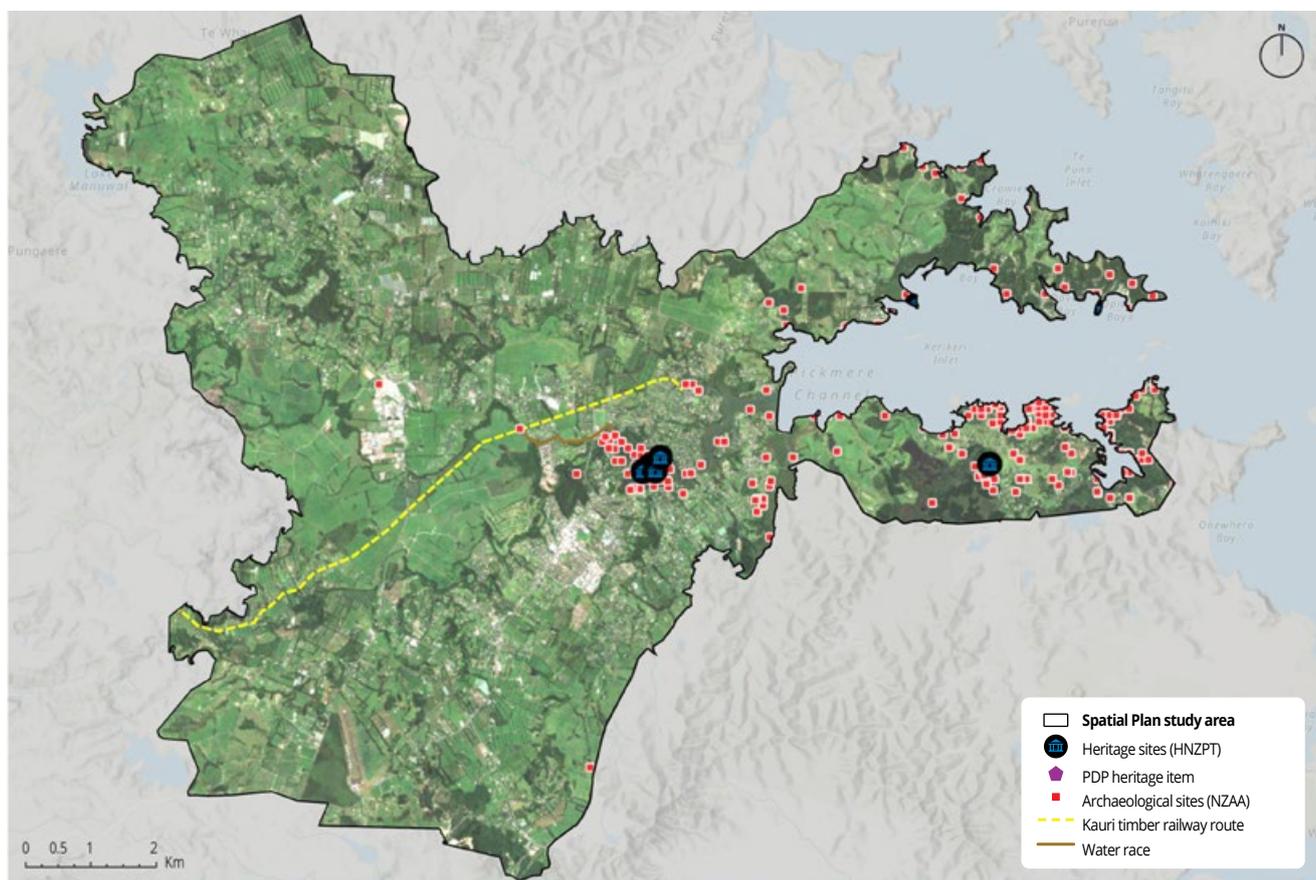
2.3.4 Our cultural heritage

Historic heritage areas reflect a sense of place and identity for both local communities and visitors to the Far North. Historic buildings are more than old buildings – rather a range of values underpin their importance. Archaeological records show a high number of sites of cultural significance and provides context and understanding to the relationship between Māori and early European settlers and the historic development of townships.

Kerikeri-Waipapa’s long history is seen in the high number of both Māori and colonial sites of significance, recognised with statutory protection. Heritage New Zealand Pouhere Taonga continually monitors the Rārangi Kōrero/New Zealand Heritage List and is in the process of working to formally protect two additional archaeological sites of significance with the study area, being the Kauri Timber Rail and Old Hydro Scheme Water Race as well (included on Figure 7).

Māori archaeological sites are clustered around the coast and rivers and reflect the way of life for the tupuna of ngā hapū o Ngāpuhi, and the best gardening, birding, and fishing areas. The record of archaeological sites is not complete and does not depict the extensive forestry land that was once occupied by tangata whenua and milled for timber in the 19th century.

Figure 7: Māori and Colonial archaeological and heritage protected sites.



2.3.5 Kerikeri Basin

The Kerikeri Basin holds national historic significance and is under consideration as a UNESCO World Heritage Site. This area is protected as a heritage area under the Proposed District Plan, reflecting its status as a nationally rare example of a very intact cultural landscape.

As home base of Hongi Hika and a key early point of connection between Māori and Pākehā the area has played a pivotal role in the history of Aotearoa/New Zealand and is well-preserved. This area and the Kerikeri River are referred to as Te Awa o Ngā Rangatira (the deliberating place of chiefs). The interaction between cultures and a representation of life in the 19th century is captured in Ngāti Rēhia's living village, Te Ahurea, located within the historic precinct.

Within this area is Kororipo Pā, the seaport of Ngāpuhi and their "biggest and most important Pā", which has been a fortified pā site since at least the time of Cook's visit to Aotearoa/New Zealand. It is the 'sibling' pā to Ōkuratope Pā, located inland near Lake Omapere. The Pā has been used by Te Hotete, Hongi Hika, and Kaingaroa as military bases and places of learning. Together they speak to the whakapapa of Ngā hapū and the connection to the area of Te Pātukurea.

The 1822 Kerikeri Mission House is Aotearoa/New Zealand's oldest surviving building and stands next to the famous 1836 Stone Store. Together with Kororipo Pā, this area authentically represents the early contact between Māori and Christian missionaries. The Stone Store had great significance in the early Church Missionary Society (CMS) settlement at Kerikeri, built as a central storage depot for the many CMS missions in the region, as well as providing storage for food and other items produced by the organisation or imported from overseas.

2.3.6 Natural heritage

Te Pātukurea Hapū Rōpū acknowledges the critical role played by taniwha as spiritual guardians of the natural world.

A taniwha that is associated with the Kerikeri Waipapa area is Kauea, who was a descendant of Ngāpuhi chief Nukutawhiti, who turned himself into a taniwha and went under the earth at Kerikeri. Kauea is known to be a taniwha of Ngā Awa o Ngā Rangatira and was said to travel with Hongi Hika on his expeditions.

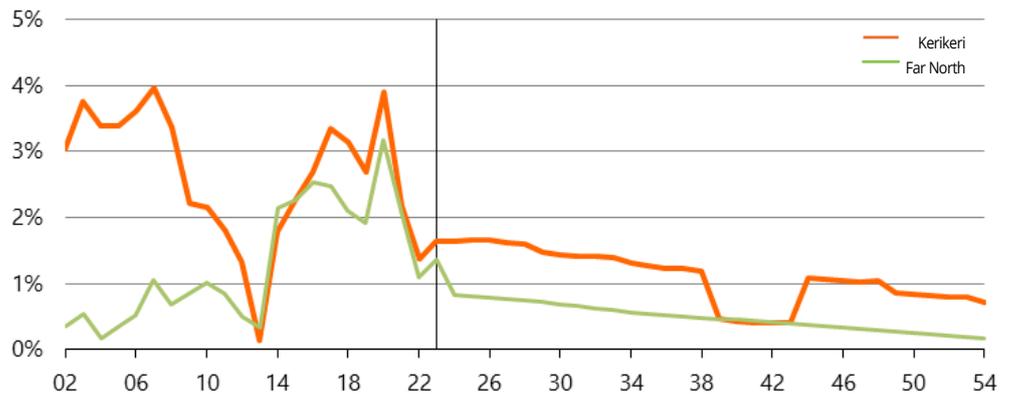
Our natural heritage is underpinned by the high quality of our soils which have been key to our success as a horticultural hub (discussed in Section 3.4) and support our beautiful natural landscapes. At least 16 notable trees are also recorded and protected under the Operative and Proposed District Plans. This includes a 200-year-old pear, the oldest surviving exotic tree in Aotearoa/New Zealand, planted by missionaries at their first act upon being granted land near Kororipo Pā by Hongi Hika.

Indigenous biodiversity is a taonga and a critical part of our natural heritage. Kiwi are present throughout much of the area of Te Pātukurea, particularly to the north of the Kerikeri inlet. Additionally, the threatened Northland/burgundy mudfish is found only in the Wiroa Conservation Area (adjacent to Kerikeri Airport), and the only other location in the district is Ngawha geothermal wetland.

2.3.7 Our people: Kerikeri-Waipapa demographics

a. Population Growth

Figure 8: Annual population growth. (Infometrics high projection)



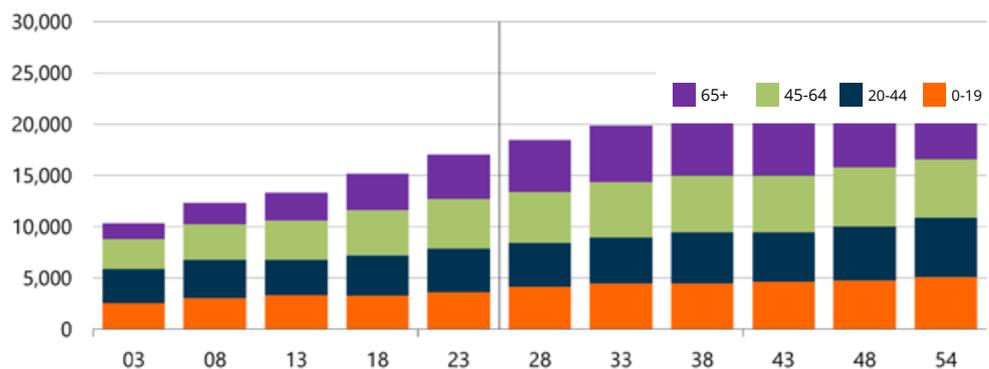
The resident population of the wider Kerikeri-Waipapa area (which includes areas outside the spatial plan study area) is currently estimated to be over 17,000 people¹³. The population of Kerikeri-Waipapa has consistently grown faster than the Far North District average and is approximately double what it was in 1996. Most of this growth has occurred within the Te Pātukurea study area, particularly in and around the more urban areas of Kerikeri and Waipapa, which has over 14,000¹⁴ people residing within it. Looking forward, the population within wider

Kerikeri-Waipapa area (including areas outside the study area) is expected to near 24,000¹⁵ by 2054; of this, nearly 20,000 are expected within the Te Pātukurea spatial plan area. Population projections indicate a steady rate of growth within Kerikeri-Waipapa over the next decade, followed by a period of slower growth in the next two decades (Figure 8). However, historical rates of population growth show that Kerikeri-Waipapa has been subject to surges in population growth. Te Pātukurea will be more aspirational by preparing for a growth scenario beyond current projections.

b. Age Structure

Figure 9: Population growth by age.

Stats NZ estimates. (Infometrics high projection)



¹³ Infometrics Estimated Resident Population for Kerikeri-Waipapa (based on Stats NZ Statistical Area 2 boundaries)

¹⁴ Infometrics Estimated Resident Population for Te Pātukurea study area

¹⁵ Infometrics High Population Project for Kerikeri-Waipapa (based on Stats NZ Statistical Area 2 boundaries)

Kerikeri-Waipapa, like much of Northland, has a median age greater than the national average. Our ageing population will have implications for how we design our towns and the services we provide. Kerikeri-Waipapa has an average age of 43 years, expected to rise to 46 years by 2033 (and then plateau), compared to the Far North which takes until 2038 to reach that level.

The 45-64-year-old age group is the largest age group in Kerikeri-Waipapa (Figure 9). However, this is quickly changing as those aged 45-64 shift into the 65-year-old and older age group, including a large part of the 'baby boomer' generation. By 2028, the 65-years-and-older age group will be the largest. The 65-years-and-older age group will continue growing strongly until 2043, holding steady thereafter. The 45-64-year-

old age group is projected to grow modestly over the long term, maintaining its size even after the 'baby boomers' have moved on, as the population overall, has aged.

This trend is obvious in all sub-areas (discussed in Section 4) within Te Pātukurea, except for central Waipapa, which has a younger median age of 37 years. The median Māori age is significantly lower – between 21 and 33 years old, depending on the location.

Kerikeri-Waipapa has a dependency rate of 74% and is projected to rise to 84%, significantly higher than the national rate of 54%. A dependency rate expresses the population under 15 and over 65, relative to the 15-65-year-old "working age" population. Despite this, the size of the health sector sits below the national average¹⁶.

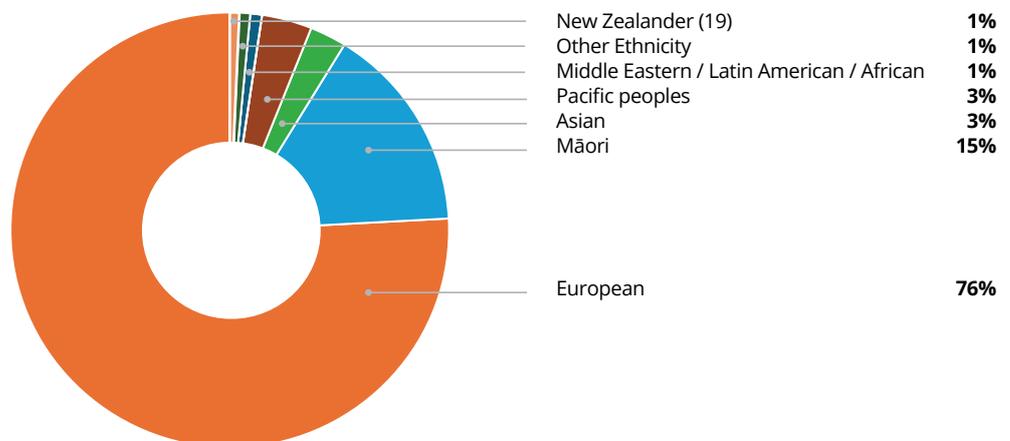
c. Ethnic Distribution

More than three-quarters of residents within Te Pātukurea study area is European, while Māori make up 15% (Figure 10). The next largest group are Pacific Peoples and Asians. This is consistent across all sub-areas of Te Pātukurea with the exception

of Waipapa, where Māori make up close to a third of the population. This is in contrast to other major centres in the Far North such as Kaitaia and Kaikohe which have significantly higher proportion of Māori at 67.1% and 78.4% respectively¹⁷.

¹⁶ According to Kerikeri-Waipapa Economic and Social Wellbeing Evidence Base by Infometrics (Included in Appendix G)
¹⁷ Stats NZ 2018 Census

Figure 10: Ethnic Distribution



d. Households

Changing demographics can complicate the calculations of anticipated housing demand. There is an anticipated shift in household types towards smaller households over the long term within the Far North District. As evidenced by our HBA, one-person and couple households will experience the largest shift and are expected to grow significantly, and these smaller household types are expected to dominate the growth profile over the next 30 years in the Far North. In contrast to the Far North District, Kerikeri-Waipapa's average household size is expected to rise as the area grows. This is expected to be influenced by migrants which tend to be younger and either coming with children or approaching childbearing age. It is projected that there will be 3,260¹⁸ additional households within Te Pātukurea study area over the next 30 years.

According to the 2018 New Zealand Index of Multiple Deprivation (IMD18)¹⁹, Kerikeri-Waipapa contains some of the least deprived areas of the Far North District, however pockets of deprivation are still present within central Kerikeri and parts of Rangitane. Overall, the area boasts good health outcomes on average, however, it falls behind in access to services and employment opportunities. While crime in central Kerikeri and Waipapa is in the highest quintile, the rate in the suburbs surrounding the historic basin is in the lowest quintile (compared to other areas in Aotearoa/New Zealand).

¹⁸ As projected by the Housing & Business Capacity Assessment which is based on a Stats NZ Medium Population Projection.

¹⁹ Developed from Stats NZ Census data (Source: <https://imdmap.auckland.ac.nz/download/>)

2.3.8 Our Economy

a. Economic structure

Kerikeri-Waipapa is the largest economic and employment centre in the Far North, accounting for 33% of employment and Gross Domestic Product (GDP)²⁰ for the Far North District, as well as being a major service centre for other parts of the district. Kerikeri-Waipapa’s economy was historically dominated by horticulture and fruit growing as both the major employing industry and largest contributor to local GDP. However, following the 2007-2008 Global Financial Crisis (GFC), the horticulture and fruit growing industry saw a sharp decline with structural change to the economy, which saw industries like construction services, retailing, wholesale trade and service-based industries such as professional, scientific and technical services, real estate, health care playing a more leading role in the economy and employment.

Growth in these industries across the last 10 years has created pressure on demand for skilled, rather than unskilled labour. This is exacerbated by Kerikeri-Waipapa’s older and ageing population. The major contributors to local GDP and employing industries are shown in Figure 11 (below).

This demographic trend creates significant challenges for employment, with people leaving the workforce substantially outnumbering people who are entering the workforce, rendering the area highly reliant on migration to maintain and grow the workforce. Looking through another lens, Kerikeri-Waipapa has a high and rising dependency ratio, with the working-age population notionally carrying an outsized youth and older population.

Kerikeri-Waipapa has a relatively low unemployment rate at 3.5% (compared to Far North unemployment rate of 6.6% and national average of 4%), which suggests there is limited spare labour locally. However, Māori and Pacific Peoples living within the Kerikeri-Waipapa, face a higher unemployment rate (both at 8%)²¹, so there is an opportunity to support these groups to enter employment and meet local labour demand. In addition to this, it is of heightened importance that we attract working-age migrants (from Aotearoa/ New Zealand or overseas) to maintain the economy and provision of services locally. Commercial amenity is a key plank in attracting migrant workers into the area and is discussed later in the report.

Figure 11: Major industries in Kerikeri-Waipapa.

Infometrics Regional Economic Profile for Kerikeri-Waipapa 2023

Major employing industries (2023)		Major industries contributing to GDP (2023)	
Industry	Jobs	Industry	Jobs
Construction services	808	Professional, scientific and technical services	\$81.8m
Professional, scientific and technical services	749	Property operators and real estate services	\$66.7m
Other store-based retailing and other retailing	702	Other store-based retailing and other retailing	\$54.2m
Healthcare and social assistance	654	Healthcare and social assistance	\$53.2m
Administrative and support services	578	Wholesale trade	\$52.9m

²⁰ Infometrics Regional Economic Profile for Kerikeri-Waipapa

²¹ Detailed in the Infometrics Kerikeri-Waipapa Economic and Social Wellbeing Evidence Base 2022 Report (included in Appendix G)

b. Horticulture

While Horticulture has fallen from its top position within Kerikeri-Waipapa's economy, it remains within the top 10 for contribution to GDP and employment. Despite the dominance of service-based industries, Kerikeri-Waipapa's greatest comparative advantage remains with horticulture as well as horticultural-related industries within wholesale and support services. Kerikeri-Waipapa is home to a significant 26% of all regional employment in horticulture and 18% of regional employment in administrative services (including horticultural pack houses)²². Kerikeri-Waipapa has further comparative advantage in wholesaling

and administrative and support services (including pack houses) which relates to horticulture. This comparative advantage stems from having suitable soils and climate for horticulture, a large cluster of workers to service orchards, and a critical mass of supporting industries. Furthermore, Horticulture has the highest economic return among all primary production activities and generates the highest levels of employment compared to other farming activities such as beef farming where few or no staff may be required²³. Maintaining and growing the horticulture industry is important to maintaining Kerikeri-Waipapa's prosperity.

²² Detailed in the Infometrics Kerikeri-Waipapa Economic and Social Wellbeing Evidence Base 2022 Report (included in Appendix G)

²³ Proposed District Plan s32 Report for Rural Environment

c. Household prosperity

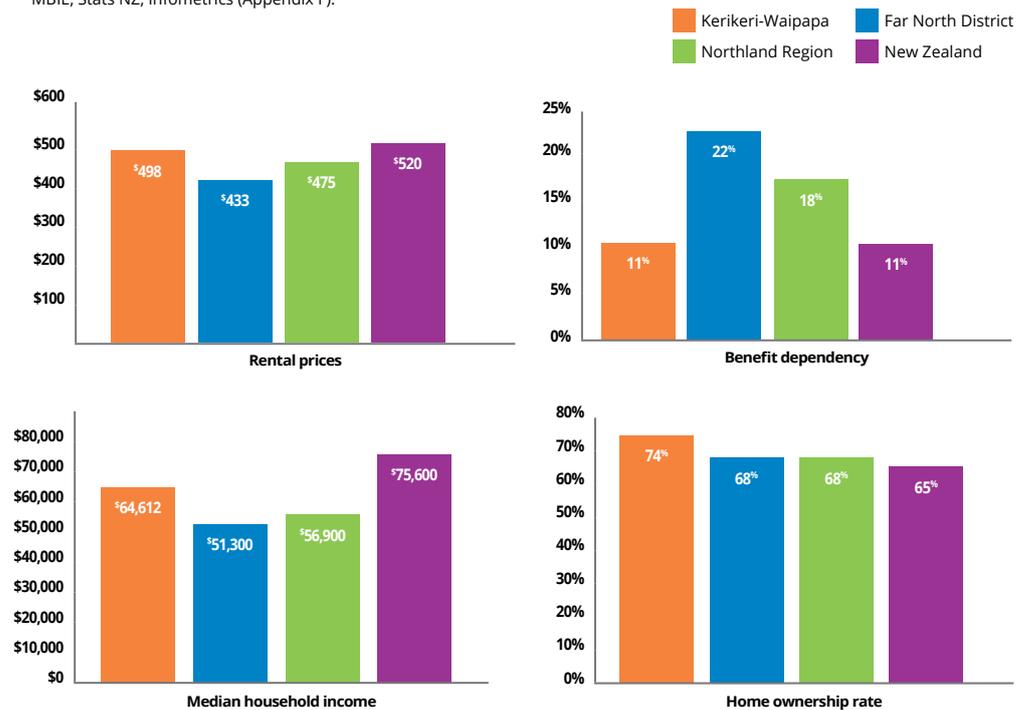
Kerikeri-Waipapa has been characterised by a strong economy and is distinguished from the Far North overall with higher household incomes, lower benefit dependency, lower unemployment, and lower socioeconomic deprivation. Kerikeri-Waipapa has a higher ratio of jobs to working age population and stronger

business growth than the Far North overall. However, there remains considerable disparity between ethnic groups in Kerikeri-Waipapa. The unemployment rate for Māori and Pacific People is more than double the overall unemployment rate in Kerikeri-Waipapa (as shown in Figures below).

Figure 13

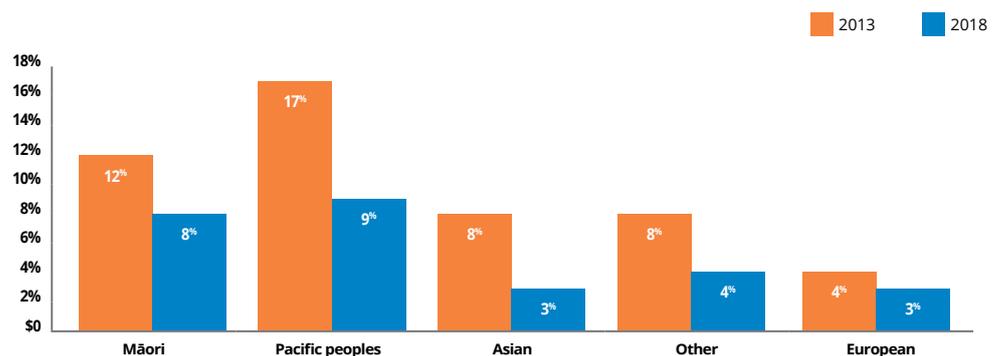
Household prosperity statistics

MBIE, Stats NZ, Infometrics (Appendix F).



Kerikeri-Waipapa unemployment by ethnicity

Percentage of population aged 15+ (Source: Stats NZ Census)





Ō mātou herenga, 3.0 āheinga hoki Our constraints and opportunities

Understanding the limitations (constraints) and the potential (opportunities) already present within the area is essential for informing the development of growth scenarios which are realistic, achievable, and aligned with our vision for Te Pātukurea.

The following section provides an overview of the key aspects which need to be considered when deciding how to grow – answering questions like “how much capacity does our transport system have?”, “what’s the state of our water infrastructure?”, “do we have sufficient schooling and healthcare?”, and “is our infrastructure delivering the outcomes we want?”

This section also looks at areas to stay clear of due to hazard risk, as well as areas that we want to preserve – such as areas of cultural significance, historic heritage, and environmental conservation. Additionally, we must consider growth proposals in the context of the overarching Growth Principles, which are set out later in this section.

Opportunities for growth are highlighted by Te Pae Tata - Three Year Long-Term-Plan 2024-27, which allocates funding for Kerikeri water treatment plant and network upgrade, Kerikeri wastewater treatment and network scheme expansion (Stages 2 and 3) and the Central Business District (CBD) roading bypass. The Council’s Three-Year Long-Term Plan has only allocated funding for designation and land acquisition for Stage 1 of the bypass.

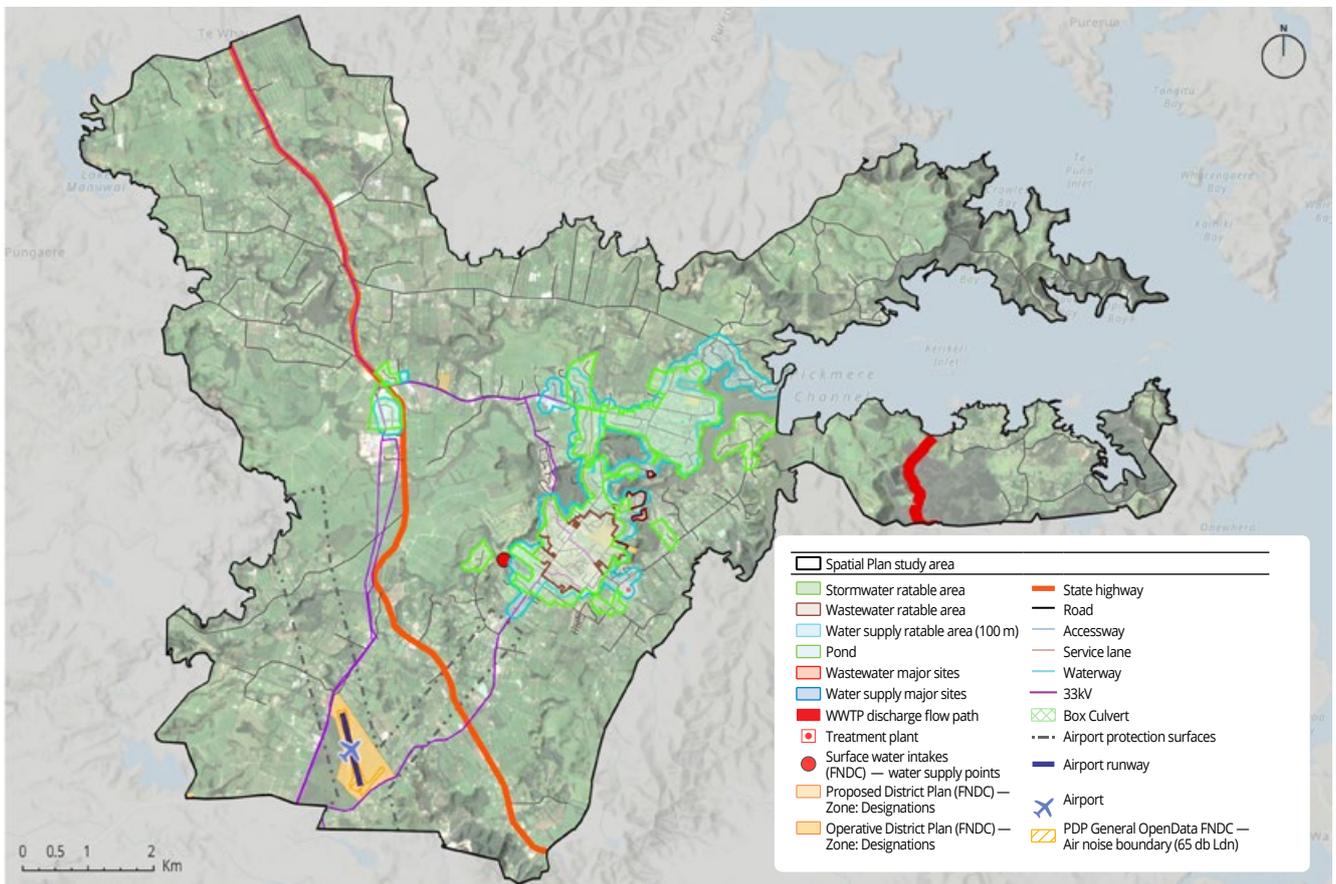
Other opportunities include the Awarding Winning Urban Active Modes Plan²⁴ (which was previously funded by Waka Kotahi under the Kerikeri Transport Choices Program) which had multiple initiatives to make walking and cycling around Kerikeri easier and safer, and the Northland Integrated Cycling Plan which proposes off-road cycling and walking tracks to meet vision for ‘Northland as one of the world’s best coastal walking and cycling destinations where the journeys and stories are as impressive and memorable as the scenery’.

²⁴ Urban Active Modes Plan won a Golden Foot Walking Award for its drive to improve active transport options in the Far North.

3.1 Our infrastructure

Effective, efficient, and reliable infrastructure is an essential prerequisite to a thriving community and lays the foundation to enable sustainable growth. Kerikeri-Waipapa has seen investment in recent years in roading, three waters networks, telecommunications, and more. However, to provide for the anticipated growth and to unlock the full potential of our community, it is crucial to understand the limitations of our existing and planned infrastructure. Understanding our infrastructure will help inform where growth is best located.

Figure 13: Existing infrastructure of Te Pātukurea.



3.1.1 Our transport system

a. Local roads and state highways

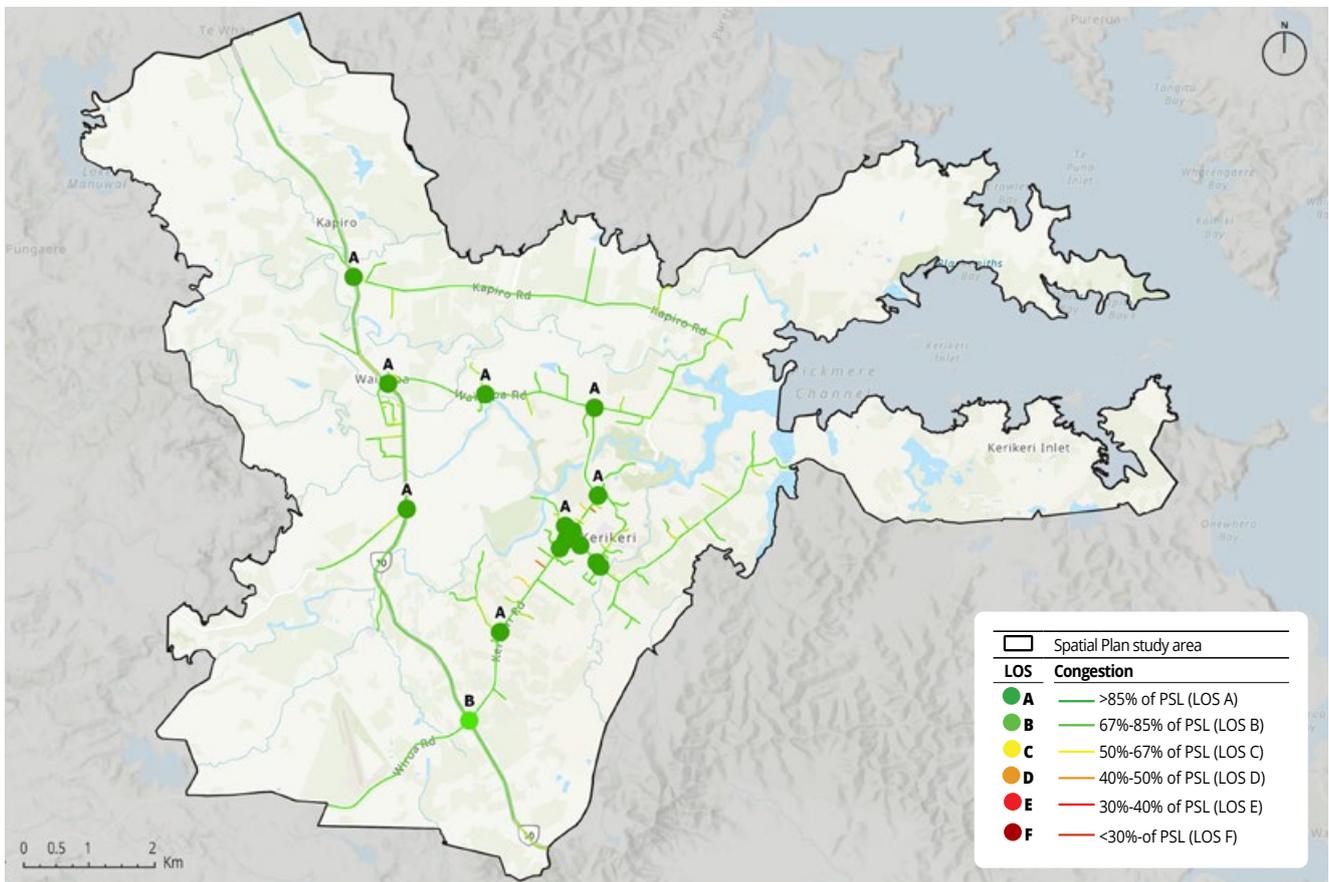
With no regular public transport network (other than NRC’s Mid North Link, Intercity and school buses), a vast majority of Kerikeri-Waipapa residents rely on private vehicles as their primary mode of transportation.

Local roads are managed by the Council, while NZ Transport Agency Waka Kotahi (NZTA) manages State Highways, including SH10 which runs through Waipapa. A high traffic area, the intersection with Waipapa Road and surrounding roads was upgraded in 2021 and included improvements for walking and cycling as well as to stormwater and network utilities.

We have developed a traffic model for Kerikeri-Waipapa known as the Kerikeri Transport Model. This model has been built from observed travel behaviour in Kerikeri and Waipapa and considers existing traffic

information and land use. Traffic modelling shows there are moderate but short delays during peak periods (depicted for the AM and PM peaks in Figures 14 and 15), and no significant road capacity issues. During peak periods vehicles are able to drive at or no less than 85% of posted speed limits (PSL) across majority of the traffic network. A high level of service (LOS) is met across the study area and is projected to remain high over the next decade. The LOS criteria are discussed in more detail within Appendix B - Approach to constraints mapping. Nevertheless, the poor connectivity of the street network with many cul-de-sacs but few alternative routes results in bottlenecks which affect all road users and indicates low resilience across the network. According to the Current State Assessment of Kerikeri-Waipapa (Appendix G), there is a major conflict between the arterial function of

Figure 14: Road congestion in the AM peak.



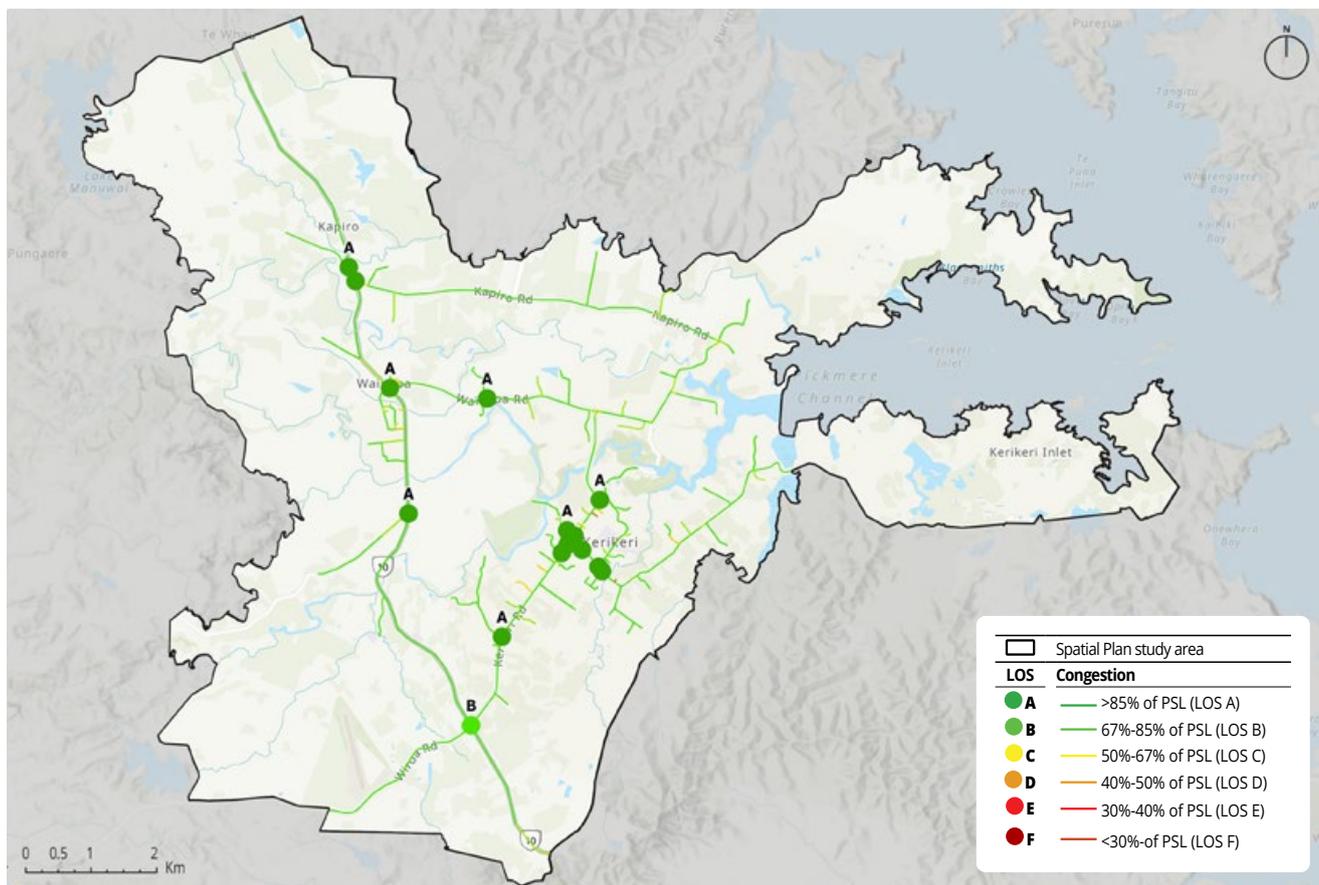


Figure 15: Road congestion in the PM peak.

Kerikeri Road carrying through traffic further north and the town centre function of the CBD. The absence of alternative routes means there is no reconciliation of this conflict. According to the Current State Assessment this conflict is responsible for most of the poor performance of the town, not just the minor congestion and travel times at peak periods,

but also militating against several secondary measure such as the ability to induce modal change, access to services, social engagement within the public realm, and so on. Therefore, funding has been allocated in the Te Pae Tata, Long-Term Plan 2024-27 towards progressing the Kerikeri CBD roading bypass, which will help address this issue.

b. Walking and cycling

Within Central Kerikeri, the number of people walking to work, or places of education is significantly higher than the district average – 14% and 37% respectively. Additionally, 20% of people across the study area now work from home, further reducing demand on the transport network²⁵. An assessment of walking and cycling facilities undertaken as part of our Urban Active Modes Plan²⁶ found that while there is a high level of footpath coverage across Kerikeri & Waipapa, a large majority of areas have footpaths on one side only (refer to Figure 16). It also identified significant barriers to cycling which included “no paths or safe cycleways where I want to go”, “speed of cars”, and “path surfaces in poor condition”. The Council has reduced speed limits two major transport links

into Kerikeri – Waipapa Road and Kerikeri Road, to improve safety. Further to this, there is a need to improve our current footpath network to improve accessibility, particularly for mobility impaired/aging population. The cycle network within Kerikeri is fragmented, relying on shared trails which do not provide safe cycling opportunities.

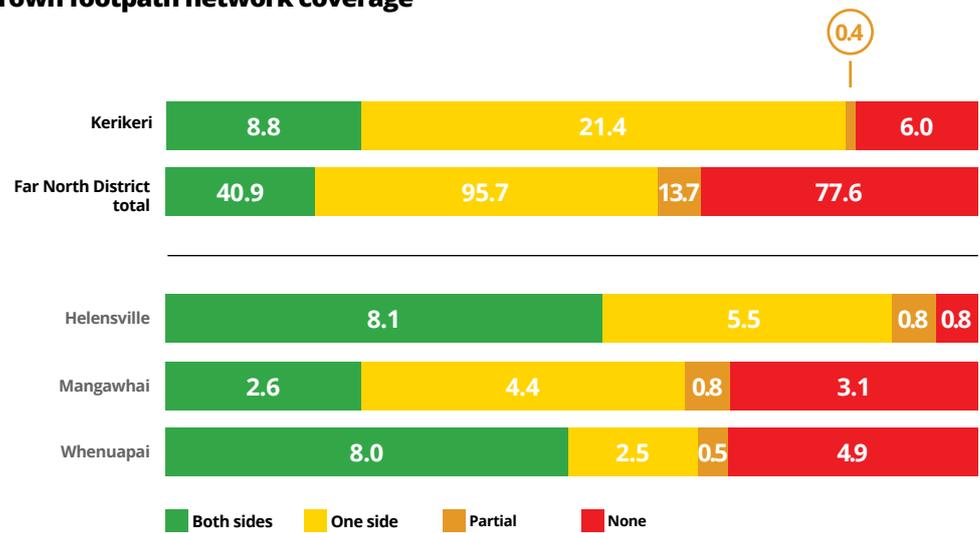
The network of our walking and cycling paths is shown in Figure 17. Te Araroa, the walking track which runs the length of Aotearoa/New Zealand, passes through Kerikeri-Waipapa. This builds on an existing esplanade walking network which provides connectivity surrounding the urban centre of Kerikeri (including the Wairoa Stream Track and Kerikeri River Track).

²⁵ Stats NZ 2018 Census

²⁶ Urban Active Modes Plan investigated the existing and desired levels of service for active modes (primarily walking) in the urban areas of the district.

Figure 16: Footpath network coverage.

Town footpath network coverage



Percentage of each town's footpath network ranging from green (footpaths on both sides) to red (no footpaths). Quoted figures represent kilometres and three benchmark towns are shown for reference.

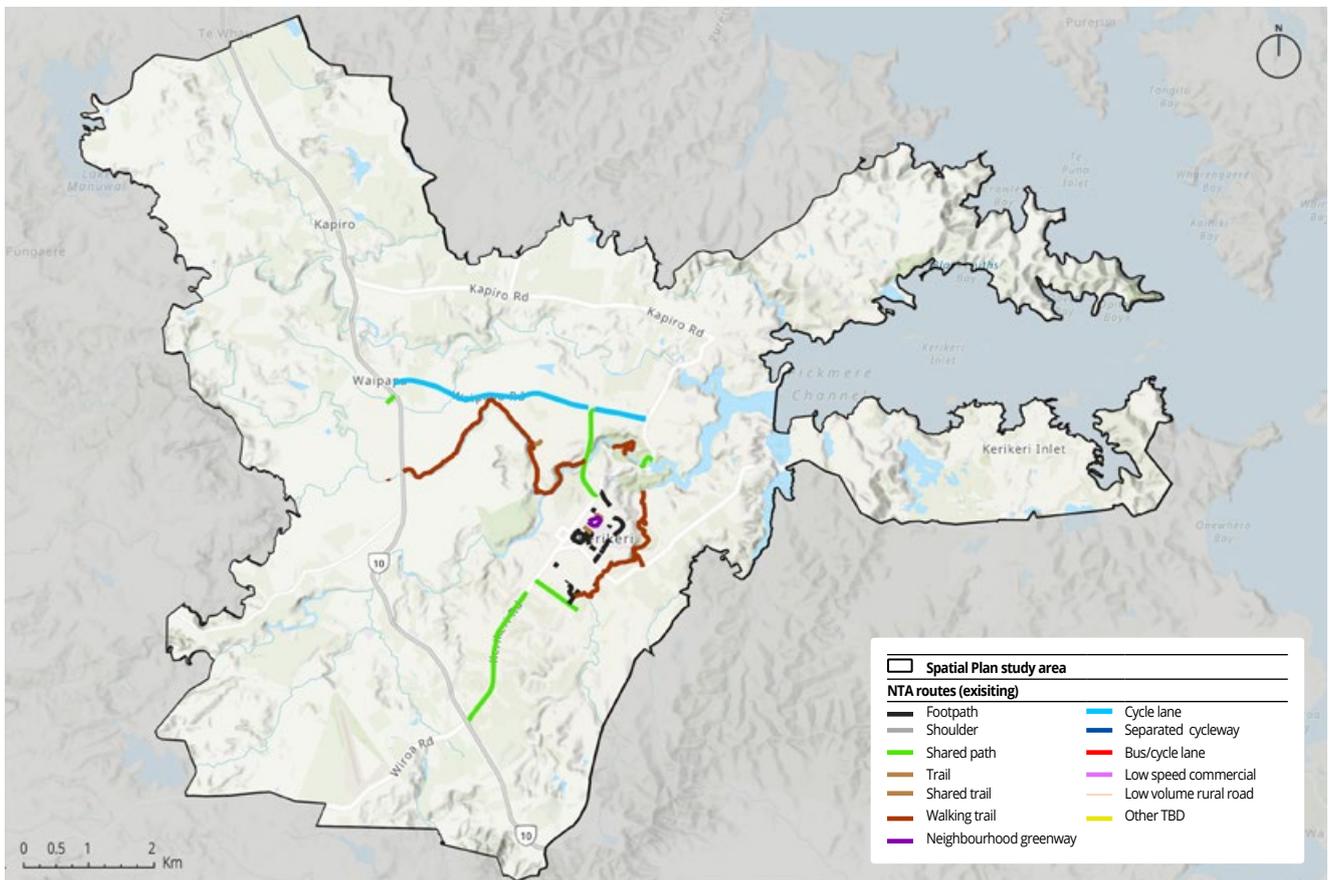
c. Travelling to school or education

The Ministry of Education operates school bus services throughout the Kerikeri-Waipapa area. Despite this, a significantly higher numbers of students commute to

the schools in private vehicles²⁷. In most areas of the study area the most common method of travel is as a passenger in a private vehicle, followed by walking.

²⁷ Stats NZ 2018 – Main means of travel to education

Figure 17: Existing walking and cycling routes.



3.1.2 Our three waters infrastructure

Most of the Te Pātukurea study area is not served by reticulated networks for water supply, wastewater, and stormwater, and must be self-reliant.

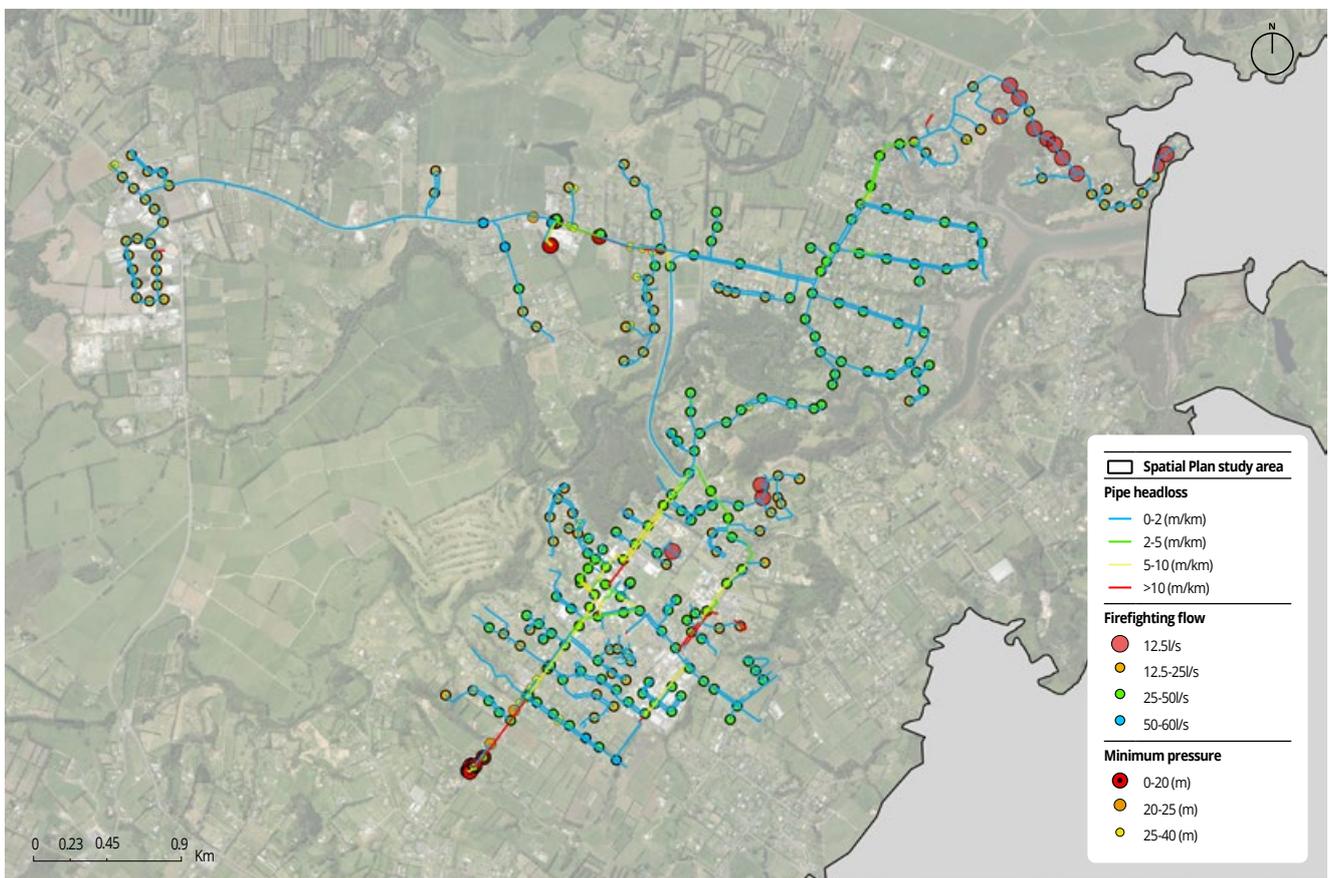
a. Water supply

Potable water for Kerikeri, Riverview, Skudders Beach, parts of Waipapa Road and parts of the existing urban area of Waipapa are provided by the Council's Kerikeri water supply scheme. Raw water for the scheme is sourced from the Waingaro Reservoir (65%), which is privately owned by the Kerikeri Irrigation Company, and Puketotara Stream (35%). The twin source ensures some resilience, as proven during the 2019/20 drought which damaged reservoir supply. Nevertheless, water restrictions are regularly utilised to manage demand and ensure supply, particularly during the summer peak. The scheme's reticulated network performs with minimal head loss and pressure issues,

however firefighting supply is constrained at periphery of the network as shown in Figure 18. The scheme also services the surrounding rural population in times of low rainfall when water tanks run dry. Funding has been allocated within Te Pae Tata, Long-Term Plan 2024-27, for upgrades to the Kerikeri water treatment plant (WTP) and reticulation network.

The Otawere Reservoir (4 million m³ capacity) which is operated by Te Tai Tokerau Water Trust is currently under construction and is intended to primarily activate development of new horticulture land with potential to be a raw water source for municipal water supply. The Council

Figure 18: Reticulated municipal water supply in Kerikeri and adjacent suburbs to the North.



has shares in the Otawere Reservoir. Lake Manuwai is a reservoir owned by Kerikeri Irrigation Company, located adjacent to the north-western edge of the study area with a 7 million m³ capacity. The Council does not have shares or allocation from Lake Manuwai, however it is currently regarded as a potentially viable raw water source, when the water supply scheme needs to increase supply. Longer term, new sources of water may be needed to ensure continuity of supply as the population

grows, and as climate change increases the risk of longer dry periods.

Large tracts of the study area are also reticulated with untreated water for the express purpose of irrigation, this supply is privately managed by Kerikeri Irrigation Company and separate to the municipal water supply.

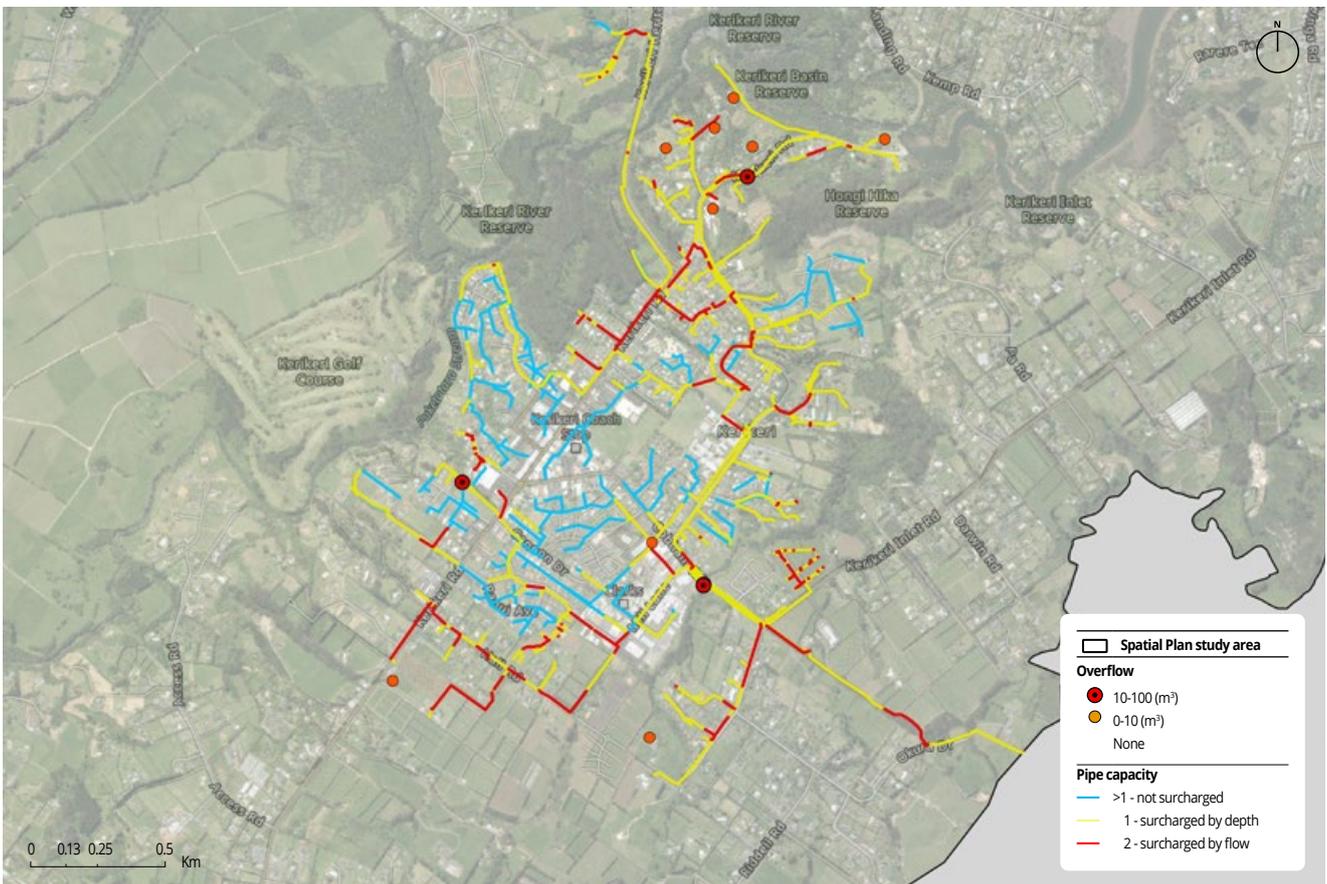
b. Wastewater

Central Kerikeri is serviced by a municipal wastewater scheme comprising reticulation to the majority of the existing urban area of Kerikeri. A new (replacement) sequencing batch reactor (SBR) wastewater treatment plant (WWTP) which began operating in 2020, is located three kilometres to the south-east of the town. The WWTP has recently been assessed as having some spare capacity to meet growth. Pending future staged upgrades to both the network and the WWTP, it is anticipated that all currently urban zoned properties in

Kerikeri will, in time, have the opportunity to connect to the scheme. The public wastewater network is comprised of a mix of gravity fed and pressure sewers, with isolated areas of capacity issues where pipes are surcharged by either depth or flow. There are also three major overflow points during intense rainfall events as shown in Figure 19.

The SBR is modular in design, allowing additional modules to be added to increase treatment capacity, and the WWTP site also has some capacity to accommodate plant

Figure 19: Reticulated wastewater network in Kerikeri.



3.1.3 Our social infrastructure

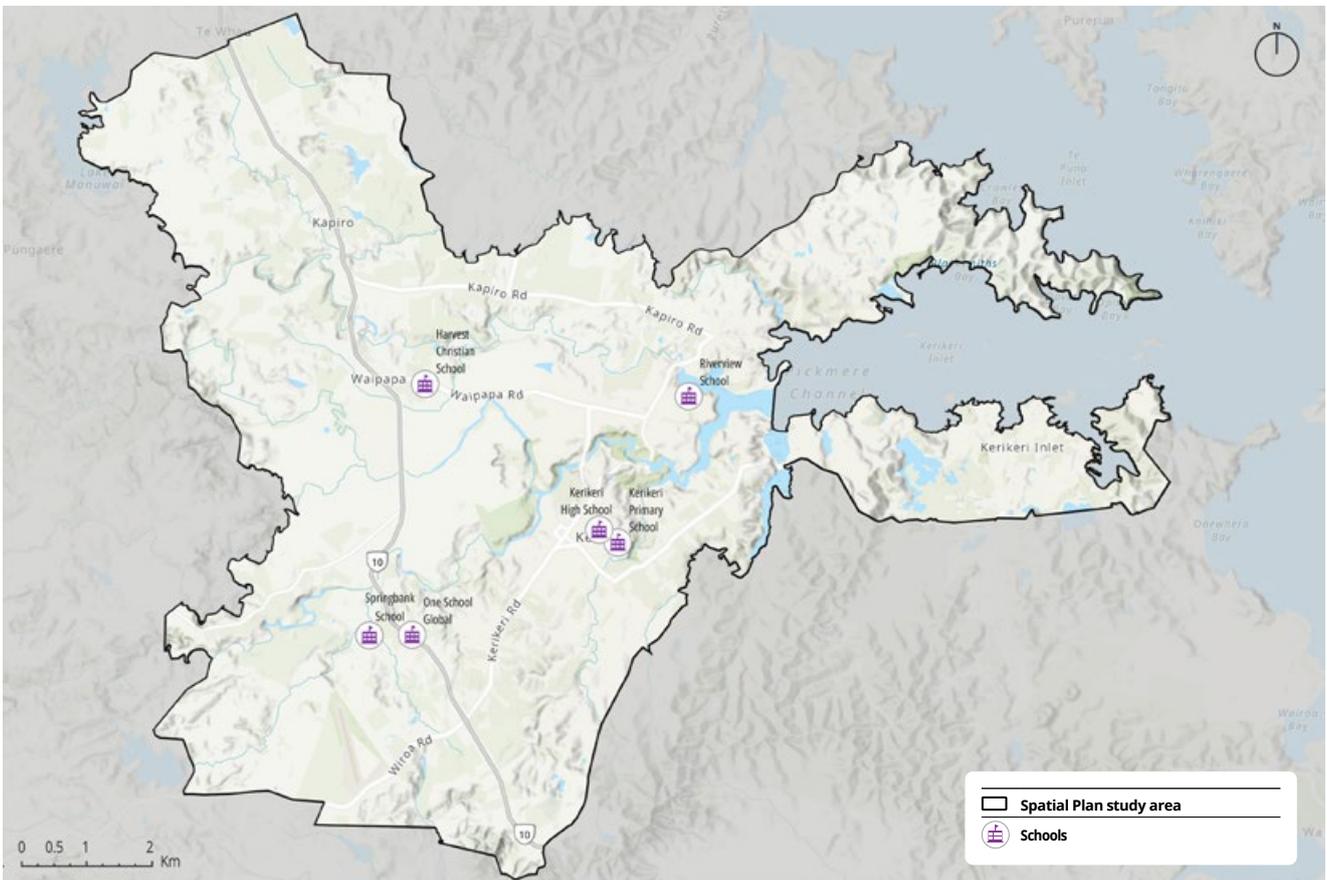
Kerikeri-Waipapa has a variety of social and community infrastructure including community centres, marae, schools, and healthcare. As the population grows, there will be a need to ensure that these facilities and community services meet the needs of future residents. This includes ensuring that there is sufficient affordable housing to attract and retain workers. An assessment of the expected community infrastructure that may be required has not yet been undertaken and will form part of future stages of the spatial plan.

a. Education

The Kerikeri-Waipapa area contains six schools – three dedicated primary schools, and three primary and secondary schools. The Ministry of Education operates four

of these and is planning in anticipation of moderate to high growth for all of them.

Figure 21: Schools



b. Sports Facilities

Sports facilities within the study area include BaySport, Kerikeri Sports Complex, Kerikeri Domain and Kerikeri High School fields, catering for football, rugby union, netball, rugby league, racquet and inline hockey.

Playing fields are under pressure with greater demand for more spaces from the relevant sporting codes, which has led to the development of Te Puāwaitanga in Waipapa which will be a council owned sports hub.

c. Healthcare

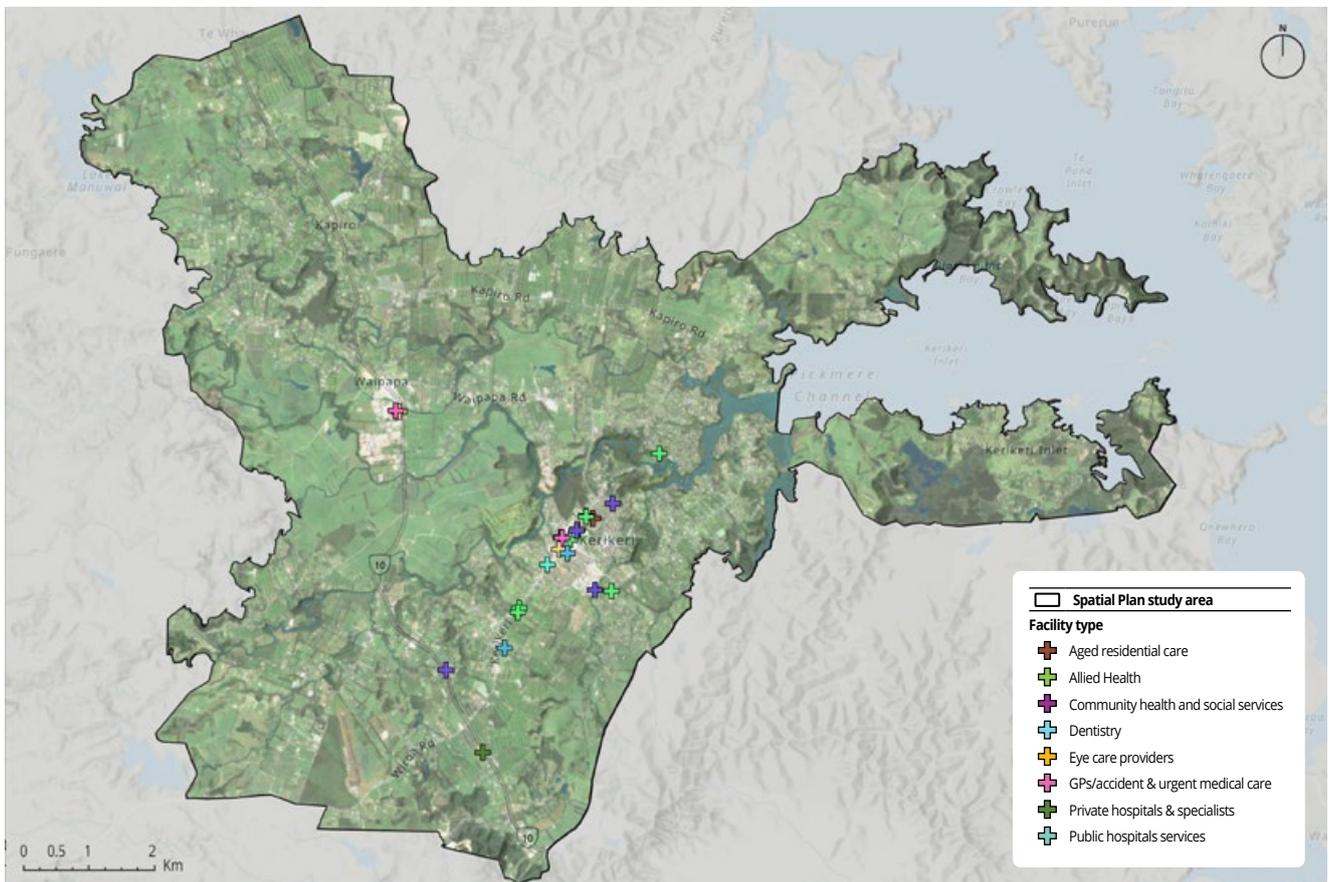
Several health services are in central Kerikeri, including general practitioner clinics, dentists, and pharmacies. Waipapa in comparison only has a few services. A Kaupapa Māori health service is provided in Kerikeri, and a growing number of aged care services can also be found in the area. The nearest hospital facilities are located outside the sub-district, in Kawakawa.

The population of the study area is anticipated to continue to age, resulting in increased demand for healthcare and in the

types of healthcare required. Despite having an out-sized share of the Far North's older population, Kerikeri-Waipapa has an under-sized share of the Far North's healthcare, with only 25% of the district's health care jobs located in Kerikeri-Waipapa, compared to 34% of all employment²⁸. This likely reflects the continued operation of the district's primary hospital at Kawakawa. This suggests that there is an opportunity to grow healthcare services in the Kerikeri-Waipapa community.

28 Infometrics Kerikeri-Waipapa economic and social wellbeing evidence base 2022

Figure 22: Healthcare facilities



d. Open space and our coastal environment

Kerikeri has a large amount of park and open space reserve area on a square-meter basis, and relative to other areas in the Far North has good distribution of neighbourhood parks and sports parks, and a great (but incomplete) network of esplanade reserves with incredible walks. Waipapa in comparison does not have the same range, lacks neighbourhood parks, but is serviced by better sports parks and few esplanade reserves.

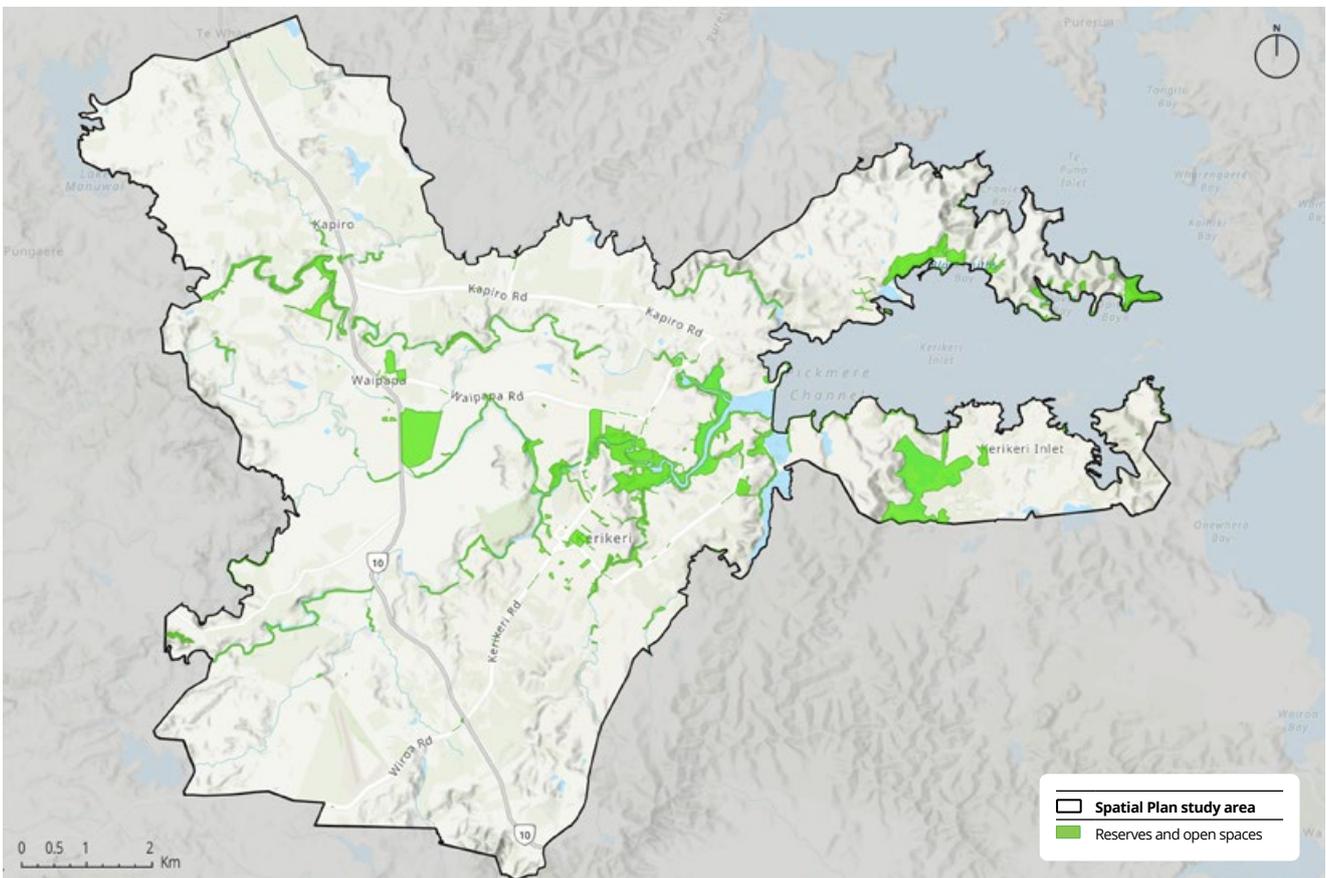
Kerikeri Domain is located at the heart of Kerikeri CBD being a key and well utilised community park for surrounding residential areas. However, some reserves have been found to have limited walking accessibility, resulting in underutilisation. Natural landscape amenity is primarily consolidated around the river and shoreline areas; however, accessibility limits the extent to which these environments are protected and restricts their use as active mode routes since these are located on the edge of urban centres and do not connect key destinations²⁹.

There is little development of neighbourhood parks (with seating and play equipment), and parks aren't on active routes between destinations, leaving them under-utilised. The desire for better connectivity and access is reflected in community engagement. This engagement has also highlighted the importance of improving the access to beaches, waterways, and boat ramps. Figure 23 below illustrates at a high level the current provision of open spaces.. Overall, walking access to open spaces is good around urban centres and along blue-green networks adjacent to rivers, however this reduces further away from these areas, so people may have to resort to driving.

The Council is currently developing an Open Spaces Strategy to provide direction in this area, and while the Open Space Strategy is still under development, Te Pātukurea will be guided by best practice approach for ensuring sufficient open spaces are provided for as the spatial plan is developed.

²⁹ According to Current State Assessment Report

Figure 23: Reserves and Open Spaces



e. Arts and Culture

Kerikeri is a vibrant hub for arts and culture within the Far North. As discussed earlier, Kerikeri is home to historical landmarks like the Stone Store and Kemp House, Aotearoa/New Zealand's oldest surviving stone building and house, and many sites of significance to Māori. The Turner Centre is a key arts and culture venue, hosting art exhibitions, concerts, theatre productions, and community events. Art galleries dispersed throughout central

Kerikeri further enhance the town's artistic landscape. Additionally, the annual Kerikeri Open Art Studios Trail (KOAST) celebrates local talent, offering visitors a chance to explore diverse studios and meet the artists. Te Ahurea is a Māori cultural and historical experience centre operated by Ngāti Rēhia within an interactive pā site setting, with historical exhibitions and displays.

f. Commercial Amenity

Commercial amenity considers the different parts of a local economy which contribute to amenity or quality of life in an area - including amenity like shops, cafes and activities. According to a 2022 analysis by Infometrics, Kerikeri-Waipapa has a strong commercial amenity offering with strengths in home, garden, and hobby shopping, as well as good health and fitness centres and

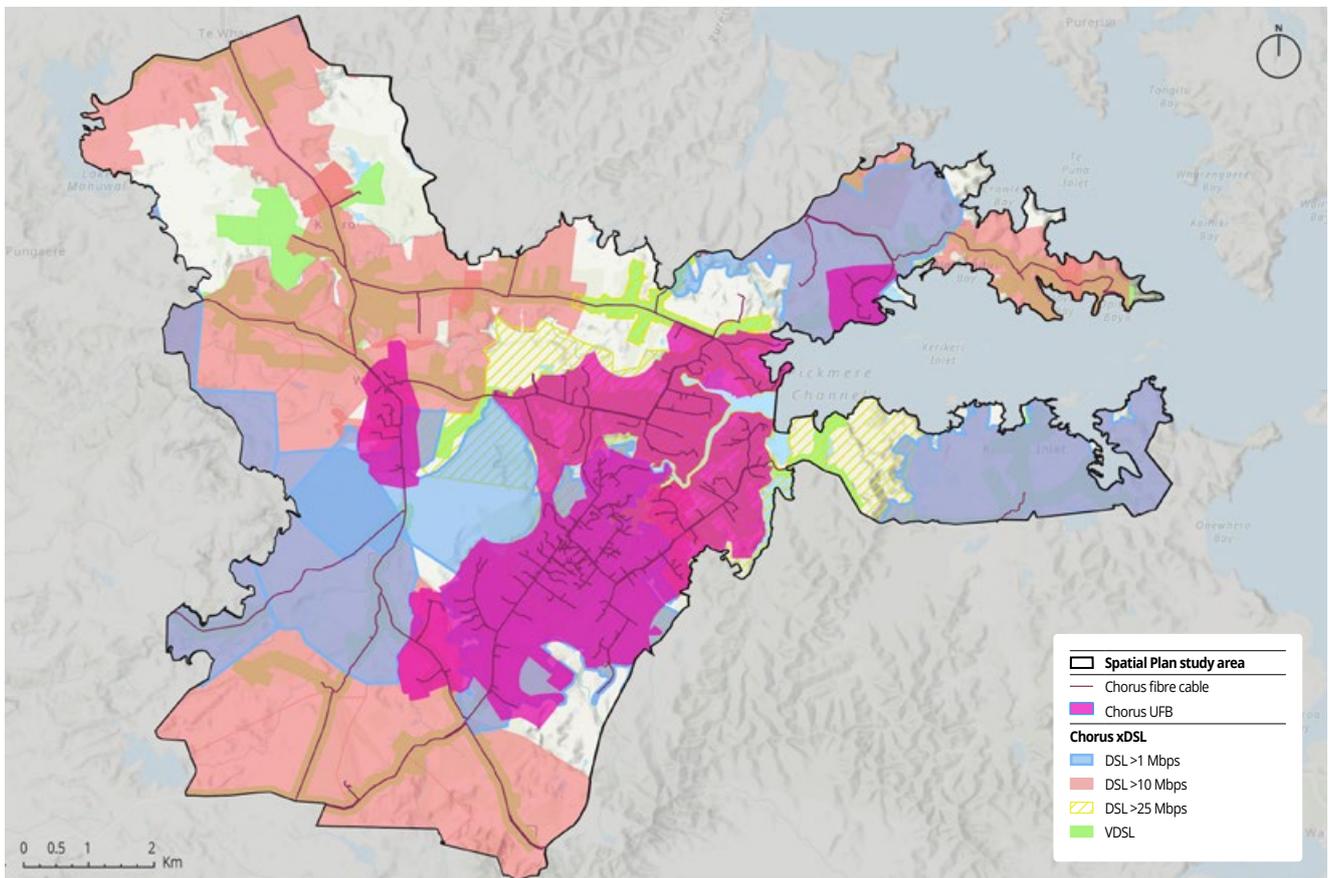
gyms. However, there is a need for more cafes, restaurants, takeaways, department stores, and bars. Even in the areas where it excels, these businesses will need to grow as the population grows, to keep the same level of quality. Commercial amenity is key for migrant attraction and an opportunity to create employment for all sectors of society.

3.1.4 Our electricity and telecommunications infrastructure

Kerikeri-Waipapa is well provided for by electricity and telecommunications infrastructure. Growth has been planned for by the providers of this essential infrastructure and capacity will be available to be rolled out as required. Key to ensuring this is understanding what the anticipated levels are and types of development.

Changes to energy use (such as through more electric vehicles (EVs) and batteries and infill development) will need to be coordinated with energy providers but is not anticipated to be a limiting factor on growth. Likewise with telecommunications, the fibre network will continue to expand with new development while the copper network is discontinued. Mobile and, moving forwards, satellite connections will plug gaps in the fibre network.

Figure 24: Existing telecommunications coverage



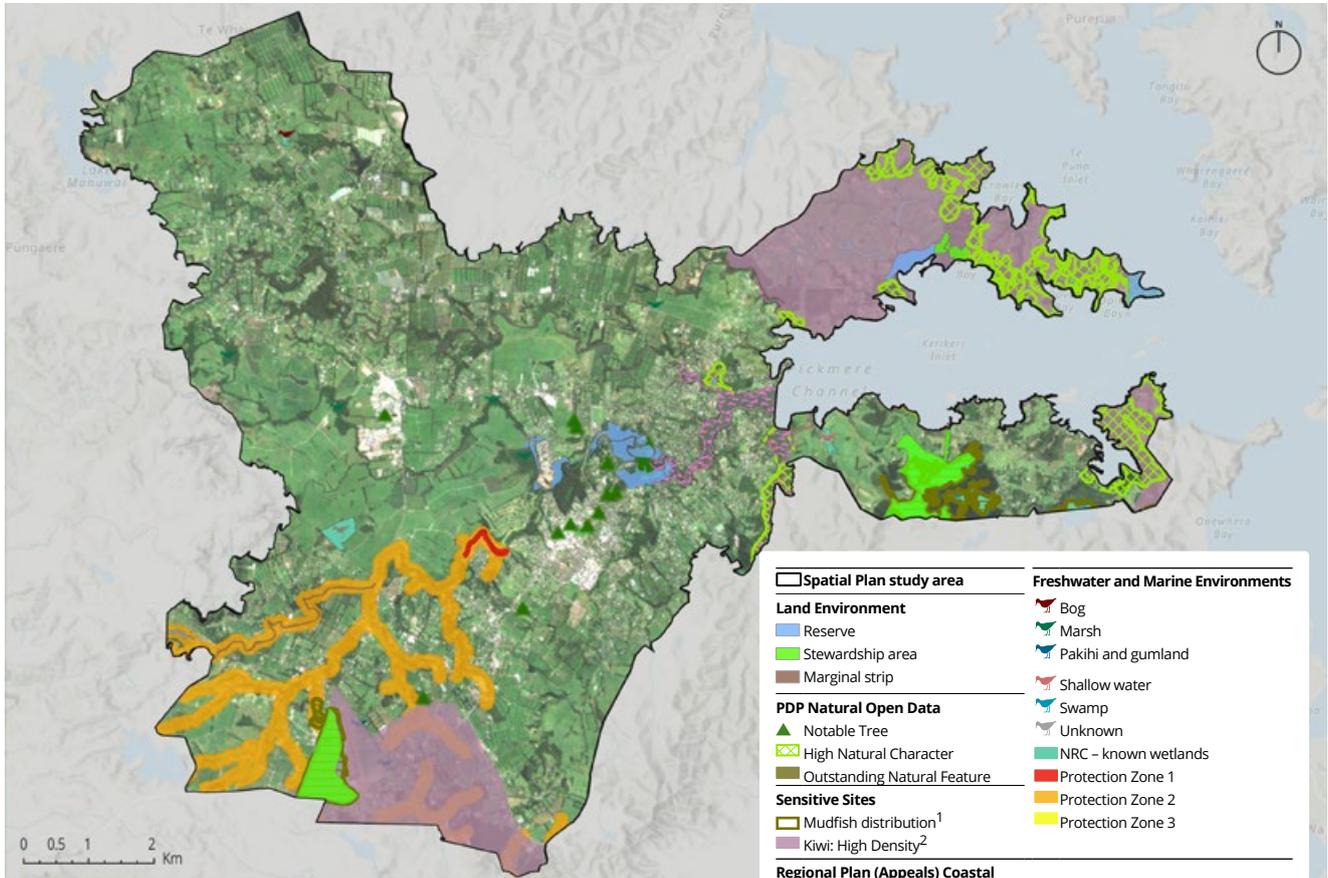
3.2 Our natural environment

Sitting at the convergence of several awa (rivers), Kerikeri-Waipapa has a beautiful and diverse natural environment. For hapū, the rivers are taonga and maintaining knowledge of the awa, and exercising ahi ka and kaitiakitanga (guardianship and protection) are inextricably linked to mana whenua wellbeing.

The joint long-term efforts of hapū, Vision Kerikeri, Living Waters, and local schools to care, weed, plant, and restore access to the rivers such as the Wairoa Stream is acknowledged. Also acknowledged is the work of the Department of Conservation caring for conservation estates such as the Kerikeri River walk which links five waterfalls.

Statutory protections, shown in Figure 25, across the sub-area ensure our native flora and fauna can thrive and allow us to live in symbiosis with Te Taiao.

Figure 25: Ecological and environmental protections of Te Pātukurea



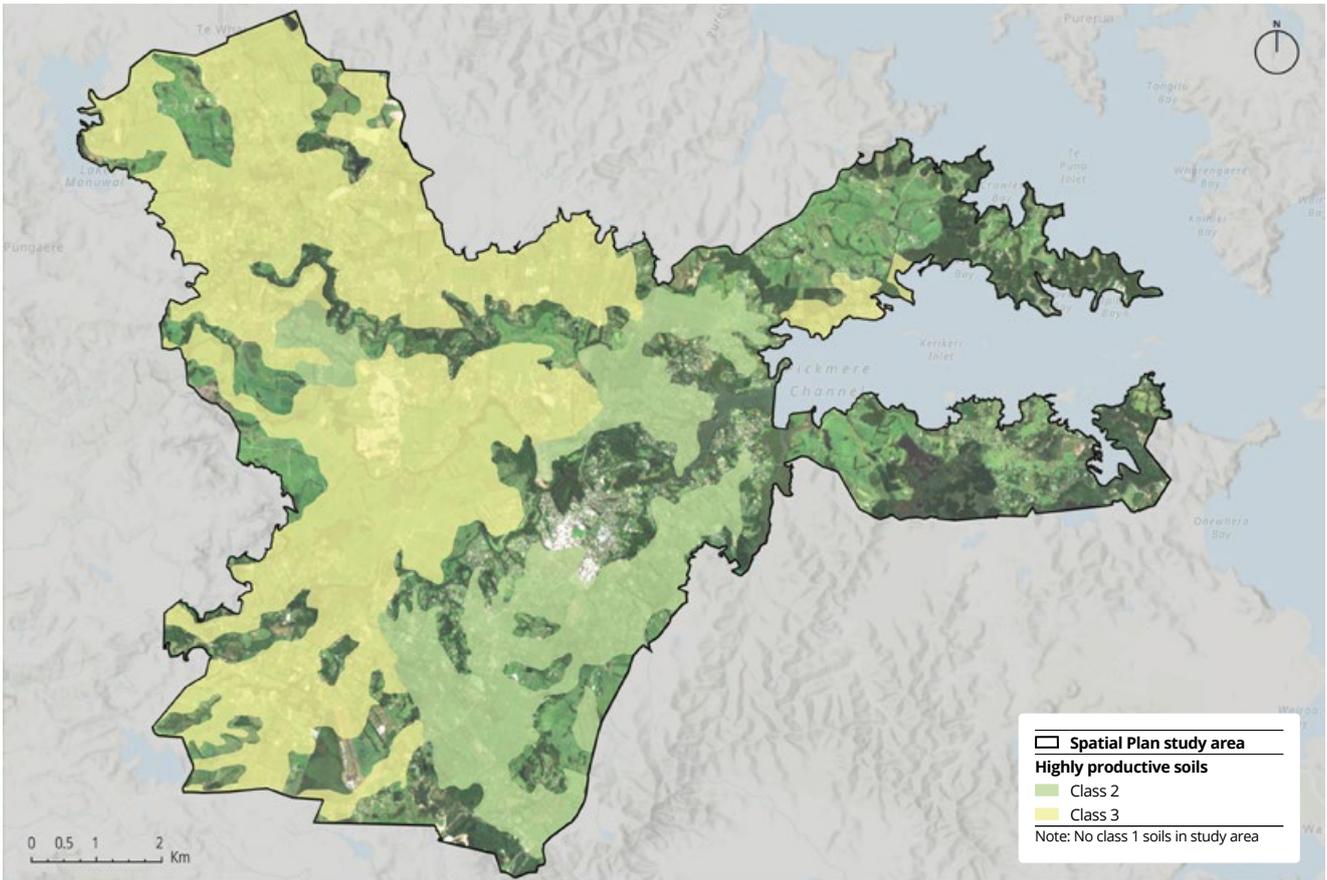


Figure 26: Highly productive soils (LUC 2 and 3)

Our natural environment also provides us with the quality of our soils which are key to our success as a horticultural hub. Land Use Classification (LUC) 2 and 3 soils cover extensive tracts of land, as shown in Figure 26. Additionally, tracts of horticulture-suitable land are afforded protection by the NPS-HPL and greater protection of this resource is being sought in the PDP. However, productive soil on land which is zoned urban or rural residential/lifestyle under the PDP is exempted from protection under the NPS-HPL. Any repurposing rural production areas to urban to accommodate growth must take into consideration the impact on these highly productive soils and on our primary industries.

Our natural environment is not always benign, and due consideration must be given to areas of high natural hazard risk. Key concerns to the area include several types of flood risk, erosion, liquefaction, and coastal concerns such as sea level inundation and tsunami risk. These hazards have been mapped by their level of risk and form key considerations in our Wāhi Toitū

(no go) and Wāhi Toiora (go carefully) layers.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) applies constraints on developing land that is classified as a Hazardous Activities and Industries List (HAIL) site as development on this land carries risk to human health. Some constraints, however, cannot be mapped. The risk of drought and wildfire is anticipated to worsen over the coming decades due to climate change and will likely affect us all. While this may not preclude specific areas from growing, we must still take this into consideration as we plan for the future, ensuring we are using our whenua most appropriately, and that we are adequately prepared and resourced for future scenarios. It is also important to for us to have awareness of the extent of existing private land covenants that may prevent proposed future urban areas from realising expected levels of urban development.

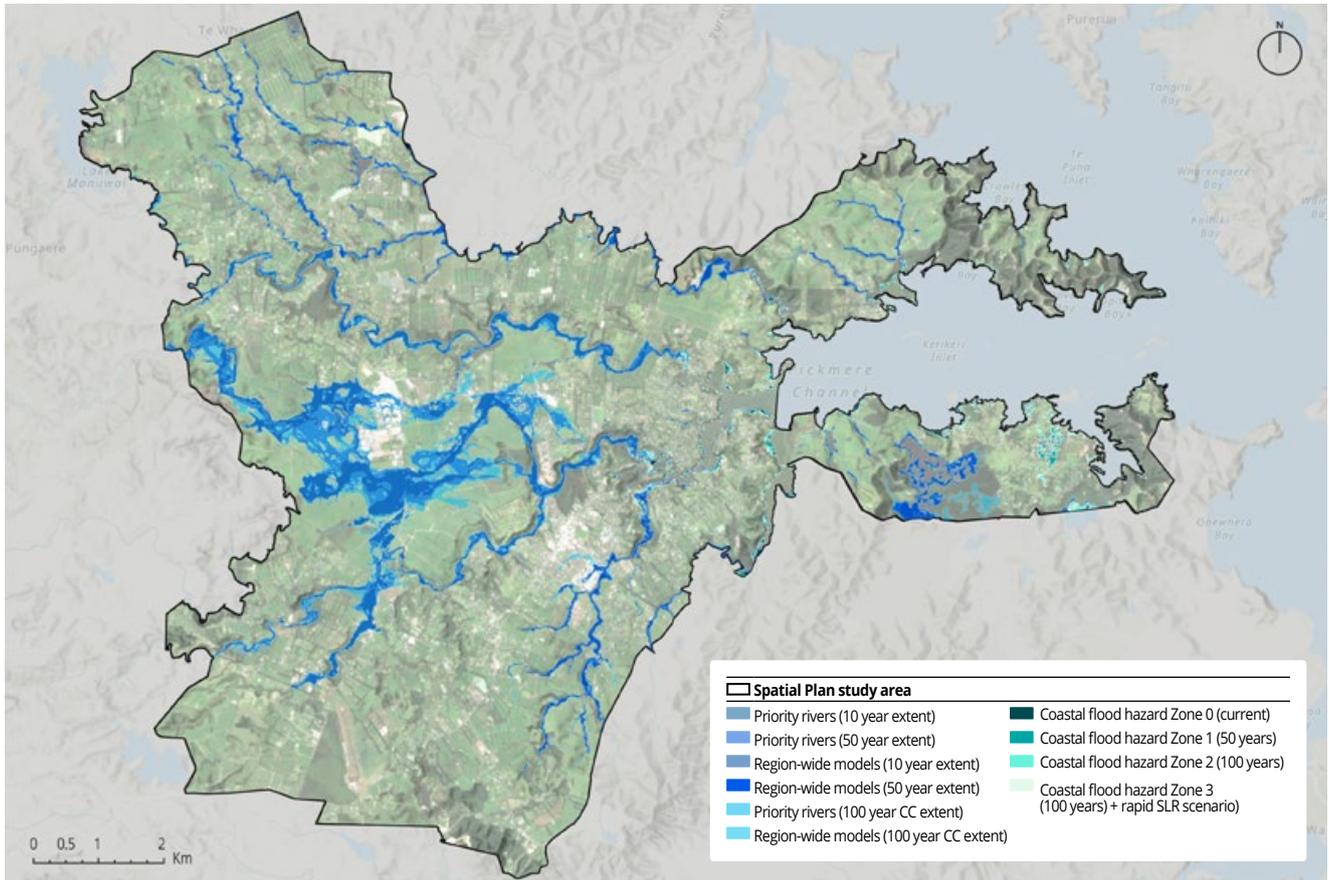
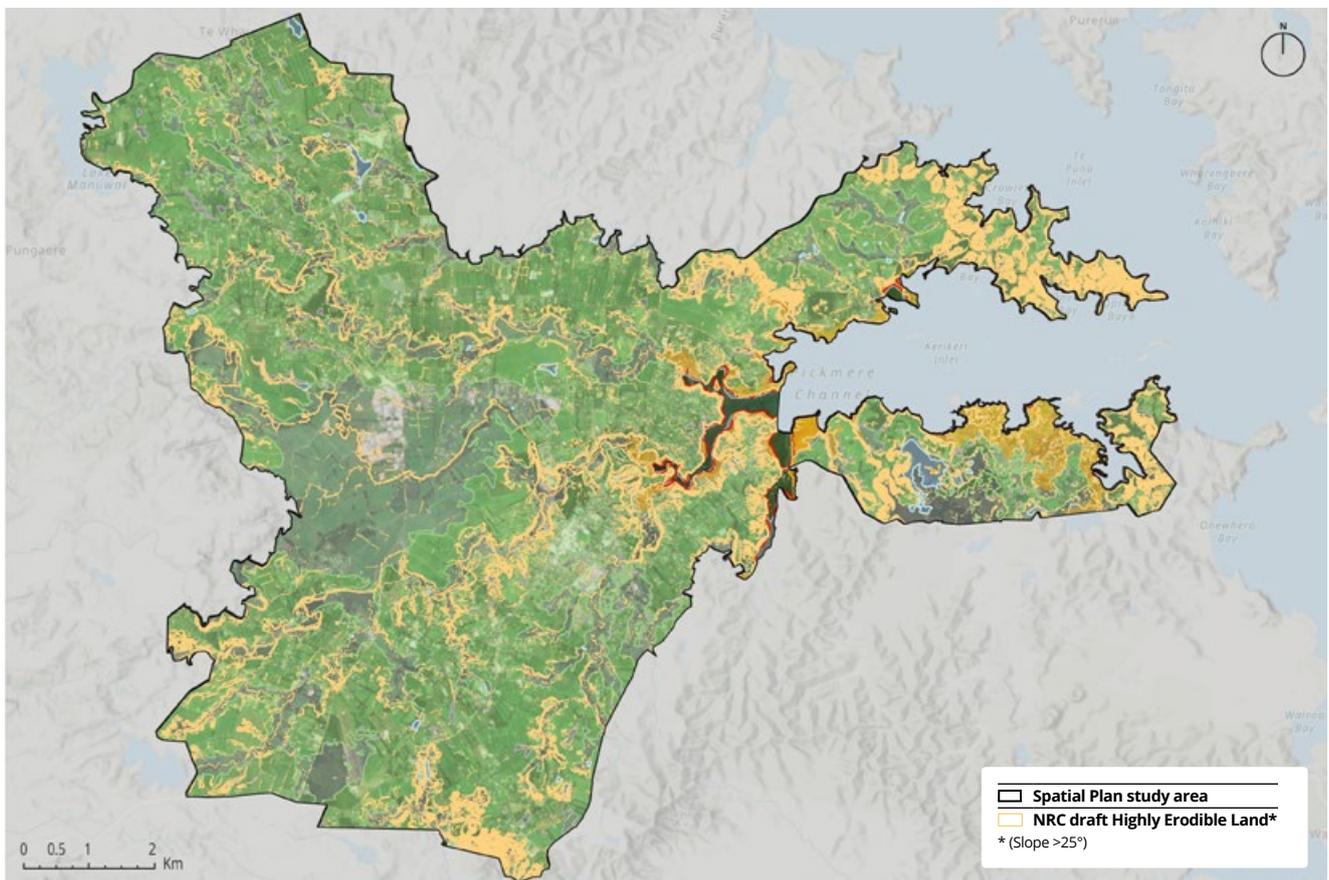


Figure 27: Identified areas of higher flood risk.

Figure 28: Identified areas of highly erodible land.



3.3 Wāhi Toitū (no-go) & Wāhi Toiora (go-carefully)

Parts of the Kerikeri-Waipapa area are affected by a constraint or multiple constraints, including natural hazard risks, ecological protections, land use restrictions, historic and cultural heritage protections, and significant infrastructure. To inform the development of growth options we have undertaken a spatial mapping analysis to identify areas which are no-go, or go-carefully, when it comes to urban development.

These are our Wāhi Toitū and Wāhi Toiora matters – considerations identified in the Framework Document and detailed in Appendix B of this report. The following maps show where we should and shouldn't

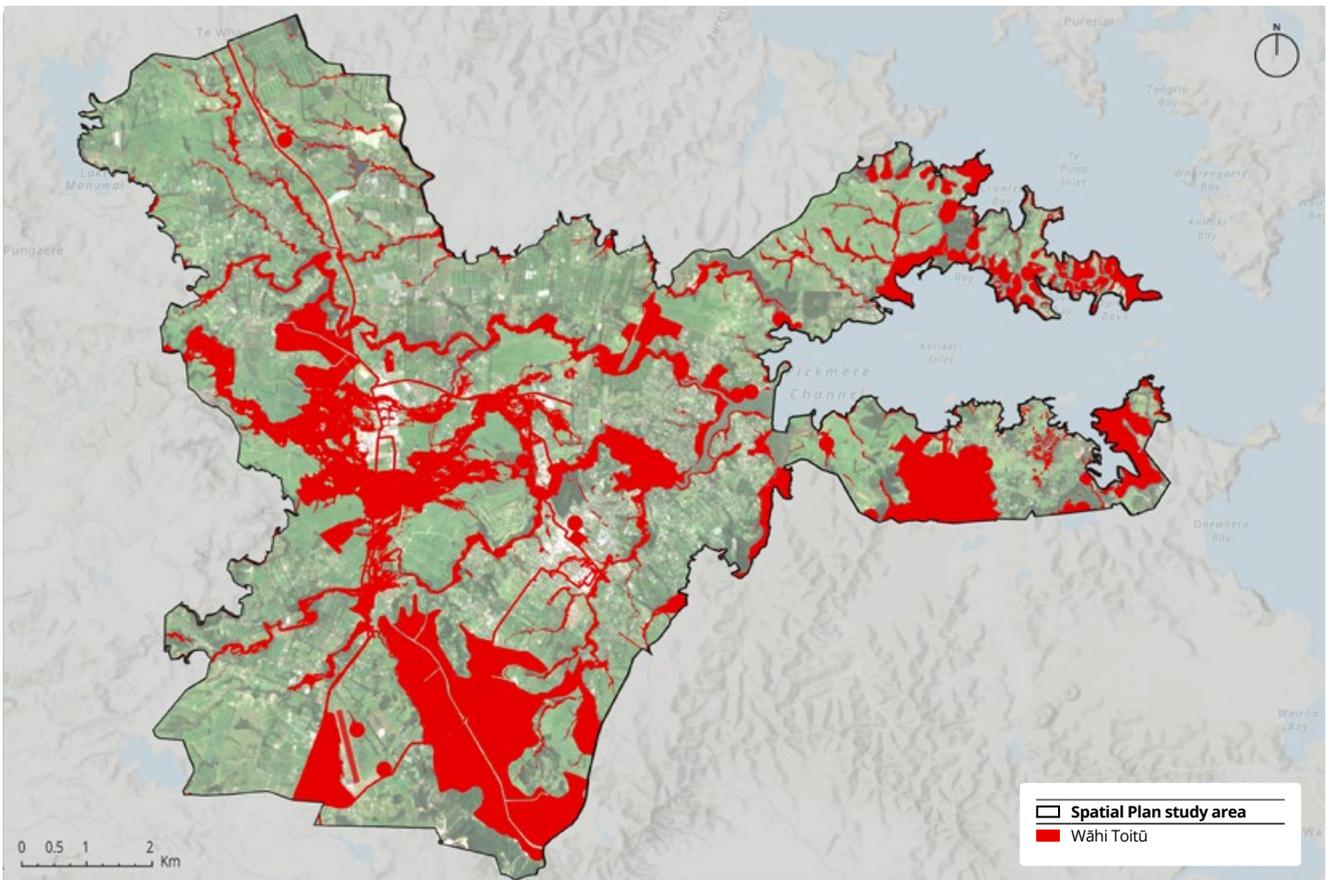
be growing Kerikeri-Waipapa; and, where we can grow. The following sections set out the matters which we must consider in order to mitigate adverse effects and risks.

a. Wāhi Toitū:

areas with enduring characteristics that are to be protected from new development, or where new development is considered inappropriate. Wāhi Toitū areas are 'no-go' areas for new development. Key Wāhi Toitū considerations include areas of high

flood risk, areas with outstanding natural environmental protections, high class soils, critical infrastructure protections, and cultural and historic areas of high significance. Wāhi Toitū is depicted in the red overlay in Figure 29.

Figure 29: Te Pātukurea Wāhi Toitū areas.

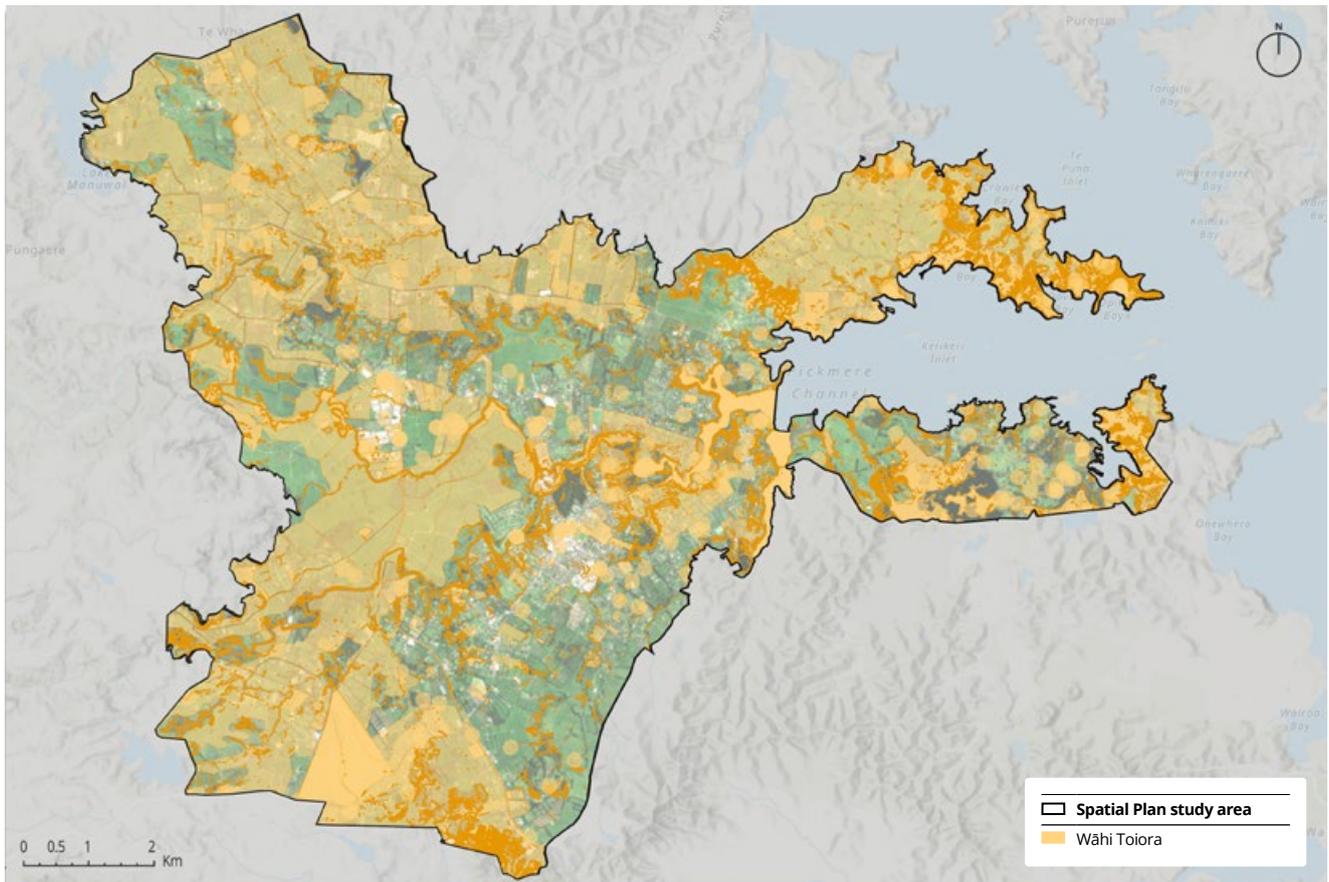


b. Wāhi Toiora

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

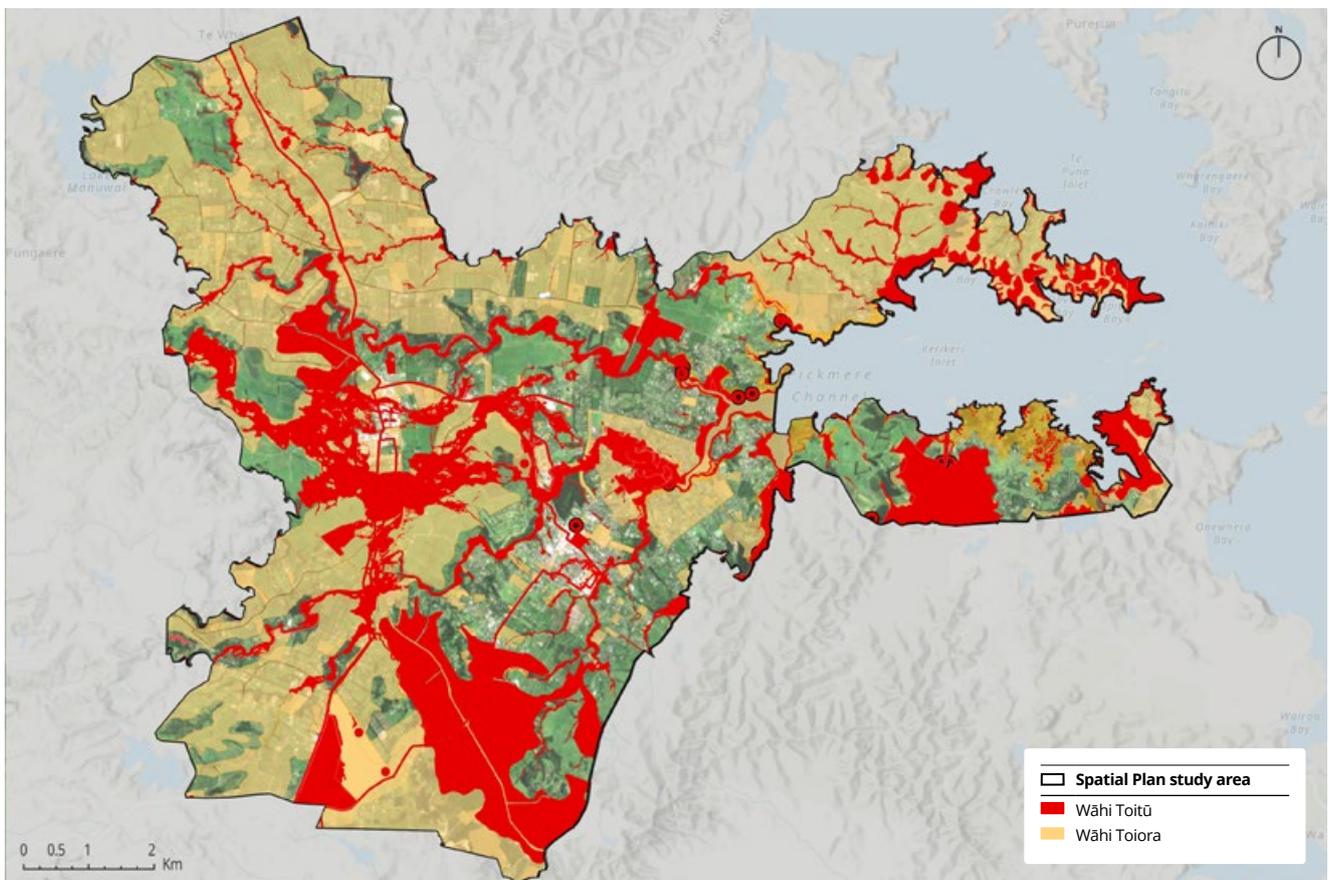
apply across an area. Key Wāhi Toiora considerations include areas of highly erodible land, ecological protections, land contamination and planned/anticipated significant infrastructure corridors. Wāhi Toiora is depicted in cumulative transparent yellow overlay in Figure 30.

Figure 30: Te Pātukurea Wāhi Toiora areas



Together, Wāhi Toitū and Wāhi Toiora constraints provide clearer direction when planning for growth:

Figure 30: Wāhi Toitū and Wāhi Toiora overlaid to summarise key growth constraints



3.4 Housing and Business Capacity Assessment (HBA)

Market Economics Ltd has developed a HBA in 2024 for the Far North District based on the requirements set out in NPS-UD. The HBA provides us with a robust evidence base for housing and business land markets, to inform plans, planning decisions, and related strategies³⁰.

The HBA takes into consideration numerous factors, including the availability of plan-enabled development capacity, economic circumstances, financial feasibility of development, and compares this to an

anticipated population growth scenario. The HBA considers development capacity over the short, medium, and long term, being 3 years, 10 years, and 30 years respectively.

a. Housing land

The housing assessment component of the HBA considers an assumed population projection, and the associated housing demand patterns and compares it against plan-enabled (Operative & Proposed District Plans), and commercially feasible land development capacity. Plan-enabled capacity is, in relation to the short term, land that is zoned for housing in the Operative District Plan (ODP), while over the medium and long term, it is land that is zoned for housing in the Proposed District Plan (PDP). Commercially feasible capacity considers sales price and development costs, that is, if the sales price is greater than (>) the total development cost (including the developer's margin), development is considered commercially viable or feasible. The HBA assessed development capacity by looking at three different approaches:

- **Redevelopment Capacity:** This is the potential for adding new homes by demolishing existing ones and building up to the maximum allowed by the District Plan rules³¹.
- **Infill Capacity:** This is the potential to add new homes on a lot without demolishing any existing buildings. It involves using unused parts of a property, like the backyard. The potential is determined by the District Plan zoning and site characteristics, such as how accessible the area is and where buildings are already placed.

- **Vacant Capacity:** This refers to the number of new homes that can be built on empty or underused land, according to the District Plan zoning. Even properties with small structures are considered vacant. For larger sites, space is set aside for infrastructure like roads and amenities.

The HBA demonstrates that, unlike other parts of the Far North District where feasible capacity is heavily constrained by high building costs and low-income levels, Kerikeri-Waipapa has sufficient feasible capacity to meet demand (largely due to higher income levels). This feasible capacity however is weighted toward attached dwellings³², whereas demand in Kerikeri-Waipapa, like the rest of the Far North, is heavily weighted towards detached dwellings. The HBA shows a potential scenario where there could be a shortage in housing if the market chooses to disproportionately build detached dwellings.

The HBA highlights an affordability issue with feasible capacity in Kerikeri-Waipapa being slanted towards higher-value houses (that tend to be detached) which are unaffordable for middle- and low-income earners. Therefore, there is a need to promote more diverse housing typologies (including attached dwellings) to house our growing population.

³⁰ From the Mfe guidance on HBAs under the NPSUD <https://environment.govt.nz/assets/Publications/Files/Guidance-on-Housing-and-Business-Development-Capacity-Assessments-HBAs-under-the-NPS-final.pdf>

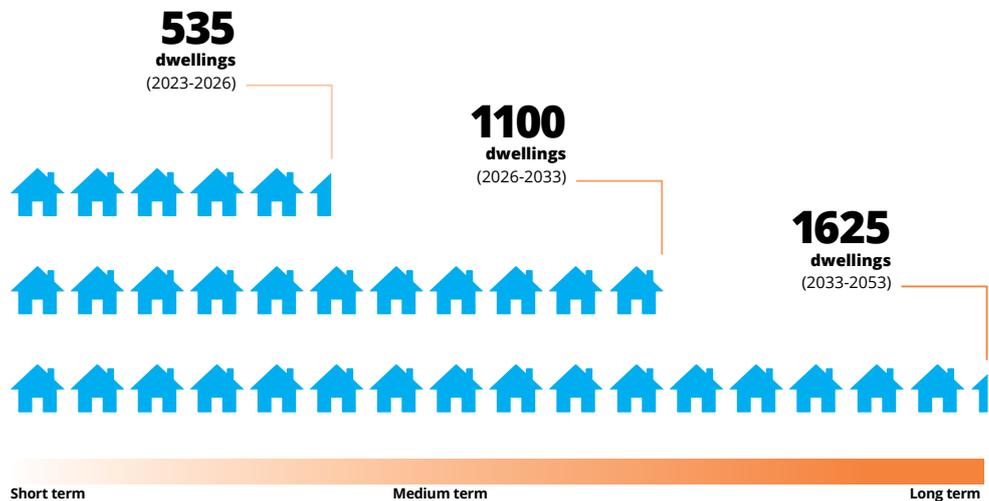
³¹ Across the short term, capacity is determined by rules under the ODP, while across the medium and long term capacity is determined by rules under the PDP

³² Where two or more houses have a common wall.

The HBA also highlights that non-mainstream segments of the housing market, such as the retirement sector, iwi and social housing providers can contribute to housing supply at more affordable prices.

The HBA projects that 3,260³³ additional dwellings would need to be accommodated within Te Pātukurea by 2053. Breaking growth down over the short (3 years), medium (10 years), and long term (30 years), as shown in Figure 31.

Figure 31:
HBA additional dwellings projection for Kerikeri-Waipapa.



The HBA concludes that there is sufficient plan enabled capacity in Te Pātukurea to meet the demand for housing across both the Operative and Proposed District Plans, which enable more than double the 3,260 additional homes required to meet projected population growth over the next 30 years. Given the surplus, Te Pātukurea can prioritise growth where it can have the best outcomes for Kerikeri-Waipapa, within our urban areas and close to infrastructure.

Te Pātukurea is taking a more aspirational position toward population growth by planning for higher-than-projected population

growth and moving growth from rural into urban areas. This will mean that Kerikeri-Waipapa will be prepared for high periods of population growth, which has historically exceeded projections. While population projections carry the uncertainty of predicting the future, and growth in Kerikeri-Waipapa is reliant on migration, Te Pātukurea will address this uncertainty by prioritising and sequencing new growth areas and investments. As part of implementing Te Pātukurea, it will be necessary to monitor population growth so that land release and infrastructure investments are based on actual growth rates.

b. Business Land

The business component of the HBA considers anticipated shifts in economic activity and employment and translates changes in the economy into business land requirements. The HBA has found that, overall, there is sufficient business land (commercial and retail combined) to accommodate short-term demand through the development of vacant land, however, over the medium and long term, a portion of growth must be accommodated by intensifying capacity in existing urban areas. With reference to the industrial land, the HBA

found sufficient capacity to accommodate demand through the development of vacant land. These results apply more broadly across the Far North District, however, the HBA has identified that there will be a need for more business land within Kerikeri & Waipapa over the medium and long term to ease pressure and development constraints arising from commercial growth. In line with our approach to residential growth, Te Pātukurea is taking a more aspirational position by planning for higher levels of economic growth.

³³ Without a competitiveness margin.

3.5 Growth Principles

The way we grow will be shaped by the existing context and our constraints, however setting key growth principles is also essential to establishing a strong foundation to guide our decision-making process. These principles will serve as a compass, as practical guidelines for reflecting our aspirations for sustainable growth.

Achieving the objectives

First and foremost, growth options must deliver on the objectives for Te Pātukurea, developed in collaboration with Hapū Rōpū, stakeholders and the public

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.

These objectives respond to the challenges facing the sub-district and are our primary guiding direction:

- *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 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 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 protect, enhance, and are connected to both Te Taiao and the cultural and heritage values that makes Te Pātukurea special, whilst supporting economic development.*

Planning for Higher Growth

Historically, population growth in Kerikeri-Waipapa has outstripped population projections. Te Pātukurea is taking an aspirational approach with planning for higher than expected growth. This is so we can effectively respond to higher rates of population growth by zoning additional land for urban growth along with planning for

infrastructure to service this growth. With this approach, it is crucial to stage zoning of land and infrastructure with population growth. If population growth does not follow the higher-than-expected growth scenario, or there are significant economic downturns it is easier to slow down than to speed up.

Protecting horticultural land

Kerikeri-Waipapa has a long and proud history as a horticultural hub. The climate, irrigation network and excellent soils that support various crops. The industry is important economically and culturally to

both the local area and wider region, and to maintain and support this it is critical that key horticultural land is protected from urban encroachment and unplanned rural lifestyle developments.

Support for intensification

Aligning with the protection of horticultural land and avoiding unnecessary urban sprawl, we will support opportunities to intensify within urban areas where practicable. 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. While Te Pātukurea has a focus on accommodating population growth through development of urban areas, we will retain opportunities for rural lifestyle development with limits set to protect our productive soils.

Establishing an 'identity' for both Kerikeri and Waipapa

Kerikeri-Waipapa has a long and significant history, however engagement has shown that the area does not reflect the diversity and cultural aspirations of its inhabitants.

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.

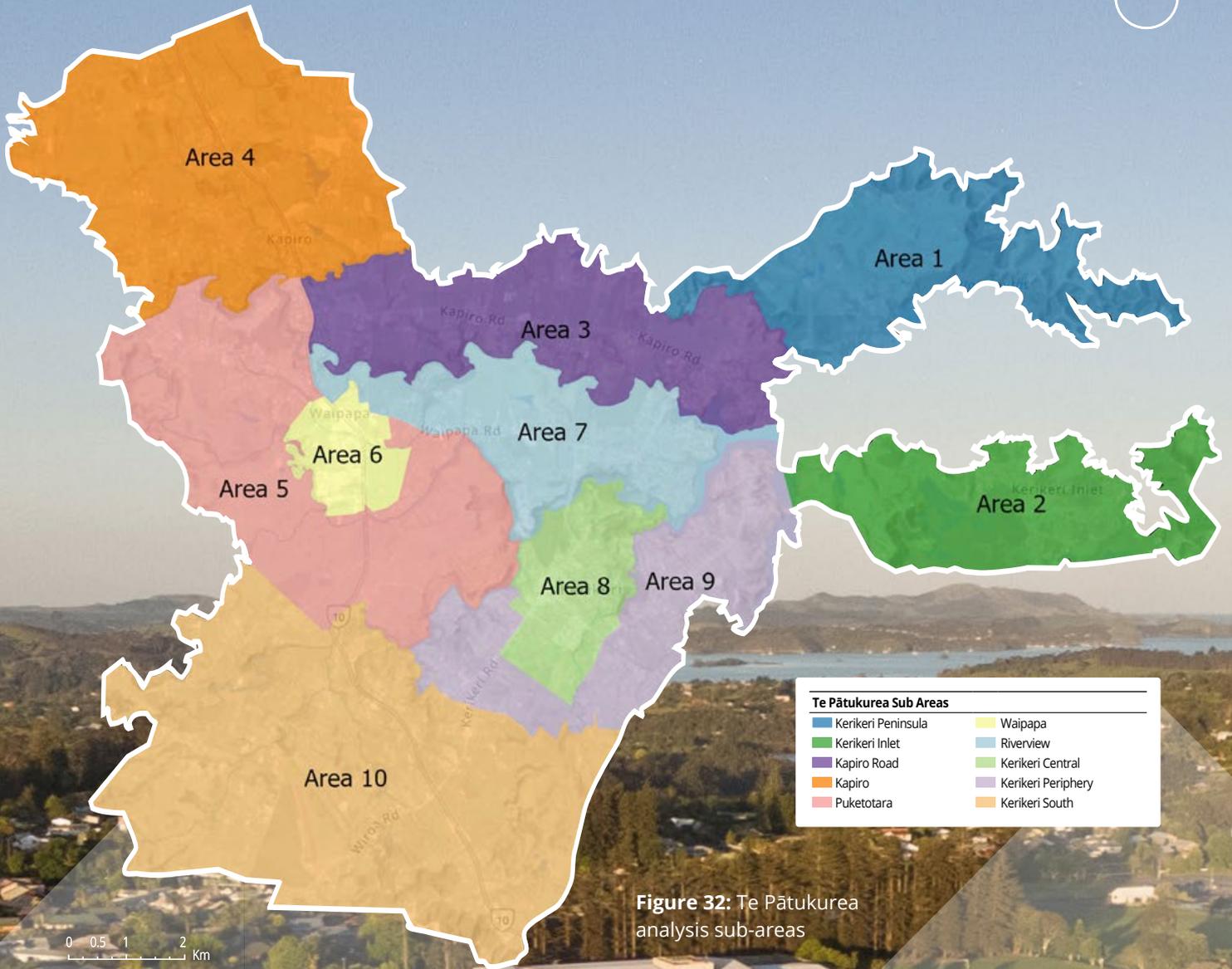


4.0 Te arotake i ngā wāhi āpiti o Te Pātukurea

Assessing the sub-areas of Te Pātukurea

To support the analysis of constraints and opportunities, we divided Te Pātukurea into ten sub-areas, as shown below in Figure 32, for more detailed investigations. Analysing our study area at a sub-area level is important to comprehensively understand and document constraints and opportunities in a logical and granular way. The sub-areas have been derived by grouping together similar land uses and boundaries, for the sub-areas are based typically either on physical boundaries such as rivers, or zone change boundaries.

The following sections describe each sub-area in more detail, noting the key statistics, characteristics, features, constraints, and opportunities. The maps for each sub-area are overlaid with the Wāhi Toitū (no go) and Wāhi Toiora (go carefully) layers – these are the matters that affect the potential developability of land, as described in section 3.5.



Te Pātukurea Sub Areas	
Blue	Kerikeri Peninsula
Green	Kerikeri Inlet
Purple	Kapiro Road
Pink	Kapiro
Light Orange	Puketotara
Light Green	Waipapa
Light Blue	Riverview
Light Green	Kerikeri Central
Light Purple	Kerikeri Periphery
Light Orange	Kerikeri South

Figure 32: Te Pātukurea analysis sub-areas

Sub-area 1: Kerikeri Peninsula

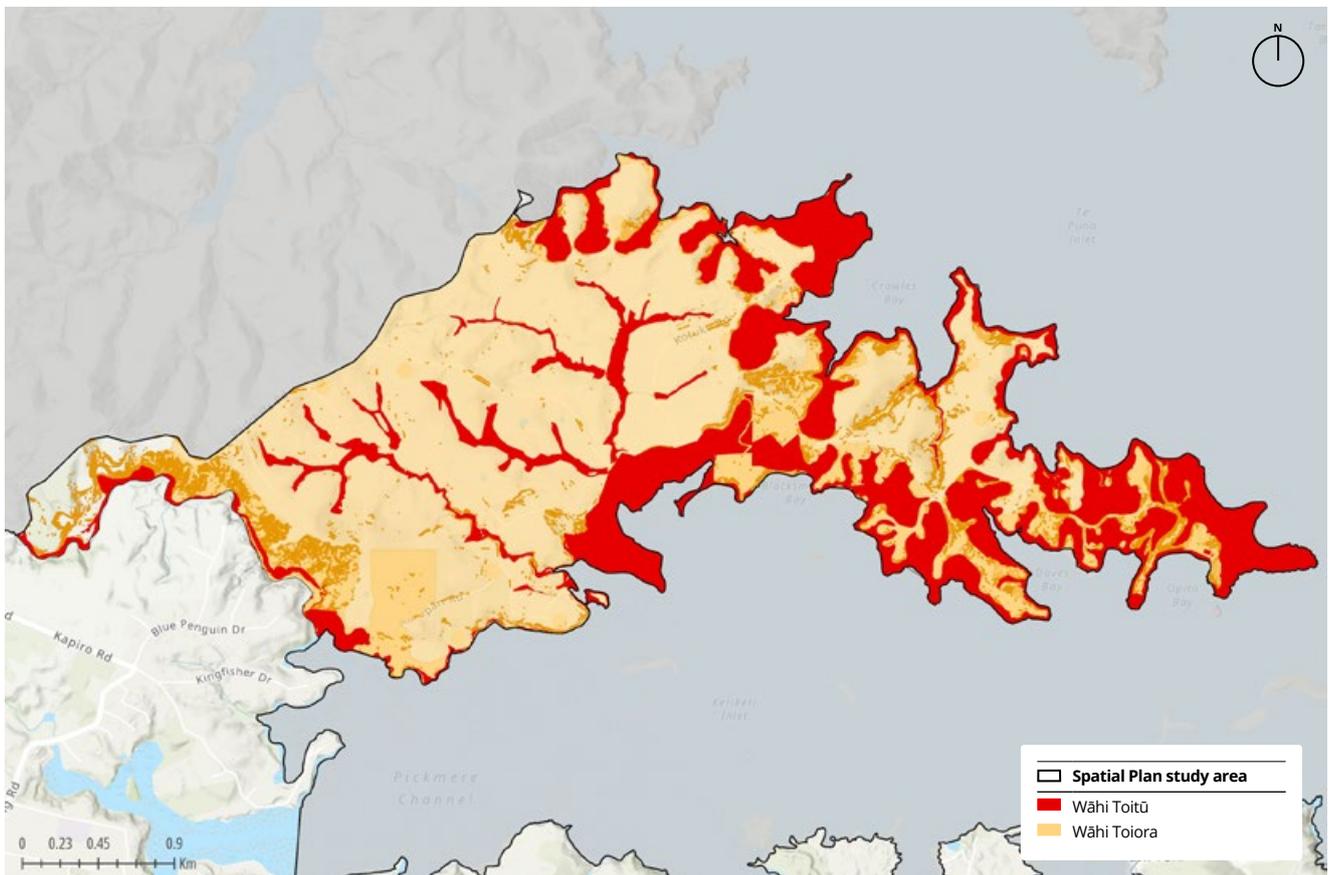
Kerikeri Peninsula is the north-eastern most sub-area, including areas like Rangitane, Opito Bay and Doves Bay. This sub-area has an estimated population of 1019, with a population density of 1.06 people/Ha. A large part of this sub-area is coastal in nature where it adjoins the Kerikeri Inlet. This sub-area contains households with higher than average incomes and is predominantly rural in nature, with farming being the highest employer and GDP contributor.

Almost entirety of the sub-area is constrained for future development. This includes known wetlands, high natural character areas, WAI Sites (Waitangi Tribunal Claim site), wāhi tapu areas, high class soils and flooding. Furthermore, majority of coastal area is classified as highly erodible land. Other environment constraints include high Kiwi Distribution area; coastal areas and DOC protected natural areas.

The sub-area is not serviced with public water or wastewater infrastructure, but has some areas serviced with public stormwater infrastructure (like Tikorangi Road). The sub-area has very few community facilities (other than the Doves Bay Marina and open space areas). This area does have good beach access. The proposed expanded Rangitane Boat facility located in the sub-area, is currently in consenting phase.

Feedback received from public consultation indicated that people would like to stop septic overflow into the Kerikeri Inlet and see more marina facilities to cope with the increase in population. The community have also indicated that this area is not preferred for future urban growth.

Figure 33: Wāhi Toitū and Wāhi Toiora in Kerikeri Peninsula



Sub-area 2: Kerikeri Inlet

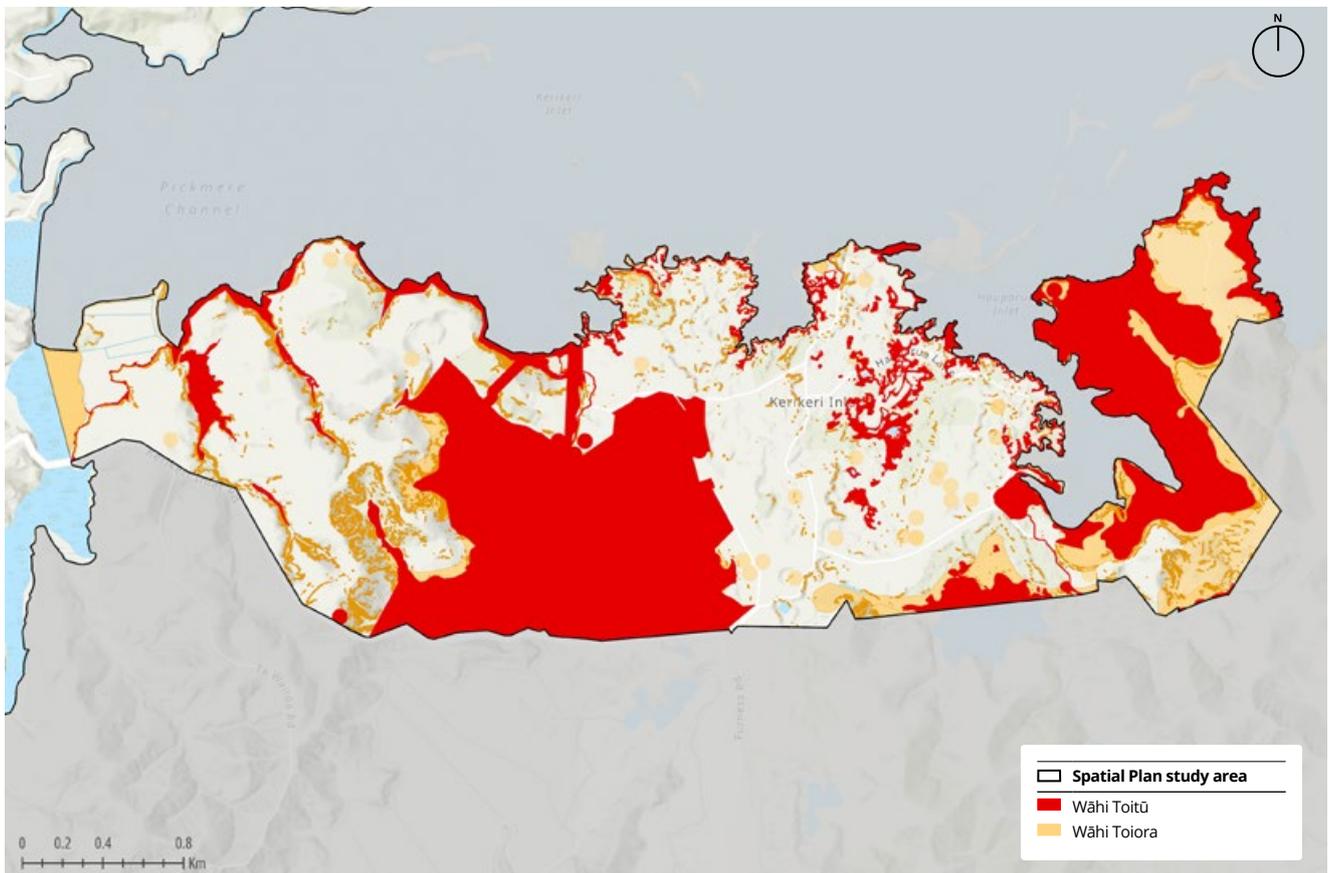
Kerikeri Inlet is the north-eastern most sub-area, including areas accessed from Kerikeri Inlet Road and the Waitangi wetlands, which is the discharge point for Kerikeri’s treated wastewater. This sub-area has an estimated population of 535, with a population density of 0.62 people/Ha. This sub-area contains households with higher-than-average incomes and is rural in nature characterised by rural lifestyle land uses. A significant part of this sub-area is coastal in nature where it adjoins the Kerikeri Inlet. Since this sub-area is located within the Puketona-Waitangi Statistical Area 2 (by Stats NZ) which is a large area including places like Waitangi, Paihia and Haruru, economic statistics show that accommodation, food services, construction services and art and recreation services are major employing industries.

Approximately half of the sub-area is unconstrained by Wāhi Toitū and Wāhi Toiora, the other half is constrained by large areas of protected forest and wetland, tsunami evacuation zone and highly erodible land.

The sub-area is not serviced with public water or wastewater infrastructure, but has some areas serviced with public stormwater infrastructure (like the Kerikeri Inlet Road boat ramp carpark). The sub-area has very few community facilities (other than the Kerikeri Inlet Road boat ramp and carpark and open space areas including the publicly accessible Wharau Road Beach).

Similar to Kerikeri Peninsula sub-area, feedback received from public consultation indicated that people have concerns with septic overflow into the Kerikeri Inlet and would like more coastal marine access facilities to cope with increasing demand for access to the Bay of Islands

Figure 34: Wāhi Toitū and Wāhi Toiora in Kerikeri Inlet



Sub-area 3: Kapiro Road

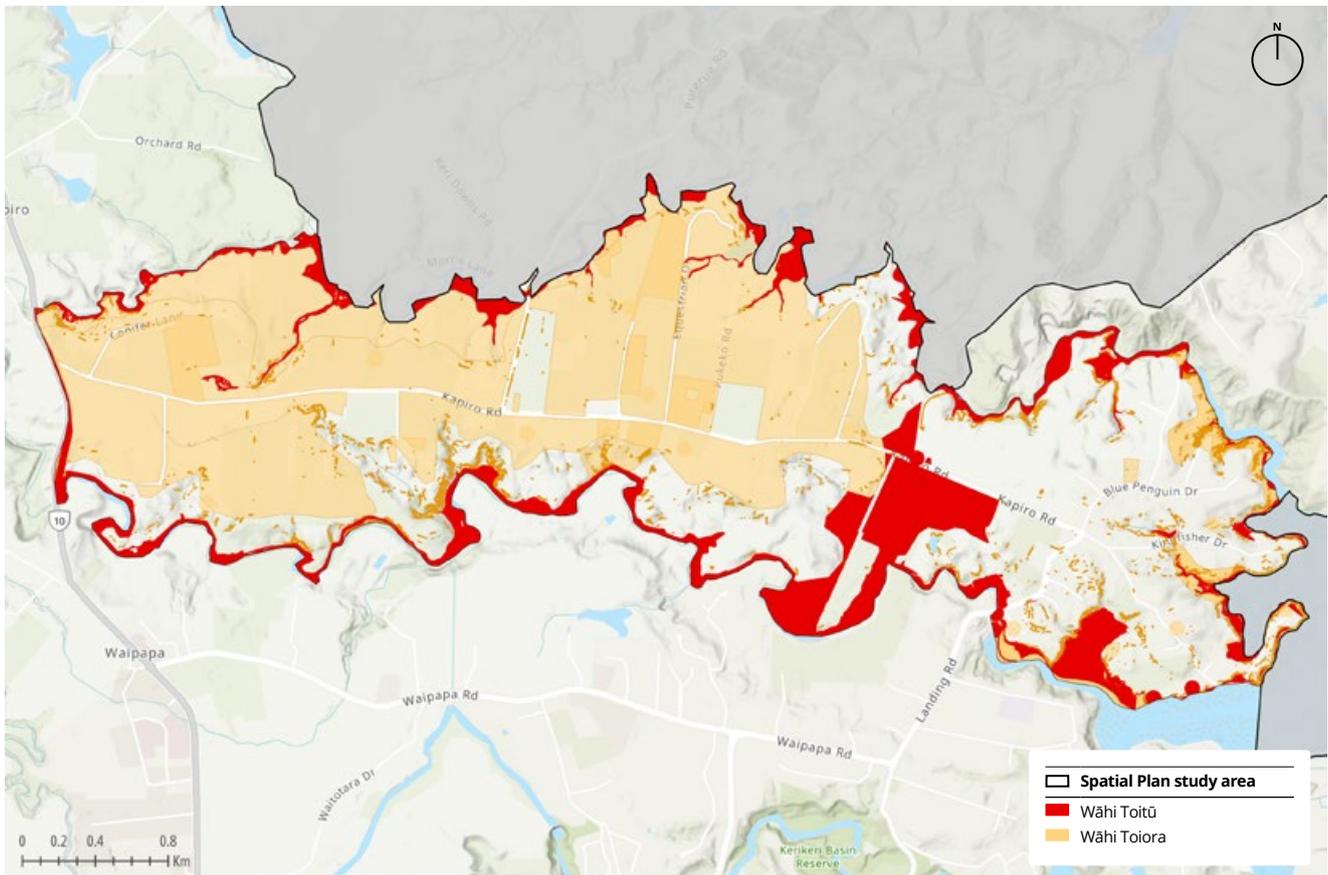
The Kapiro Road sub-area includes areas accessed off Kapiro Road. This sub-area has an estimated population of 1363, with a population density of 1.32 people/Ha. This sub-area contains households with higher-than-average incomes and is characterised by predominantly horticultural and rural lifestyle land use.

This area is characterised by large swathes of highly productive soils which is suitable for horticulture, so this area is not desirable for future urban development to protect horticulture land. Other constraints include small areas of flooding, and the Kororipo Pā heritage area which is located within the sub-area.

There is a small area which is serviced by public water supply, along Skudders Beach Road, however firefighting supply is constrained. There is no public wastewater infrastructure in this sub-area.

The community has been opposed to growth in this area. Neil Construction Limited has recently been granted resource consent by the Environment Court to develop 119 rural lifestyle lots within this area. Parts of this sub-area used for rural lifestyle are situated further away from urban areas.

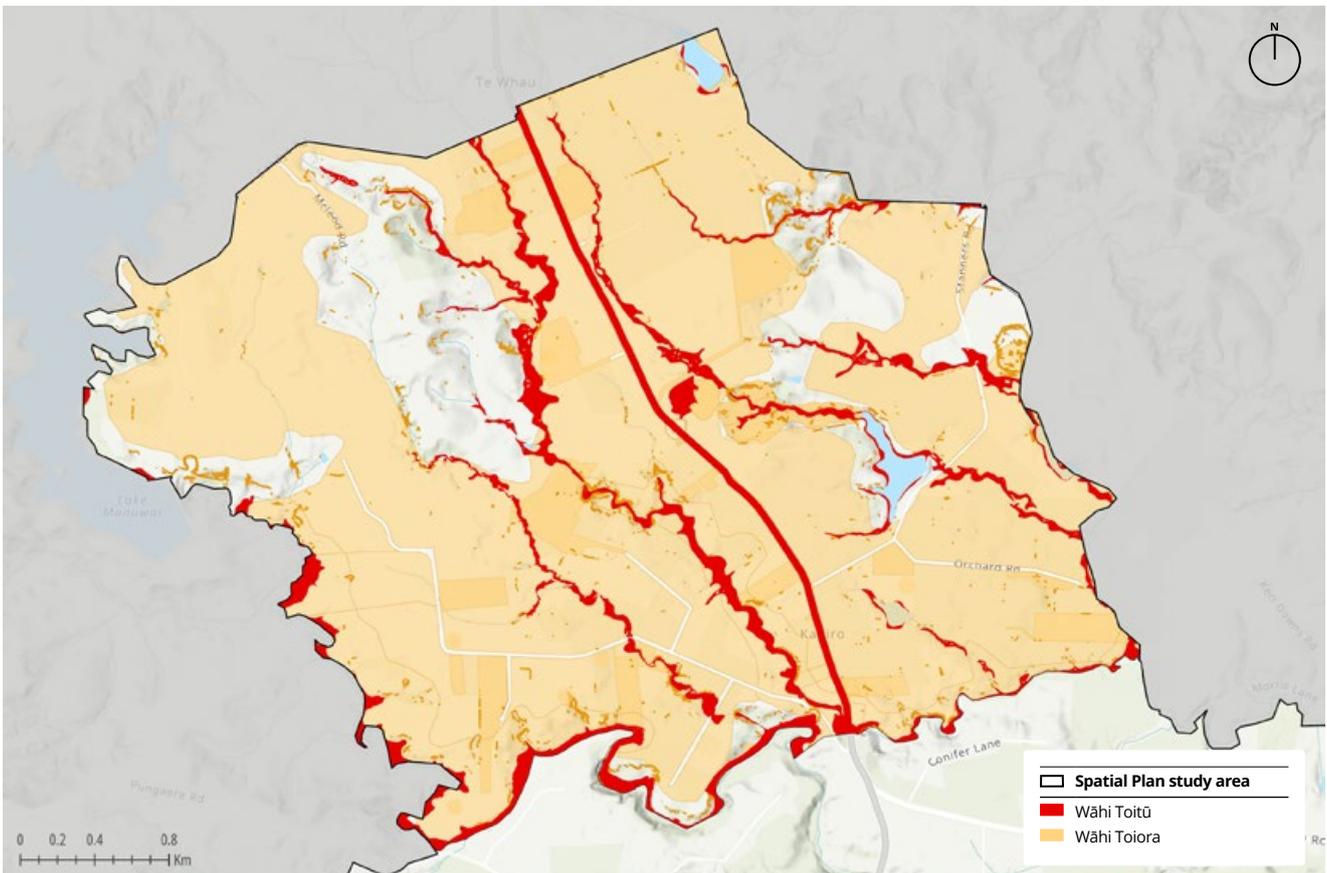
Figure 35: Wāhi Toitū and Wāhi Toiora in Kapiro Road



Sub-area 4: Kapiro

The sub-area of Kapiro includes areas accessed off SH10 and is the northern most sub-area. This sub-area has an estimated population of 1004, with a population density of 0.67 people/Ha. This sub-area contains households with higher-than-average incomes and has the highest employment rate. A significant majority of the sub-area contains land used for horticulture and is marked by high class soils, which makes it undesirable for future urban development. Other constraints include areas of flooding and highly erodible land next to rivers. The sub-area is not serviced with public water, wastewater or stormwater infrastructure. There is a lack of community or recreational facilities, other than Lake Manuwai, however due to the close proximity to both Kerikeri & Waipapa, residents are able to rely on services within these urban centres.

Figure 36: Wāhi Toitū and Wāhi Toiora in Kapiro



Sub-area 5: Puketotara

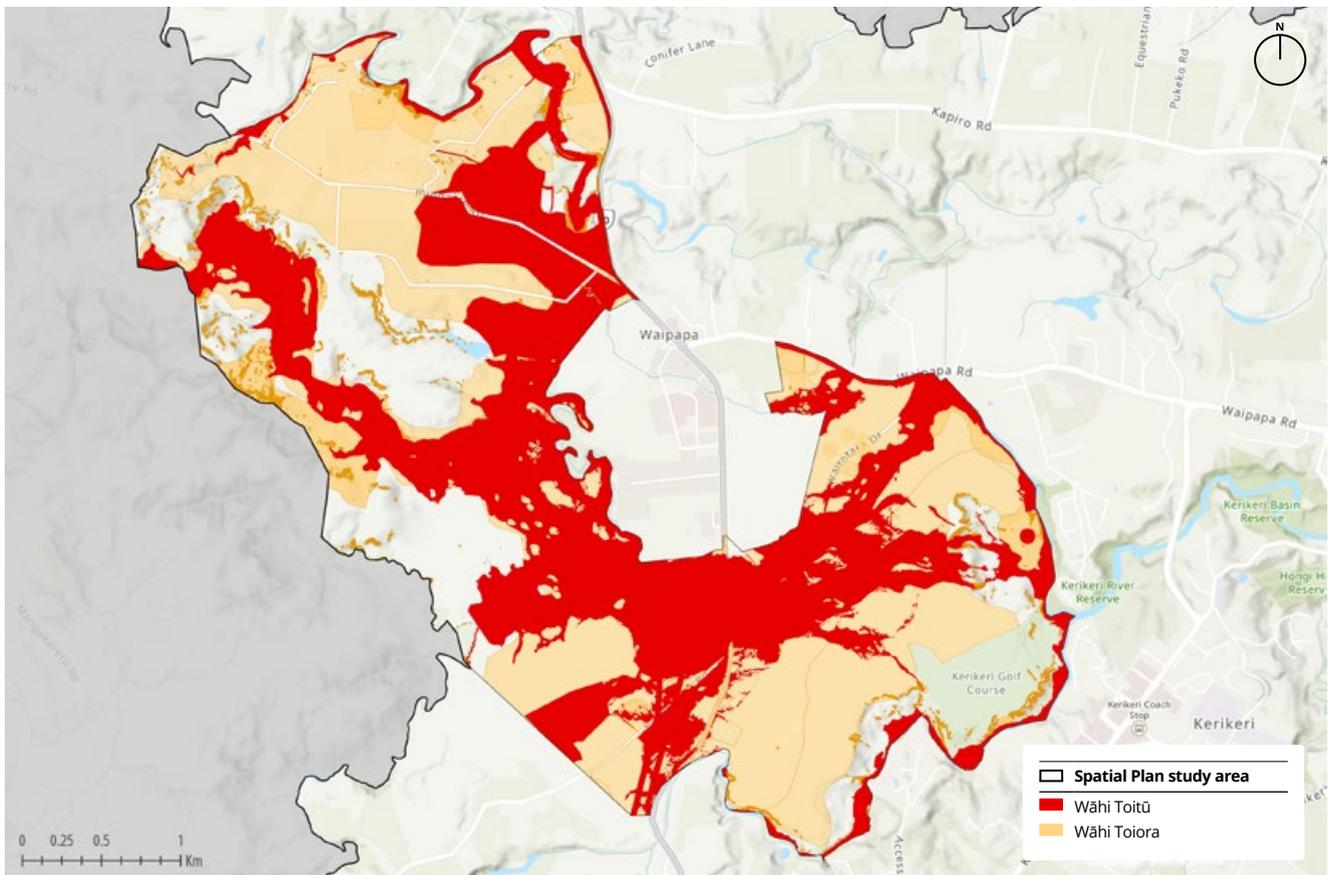
The sub-area of Puketotara includes rural land to the south and west of Waipapa, and is the western most sub-area. This sub-area has an estimated population of 577, with a population density of 0.41 people/Ha – being the being area with the lowest population density. This sub-area contains households with higher-than-average incomes. This sub-area has the second-highest employment rate, ranking just below Kapiro. Wood manufacturing, forestry and logging is the largest employer in this sub-area.

The sub-area is characterised by land used for rural production and horticulture with significant portion of the sub-area underlain by high class soils (Class 3 soils in particular). The biggest constrain in this sub-area is flooding which covers a significant portion of the sub-area, making large parts of this sub-area unsuitable for future urban development.

The sub-area is not serviced with public water, wastewater or stormwater infrastructure. Apart from the Bay of Island Golf Club and the network of river walking trails, there is a lack of community or recreational facilities, however residents can rely on some services located within Waipapa.

There is a large landholding owned by the Kiwi Fresh Orange Company in this sub-area which is subject to an urban rezoning request by the landowner (submission) under the PDP. Rezoning hearings for the PDP are in late 2025.

Figure 37: Wāhi Toitū and Wāhi Toiora in Puketotara



Sub-area 6: Waipapa

The sub-area of Waipapa includes urban zoned land within Waipapa. This sub-area has an estimated population of 397, with a population density of 1.95 people/Ha. The area is characterised by a mixture of commercial and industrial land uses. Northland Waste’s Waste Transfer Facility is located within this sub-area.

This sub-area has a younger population, compared to other sub-areas and has the highest proportion of Māori compared to other sub-areas. The retail sector is the largest industry and employer in this sub-area. While this area has a population with higher-than-average household incomes, it is more deprived with crime and access ³⁴.

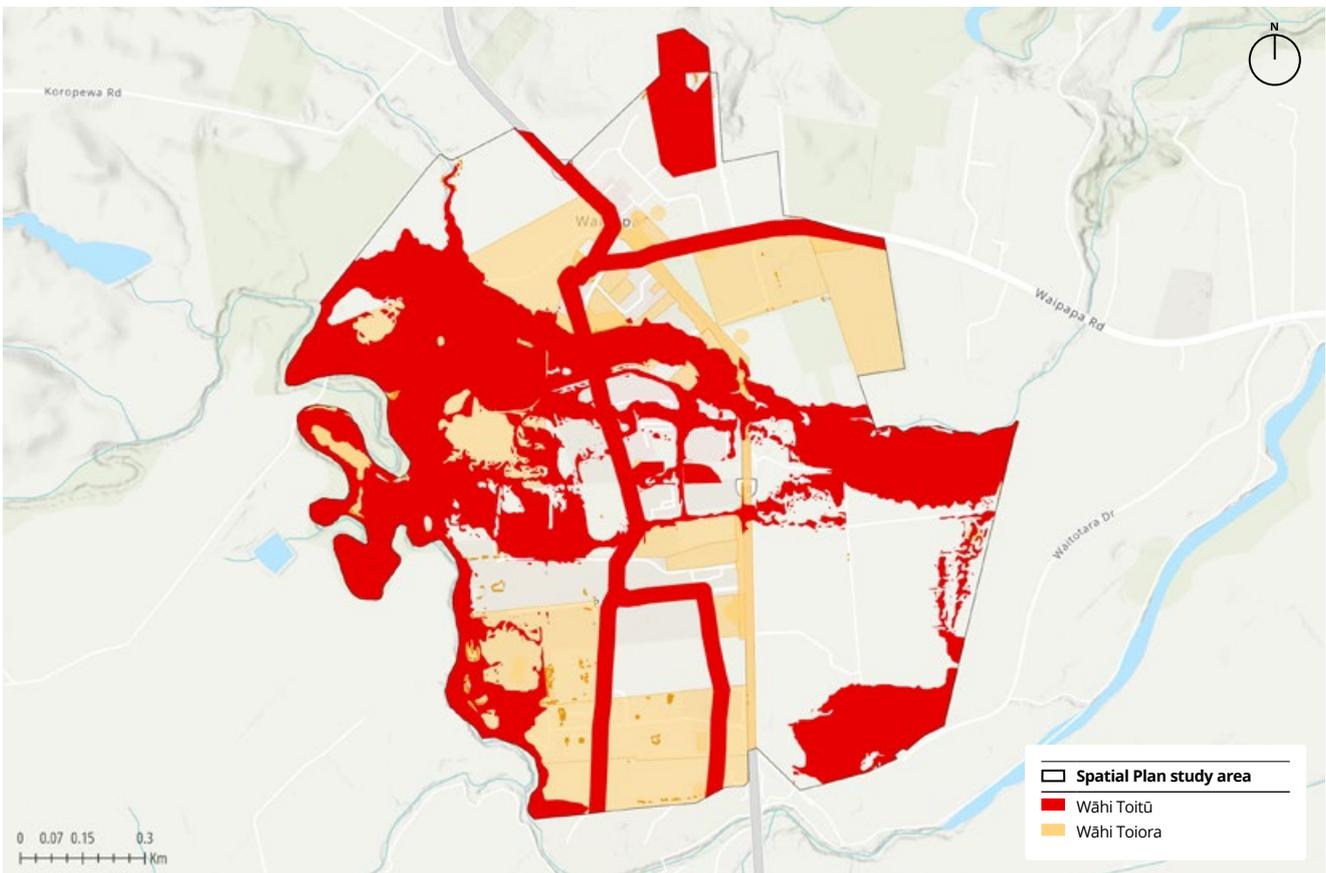
Flooding is the most significant constraint for this sub-area. There are some areas which are serviced by public water supply and public

stormwater infrastructure, however, there is no public wastewater infrastructure. The sub-area has pockets of open spaces and parks, as well as the BaySport complex. FNDC’s Te Puāwaitanga sports facility (currently under development) is located within this sub-area.

Feedback from community consultation indicated that some people prefer further growth in Waipapa and there have been multiple responses calling for better connectivity between the urban centres of Kerikeri and Waipapa, including more walking and cycling connectivity. Insufficient space for on and off-lead dog exercising was also raised as a concern in this sub-area. Additionally, as the PDP has upzoned land in this area for Light and Heavy Industrial uses. Servicing Waipapa with three waters infrastructure has also been publicly promoted in previous Infrastructure Strategies for the Far North.

Figure 38: Wāhi Toitū and Wāhi Toiora in Waipapa

³⁴ According to the 2018 New Zealand Index of Multiple Deprivation (IMD18)



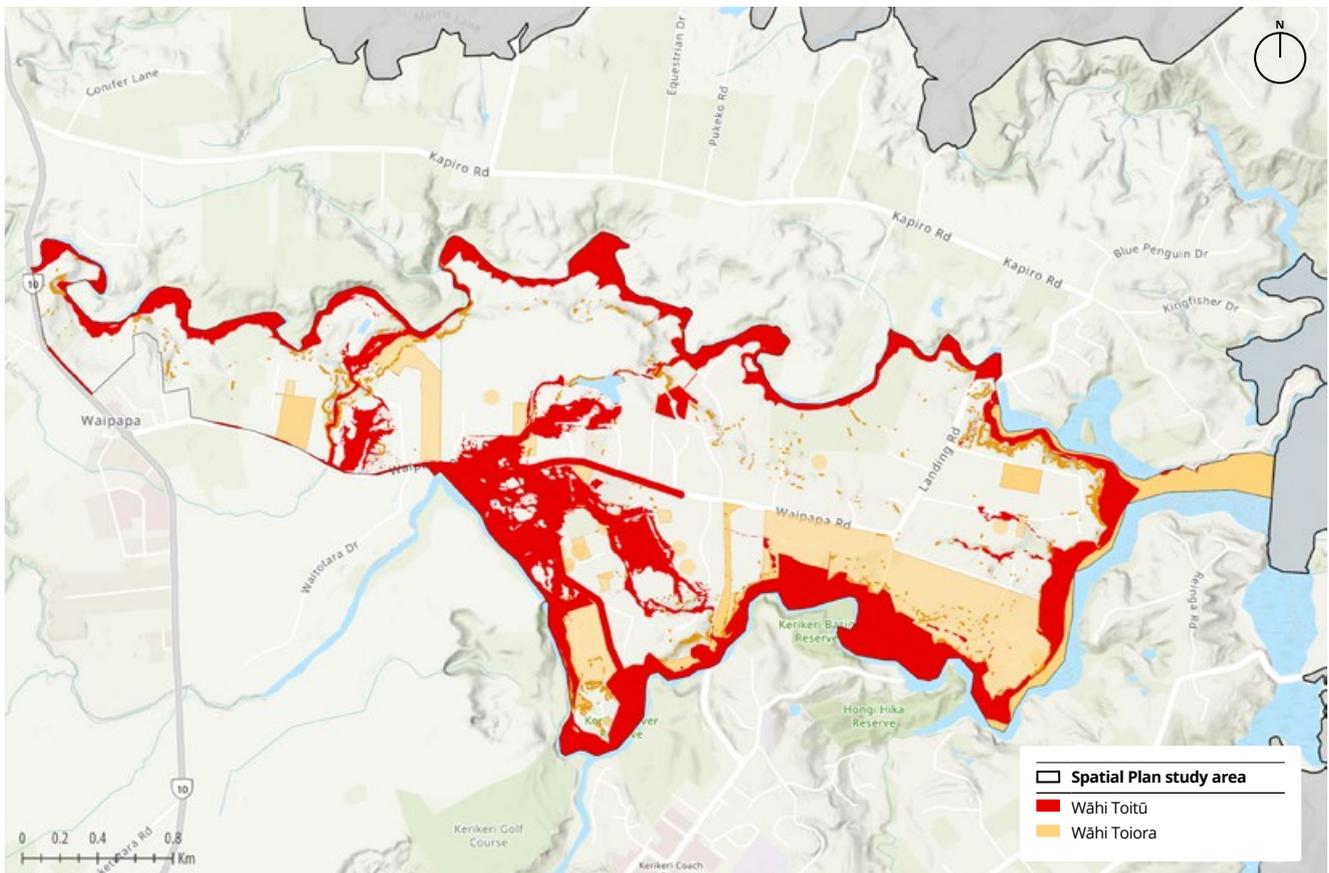
Sub-area 7: Riverview

The sub-area of Riverview includes areas accessed from Waipapa Road, encompassing land to the north of the urban centres of Kerikeri and Waipapa. This sub-area has an estimated population of 2205, with a population density of 3.05 people/Ha – being the being area with the highest population density, after Kerikeri Central. The sub-area has the oldest population, high incomes and is the least deprived. The sub-area is characterised by residential land use, with some commercial activity on land adjacent to Waipapa Road. The most significant employing industries in the sub-area include education and training, construction services, accommodation and food services and wholesale trade.

A large part of the sub-area is serviced by public water supply and public stormwater infrastructure, however there is no public wastewater infrastructure. The sub-area has good access to open spaces and recreational land, as it contains the Kerikeri Basin Reserve (in part), Rainbow Falls Scenic Reserve and the Charlies Rock Waterfall.

A large portion of the sub-area is unconstrained, however there are some areas where future development is constrained by flood risk and heritage values. Feedback from community consultation indicate that this area is preferred for future urban growth.

Figure 39: Wāhi Toitū and Wāhi Toiora in Riverview



Sub-area 8: Kerikeri Central

The sub-area of Kerikeri Central includes urban zoned land within Kerikeri encompassing the central business district and adjacent residential areas; this sub-area is the economic and population centre for the study area. This sub-area has an estimated population of 3241, with a population density of 8.24 people/Ha – being the area with the highest population density. Compared to other sub-areas (except for Waipapa), this sub-area has a younger population structure and even distribution across age groups as well as being more ethnically diverse.

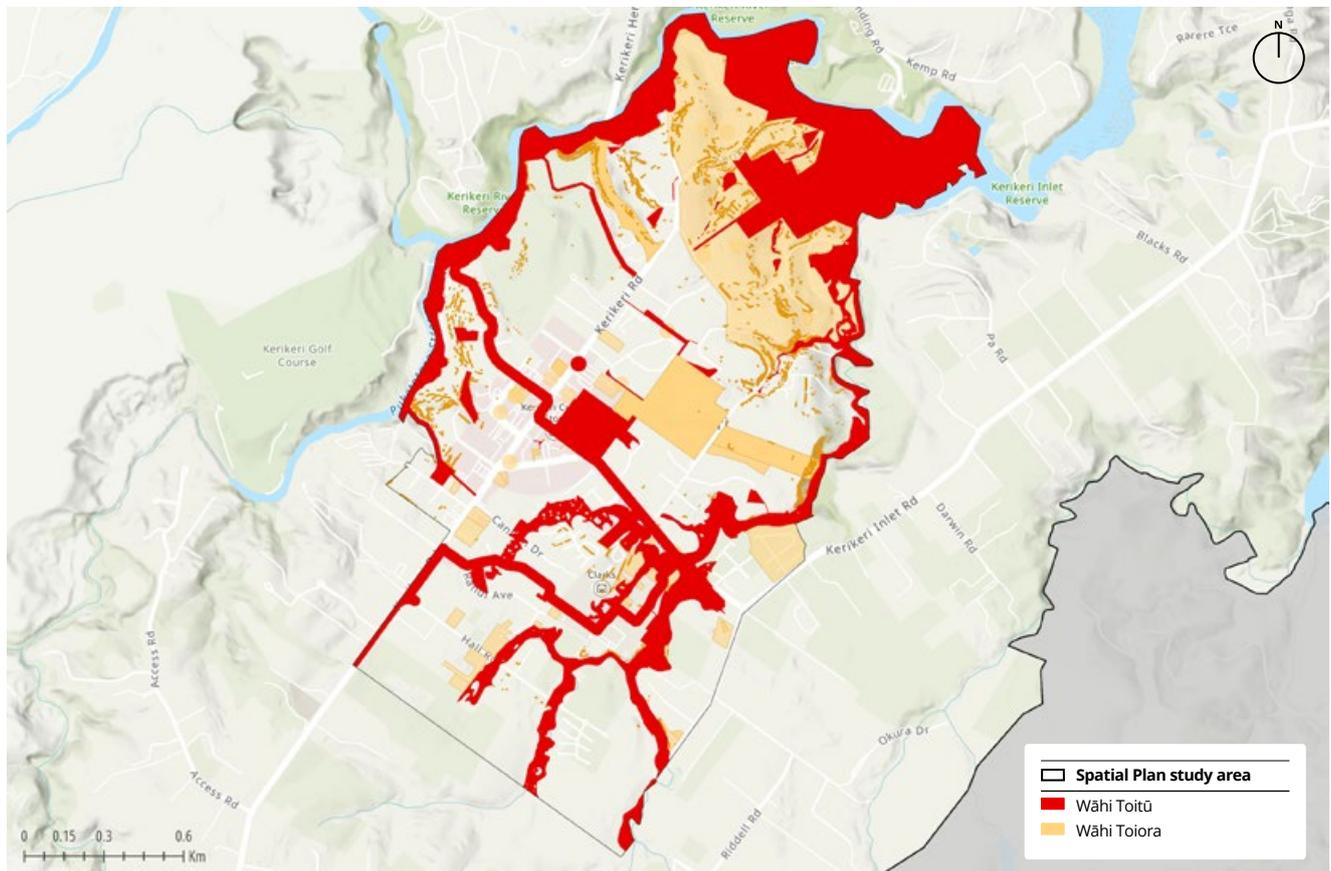
This sub-area has the lowest income (relative to other sub-areas), with household incomes sitting below Far North District Average and National median. This sub-area is the most deprived, scoring poorly across all domains (employment, income, crime, housing, health, education and access)³⁵ and has the highest crime victimisation counts.

While the sub-area is the major employment hub within the study area, the sub-area has the least number of people in full time employment, and highest proportion of people not in the labour force.

The sub-area is well serviced by public water, stormwater and wastewater infrastructure and has the best access to recreational, amenity, medical, retail, and commercial services..

The northern part of the sub-area has a cluster of Wāhi Toitū and Wāhi Toiora constraints such as flooding, heritage and culturally significant sites. Flooding pervades through the sub-area, however large contiguous parts of the sub-area remain unconstrained for future urban development.

Figure 40: Wāhi Toitū and Wāhi Toiora in Kerikeri Central



Most of the feedback from community consultation was relevant to this sub-area. The community has raised several key points regarding the development and revitalisation of Kerikeri Domain and its surrounding areas. There is a strong emphasis on addressing traffic congestion within the CBD to ensure efficient movement through town, along with a pressing need for more cycleways, walkways, and pedestrian-friendly zones. The lack of sufficient parking spaces was also raised as a concern. The community seeks the provision of multimodal transport options, including public transport, to enhance connectivity. There is a desire to see fewer chain stores and more diverse

businesses to maintain the town's unique character amidst growth. Sustainable development is considered to be important, with an emphasis on water-sensitive design and bringing back developer contributions to ease the financial burden on residents. The need for more public facilities, such as indoor pools, sports facilities, dog-friendly parks, and marina/boat amenities, was also highlighted. Additionally, there is a call for increased housing options that are healthy, affordable, and varied. Attracting more tourism, expanding medical facilities, and ensuring balanced and not piecemeal development are also significant concerns for the community.

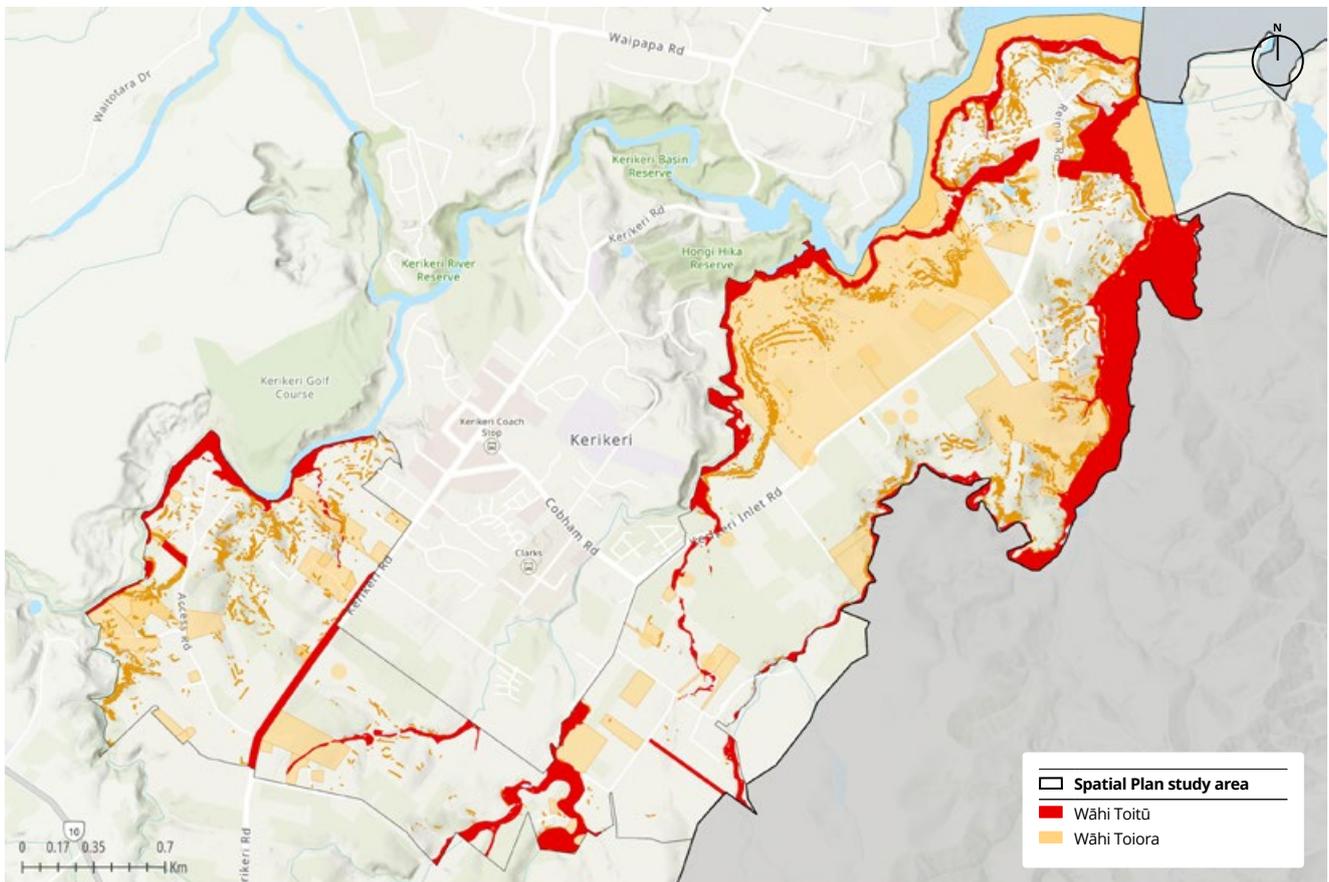
Sub-area 9: Kerikeri Periphery

The sub-area of Kerikeri periphery includes land to the east, south and south-west of Central Kerikeri. This sub-area has a population of 2136, with an estimated population density of 3.12 people/Ha. This sub-area contains households with higher-than-average incomes and is predominantly characterised by residential and rural lifestyle land uses.

A very small portion of the sub-area, adjacent to Kerikeri Central, is serviced by public water, wastewater and stormwater infrastructure. Apart from this, the sub-area is predominantly not serviced with public water, wastewater or stormwater infrastructure. There is a lack of community facilities (other than parks and open spaces).

A large portion of the sub-area is unconstrained, there are some areas where future development is constrained by flood risk and heritage values. Community feedback indicated this area as potentially suitable for accommodating future growth.

Figure 41: Wāhi Toitū and Wāhi Toiora in Kerikeri periphery



Sub-area 10: Kerikeri South

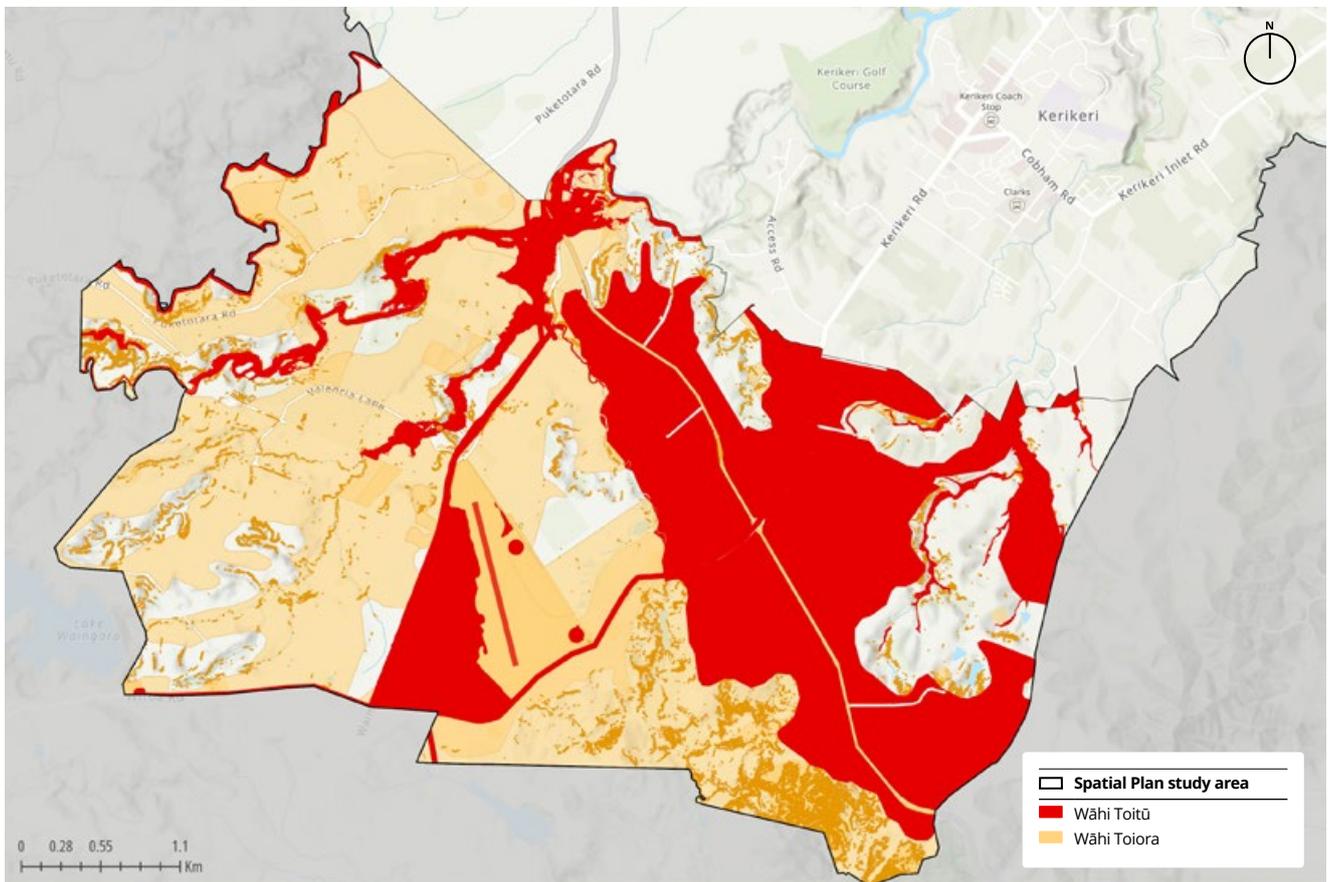
The sub-area of Kerikeri South includes areas accessed off SH10 and Kerikeri Road, and is the southernmost sub-area. This sub-area contains many businesses located adjacent to SH10 and Kerikeri Road, including the packhouse market, cafes, light industrial businesses, orchards with retail components, and motels.

The sub-area is characterised by land zoned for rural activities and is underlain by high class soils, which makes it undesirable for future urban development.

The sub-area is not serviced with public water or wastewater infrastructure, but has some areas serviced with public stormwater infrastructure (mainly along Kerikeri Road). There is a lack of community facilities, however, this sub-area can rely on services within Kerikeri Central.

The sub-area is heavily constrained by flooding, critical infrastructure, conservation land, erosion-prone land, kiwi habitat and highly productive soils. Feedback from community consultation indicate that area is not suitable for future urban growth.

Figure 42: Wāhi Toitū and Wāhi Toiora in Kerikeri South





5.0 Ngā wero Challenges

The Council worked with Hapū Rōpū and engaged with key stakeholders over 2022 and 2023 to ascertain the priority issues, opportunities, and aspirations for the people of Kerikeri-Waipapa. Consultation focused on six key themes: Te Taiao, Culture, Housing, Climate Change, Economy, and Infrastructure.

Consultation showed variation in priorities of these themes for different groups in the community, however all themes were considered important by one or more groups. Five overarching key challenges were developed (Figure 42) to respond to these themes. These challenges were identified in the Framework Document and were used to inform the Objectives of Te Pātukurea, which the growth options will be assessed against.

These challenges are a culmination of the context and constraints facing Kerikeri-Waipapa and will be used to shape decision making in the growth options development and analysis stages. Addressing these critical challenges will be central to how Kerikeri-Waipapa sets up itself for success as we grow over the coming decades.



Te Taiao Culture Housing Climate change Economy Infrastructure

Challenge	Challenge Description	Te Taiao	Culture	Housing	Climate change	Economy	Infrastructure
01	The area lacks the housing supply and infrastructure necessary to provide for housing and modal choice and accommodate a diverse and growing population			Housing icon	Climate change icon	Economy icon	Infrastructure icon
02	Growing and maintaining a resilient economy whilst protecting and managing the sustainable use of te Taiao	Te Taiao icon	Culture icon		Climate change icon	Economy icon	
03	The area does not fully reflect the diversity and cultural aspirations of its inhabitants		Culture icon				
04	The area is vulnerable to the impacts of natural hazards and climate change	Te Taiao icon			Climate change icon	Economy icon	Infrastructure icon
05	Access to and connectivity between our natural environment is fragmented	Te Taiao icon	Culture icon			Economy icon	Infrastructure icon

Figure 42: Te Pātukurea challenges

5.1

Challenge 01

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

5.1.1 Housing supply

Across Kerikeri-Waipapa, the price of housing has rapidly increased, raising the cost of living and making housing unaffordable for many. In the decade to 2023, the median house sale price in the area has increased by 266% where the median sale price is \$950,000³⁶ and rentals are \$628³⁷ per week, at the time of writing this report.

It is broadly agreed there are insufficient housing options for people on low and middle incomes. Kerikeri has only 42 social houses. Plans to develop more by Kainga Ora have been met with resistance, in part fed by community concerns about an absence of spatial planning. It is critical that a housing strategy considers the needs of all and engages widely to mitigate adverse effects.

An insufficient number of homes has broad implications. Stakeholders have reported that younger families are not able to take up employment opportunities due to the lack of suitable housing. Housing equity also varies across the sub-district. Home ownership rates average 65-70% in most areas but fall to 50% in Kerikeri Central. Kerikeri-Waipapa needs more healthy and affordable homes in order for all of us to thrive.

In addition to a lack of overall housing supply, Kerikeri-Waipapa offers little choice in housing typology – the vast majority of homes available are detached (stand-alone) homes. Further, we have identified that 51% of residential building consents issued by the Council in the study area over the last ten years were in rural zoning. This indicates that a high portion of our housing is currently rural lifestyle. While these are preferred by most households, those who prefer or need something more compact and less costly have few options. Furthermore, changing demographics will also impact the demand for housing, infrastructure, and services.

³⁶ Realestate.co.nz

³⁷ Ministry of Business, Innovation & Employment

At least four retirement villages are located within the Kerikeri-Waipapa area, reflecting the fact that 28% of the Far North's over-65 population resides here, and offering these people new choices in how they live. These villages offer some medium-density options, but few comparable options are available to younger households. Only one of the retirement villages operates as a non-profit, which provides for some lower end options.

Lifestyle living is a popular and growing residential option in Kerikeri-Waipapa; a growing population will place pressure on the development of larger lots if sufficient urban provision for housing is not provided elsewhere. Balancing competing demands for land and finding agreeable housing solutions which provide options for everyone will be one of the greatest challenges for our area moving forwards.

The provision of sufficient housing to meet the demands of a growing and diverse population is also reliant upon sufficient infrastructure to support new development. In this space we have already recently taken some meaningful steps forward, such as the establishment of replacement wastewater treatment plant in a more suitable rural location for Kerikeri, and roading upgrades in and through Waipapa. However, as the population grows, far more investment will be required. Planning land use alongside transport and other infrastructure in an integrated manner will ensure we achieve the best outcomes and maximise opportunities and value for money.

The critical infrastructure required to enable more urban housing includes water and wastewater, roading and transport connections, and electricity and telecommunications. While targeted improvements to the transport network are needed, the current key limiting factor is provision of reticulated wastewater; growth options will need to consider the capacity of existing and proposed services, as well as the load which different scenarios will place on the system, and how we can maximise efficiency of expensive infrastructure.

5.2

Challenge 02

Growing and maintaining a resilient economy whilst protecting and managing the sustainable use of te Taiao.

Kerikeri-Waipapa is the largest population centre of the Far North District and is a key economic engine room. The rural parts of this sub-district contain some of our most productive horticultural land, while urban areas provide essential services and opportunities for commerce. Additionally, some services are not available elsewhere in the district. Tourism throughout the area is also a key market. Kerikeri-Waipapa has a remarkably diverse economy for its population size, however there are still challenges to maximising our economic development whilst protecting our natural environment.

A key strength to Kerikeri-Waipapa is its strong economy and prosperous households, which leads to sustainable employment and commerce opportunities throughout the community. However, there remains considerable disparity in Kerikeri-Waipapa. Economic development should ideally capitalise on and grow Kerikeri-Waipapa's prosperity while creating employment that helps address socioeconomic disparities.

The ageing population of the area drives key labour market statistics and its effect on growing our economy must also be considered – the number of people entering the workforce has been lower than the number retiring, resulting in a tight labour market with low unemployment and which has been 'topped-up' through migration or relying on out of area people being willing to travel long distances for work. Significant ethnic disparities in unemployment also poses a challenge.

The largest growth areas in Kerikeri-Waipapa within the past decade have been largely service fields, including public administration, professional services, and administrative roles. However, 'blue-collar' roles (including manufacturing, construction, and trades) are still seeing significant growth as well, and healthcare roles will continue to see growth in demand. Kerikeri-Waipapa benefits from ideal soils and climate for horticulture, a sizable workforce for orchards, and a strong network of supporting industries (packhouses etc.). Therefore, Kerikeri-Waipapa retains its comparative advantage with Horticulture. Furthermore, Horticulture provides the highest economic return and employment levels among primary production activities. Sustaining and growing the Horticulture industry is key for Kerikeri-Waipapa's prosperity.

As Kerikeri-Waipapa continues to grow, ensuring key roles can be filled will be critical to effective economic development. Ensuring sufficient and affordable housing and social services to accommodate more workers will play a role in this. Also key will be ensuring we have sufficient land available for all key uses – urban, industrial & rural.

Of course, an economy cannot prosper if the environment cannot sustain the growth. This is a truth understood by hapū, as living in harmony with the local environment was critical to the survival of past generations. The sustainable use of te Taiao is critical

to ensuring ongoing prosperity for future generations. It is also critical to protect our productive soils to support the horticulture industry. This need not be viewed as a constraint however – a sustainable, low-carbon, economy offers new opportunities for innovation and adaptation. Embracing the concept of kaitiakitanga and adopting environmentally conscious practices in our economy can help us overcome infrastructure constraints, become a leader in sustainable development, and provide both environmental and economic resilience.

5.3

Challenge 3

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

The population of Kerikeri-Waipapa is diverse, with a range of ages, ethnicities, occupations, abilities, and backgrounds. The area has a rich history, both as the site of Kororipo Pā and centuries of occupation, and as the location of the earliest European settlement in Aotearoa, pre-dating te Tiriti o Waitangi and He Whakaputanga (Declaration of Independence).

Today, the area is home to people who whakapapa to the several hapū with historic links to the area, others who are descendants of the earliest European settlers, and others who have arrived recently from a wide range of backgrounds.

Despite this rich history and diversity, consultation has shown that many people do not feel that this is reflected in their built environment. Enhancing the sense of identity, both for the area and for individual sub-areas will help people connect with and feel ownership of their home. Storytelling, and weaving te Ao Māori into the development and changes in our area is key and an area where partnership with hapū has already started to show dividends across the District.

It is anticipated that the population make up will continue to change over time. In addition to an ageing population, we can expect to see changes to the average household structure, the overall ethnic composition, the types of work people do, and more. Reflecting the diversity of the community means both understanding, appreciating, and sharing our heritage, as well as making efforts to engage with everyone in our society to accommodate the needs and aspirations of us all.

5.4

Challenge 4

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

The Kerikeri-Waipapa area has significant exposure to multiple natural hazards, and the long-term impacts of climate change are likely to exacerbate these and bring further challenges. To build resilience into our future it is important to understand the risk profile of every part of our sub-district area.

The most significant natural hazards facing Kerikeri-Waipapa include flooding and land instability, while climate change is anticipated to increase the intensity of storms and high-rainfall events while also increasing the risk from drought and fire. While most in our community are located high enough to avoid rising sea levels, those in coastal areas, such as Skudders Beach, may be affected.

Current research³⁸ shows the planet is now more than 1.3°C hotter than the pre-industrial average and is continuing to heat up.

With a warming climate, the number of hot days (25° C or more) is forecast to increase in Northland from 25 days currently to 99 days by 2090. Temperatures in Kerikeri have increased over the last 41 years, especially in the last decade. From 2016 to 2021, almost every year the mean annual temperature was 16° C or more, a level not recorded before 2016.

While many places in the world are warmer than Kerikeri-Waipapa, there is evidence that, even in a temperate climate, extreme warm days can lead to significant adverse health outcomes. Infants and children, elderly, pregnant women, outdoor workers, and people with pre-existing medical conditions are particularly vulnerable to extreme heat.

Temperature increases are anticipated to increase the frequency and severity of drought and fire risk. Warmer temperatures also bring the threat of new pests and diseases to horticulture and agriculture and increase the threat of mosquito-borne disease as well. It may also result in changes to our horticultural approaches.

Climate change is predicted to increase the frequency of extreme weather events, including storms and flooding. Risk from river and coastal flooding, erosion, and inundation is projected to increase, and we need to be prepared in both the short and long term. Land instability also threatens many areas – steep slopes can make areas prone to land slips, particularly following heavy rain.

Long-term planning must take into consideration the various assets we have in hazard areas, and how we will mitigate the risk to them. Resilience planning will also need to reflect direction from central government given in the National Adaption Plan and Emissions Reduction Plan.

Urban form is one of the most significant factors in relation to climate change action and resilience. Reducing trip length and the need for car use can systemically reduce our carbon footprint. Kerikeri-Waipapa currently has extremely low settlement density, requiring more infrastructure to service, and greater necessity for longer car travel – the current urban form means walking and cycling is not a practical option for many people.

³⁸ Detailed in the Current State Assessment Report (included in Appendix F)

5.5

Challenge 5

Access to and connectivity between our natural environment is fragmented.

A common theme in consultation has been the desire for greater connection to our waterways and our natural environment. The several rivers running through this area helped shape Kerikeri-Waipapa's settlement pattern and also act as natural barriers, creating distinct, discrete areas many of which have unique environments.

Today, reserves can be found along the banks of many of these waterbodies, and while these provide good amenity and walking opportunities, these reserves are on the edge of the town, and not connected to destinations, which limits their use as active transport modes³⁹.

There is a huge untapped opportunity to connect up our fragmented natural environment in a way which delivers multiple benefits. Access to the natural environment is key to improved liveability, has proven health benefits, and is essential for our cultural and spiritual wellbeing. Connecting these spaces can provide a new network opportunity for walking and cycling, improving transport resilience. Connecting our 'blue and green networks' can also enhance our natural environment and increase the resilience of the sub-district through ecosystem services (including managing stormwater, moderating temperatures and severe weather events).

Access to our awa and the coast is also an important area where improvements can be made. There is a demand for improvements to boat ramps and for greater connectivity with the water itself throughout our sub-district. Of course, consideration of anticipated sea level rise must be made when planning for coastal infrastructure.

³⁹ Detailed in the Current State Assessment Report (included in Appendix F)

Next steps/ Ngā Mahi i muri atu

As noted in Section 1.1, this Foundation Report completes Phase 3 of the development of Te Pātukurea – establishing the foundational information and baseline analysis which will inform the development of growth options going forward.

Following the public release of this Report, we will undertake analysis and workshops with the Hapū Rōpū, our elected members, and key stakeholders in order to produce potential growth options. The details of this process and the growth options will form the Interim Report which we will undertake public engagement on later in the year.

Feedback from the growth options public engagement will inform the draft of Te Pātukurea, which will be taken out for public consultation in early 2025. Following this public consultation, the plan will be finalised for adoption by the Council then socialised broadly in mid-2025..

A Āpitihanga
Appendix

Definitions

Term	Definition	Source
Affordability (housing)	Housing affordability is about the ability to balance housing costs with available household financial resources so that individuals, families and whānau have enough income left over to pay for other necessities. A variety of approaches are used based on conceptual and practical considerations.	HUD https://www.hud.govt.nz/stats-and-insights/change-in-housing-affordability-indicators/other-ways-to-measure-housing-affordability/
Climate change (commitments and timeframes)	New Zealand’s Paris Agreement contribution set “a headline target of a 50 per cent reduction of net emissions below our gross 2005 level by 2030” Aotearoa has a “target [of] net-zero long-lived gases by 2050 and a 24-47% reduction in biogenic methane by 2050” “By 2100, we can expect sea level to rise between 0.4 and 1.1 m, depending on global carbon emissions and polar ice-sheet instabilities. By 2150, this range is 0.7–2.0 m.”	MfE https://environment.govt.nz/what-government-is-doing/areas-of-work/climate-change/nationally-determined-contribution/ https://environment.govt.nz/assets/publications/Aotearoa-New-Zealands-first-emissions-reduction-plan.pdf https://environment.govt.nz/assets/publications/Files/Interim-guidance-on-the-use-of-new-sea-level-rise-projections-August-2022.pdf
Climate resilience	The ability to anticipate, prepare for and respond to the impacts of a changing climate, including the impacts that we can anticipate and the impacts of extreme events. It involves planning now for sea-level rise and more frequent flooding. It is also about being ready to respond to extreme events such as forest fires or extreme floods, and to trends in precipitation and temperature that emerge over time such as droughts.	MfE https://environment.govt.nz/assets/publications/climate-change/MFE-AoG-20664-GF-National-Adaptation-Plan-2022-WEB.pdf



A Āpitihanga Appendix Definitions

Term	Definition	Source
Plan enabled capacity	<p>Development capacity is ‘plan-enabled’ for housing if:</p> <ul style="list-style-type: none"> • in relation to the short term, it is on land that is zoned for housing in the operative district plan (ODP), • in relation to the medium term, it is on land that is zoned for housing in the ODP, or the proposed district plan (PDP). <p>in relation to the long term, it is on land either zoned for housing in the ODP, PDP or on land identified by the local authority in a Future Development Strategy (FDS) document or other relevant plan or strategy.</p>	<p>NPS:UD7</p> <p>https://environment.govt.nz/assets/publications/National-Policy-Statement-Urban-Development-2020-11May2022-v2.pdf</p>
Open space	<p>“Encompasses a wide variety of environments from coastal habitats to mountain tops and from bush covered areas to playing fields and includes areas such as parks and reserves that are available to the public for recreational use, both passive and active. Private and publicly owned land is included”</p>	<p>WCC</p> <p>https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/volume01/files/v1chap16.pdf</p>
	<p>“Public open space is defined as any area that includes public parks and planted areas, waterways and streets that can be used for recreation or public health benefit, or to help protect the natural landscape. This can include green space (parks), blue space (waterways and coast) and grey space (streets, street malls or squares).”</p>	<p>CCC</p> <p>https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/public-open-space-strategy</p>
Safe	<p>“Not exposed to danger; not liable to be harmed or lost; secure”</p>	<p>OED</p> <p>https://www.oed.com/dictionary/safe_adj</p>

Term	Definition	Source
Quality (urban design)	“Context: seeing buildings, places and spaces as part of whole towns and cities; Character: reflecting and enhancing the distinctive character, heritage and identity of our urban environment; Choice: ensuring diversity and choice for people; Connections: enhancing how different networks link together for people; Creativity: encouraging innovative and imaginative solutions; Custodianship: ensuring design is environmentally sustainable, safe and healthy; Collaboration: communicating and sharing knowledge across sectors, professions and with communities.”	MfE https://environment.govt.nz/assets/Publications/Files/urban-design-protocol-colour.pdf
Quality (housing)	“The degree to which housing provides a healthy, safe, secure, sustainable, and resilient environment for individuals, families, and whānau to live in and to participate within their kāinga, natural environment, and communities”	StatsNZ https://www.stats.govt.nz/methods/framework-for-housing-quality/
Safe	“Not exposed to danger; not liable to be harmed or lost; secure”	OED https://www.oed.com/dictionary/safe_adj
Urban Design (including live + work + play)	“Involves the design and placement of buildings, roads, open spaces, towns, and cities, to create a desirable place in which to live, work and play. It is concerned with the relationship between built form, land use, open space, natural features, and human activity.”	NZTA Waka Kotahi https://www.nzta.govt.nz/resources/urban-design/what-is-urban-design/
Vulnerability	“Being predisposed or more likely to be adversely affected. Elements that contribute to this concept include sensitivity or susceptibility to harm and lack of capacity to cope and adapt”	MfE https://environment.govt.nz/assets/publications/climate-change/MFE-AoG-20664-GF-National-Adaptation-Plan-2022-WEB.pdf



A Āpitianga Appendix Definitions

B Āpitianga Appendix

Approach to constraints mapping

The approach to mapping constraints has been undertaken in line with best practice and is consistent with guidance provided through the NPS:UD. These areas include natural hazard risks, ecological protections, land use restrictions, historic and cultural heritage protections, and significant infrastructure.

As explained in the main body of this report and in the Framework Document, spatial mapping layers have been split into two broad categories:

Wāhi Toitū – areas which are to be protected and are not to be considered for future urban development (no-go areas)

Wāhi Toiora – areas which are sensitive to development (go-carefully areas), where additional consideration or risk mitigation would be required, relative to the layer(s)

applicable, to enable urban development.

The best available data has been used to inform constraints mapping. No new data has been commissioned specifically for the purposes of informing this section of Te Pātukurea, however the collation of this information provides a clear overview of the layers of constraints affecting different parts of the sub-district. An explanation and reasoning behind each layer are provided below.

Significant risks from natural hazards

We have identified flooding and erosion vulnerability as the key Wāhi Toitū risks.

- There are several types of flood risk which must be managed: pluvial flooding, sometimes called flash flooding, where extreme rainfall can exceed the capacity of a surrounding area to process it; river flood zones, where sustained rainfall leads to an overall rise in the river level and may spill; and coastal flood zones, where low-lying areas are exposed to coastal inundation and a high water table, particularly in storm-surge conditions. NRC flood modelling data is used to define this area, and 10, 50, and 100yr flood risks have been considered.
- Coastal erosion is also considered a significant risk. Erosion can occur gradually or catastrophically in extreme events and land at risk of coastal erosion is not appropriate for further development. NRC data for coastal hazard zones 1, 2, and 3 are used to define this area.
- Several other risks from natural hazards, and from climate change, have been assessed as risks which may not preclude development, provided there is appropriate risk mitigation. The following hazards are considered Wāhi Toiora matters:
 - Liquefaction vulnerability
 - Tsunami evacuation zones (red, orange, and yellow).
 - Land prone to instability and erosion is identified through NRC data which assesses slopes of greater than 20 degrees.

Natural environmental protections

- Kerikeri-Waipapa contains areas which have significant values as natural or ecological areas. This includes areas where protection is required under Section 6 of the RMA as matters of national importance, and by several National Policy Statements including the NPS:FW and NPS:IB. In addition to the legal requirement, the protection of these areas is essential to ensuring the health of Te Taiao and enabling the effective practice of kaikiakitanga.



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Wāhi Toitū matters include:

- Outstanding Natural Features and Landscapes (as identified in the RPS and PDP)
- Areas of High Natural Character
- Parks, recreation, playgrounds
- Rivers, streams, wetlands, and freshwater bodies.
- Crown reserves, QEII covenants, and DOC public conservation land
- Critical habitat and significant areas for birds and marine mammals
- Ecological protections
- Areas of Kiwi and Mudfish (waikaka/hauhau) distribution
- Notable trees identified in the District Plans
- Significant Ecological Areas – NRC Coastal Ecological Sites
- DOC Protected Natural areas
- Water and stream health protections
- NRC bore logs
- Coastal and riparian margins protections
- NRC Marine Management Areas
- FNDC Coastal Riparian Margin (10m)

In addition, the following are also protected as Wāhi Toiora matters as development in these areas is not precluded, provided effects on the aspects of relevance are carefully considered and appropriately managed:

Highly Productive Land in rural areas

The National Policy Statement on Highly Productive Land (NPS:HPL) requires councils to map and protect land of LUC 1, 2, or 3 located in rural production zones. LINZ and NRC Land Use Capability Class data was used in mapping this layer.

Horticulture is a critical contributor to the economy of Kerikeri-Waipapa. No areas of LUC 1 have been identified within the area of Te Pātukurea, however significant areas of LUC 2 and 3 are found in the rural parts of this area. To protect the most productive soils from urban development which would permanently affect their productive capacity, LUC 1-2 are mapped as Wāhi Toitū

constraints. LUC 3 land will be protected as a Wāhi Toiora matter, recognising its importance whilst balancing it alongside the need to provide developable land, in accordance with central government direction. As part of giving effect to the NPS:HPL NRC will need to map areas of highly productive soils, this has not been undertaken yet, so we have utilised land use capability data from Manaaki Whenua Landcare Research.

Culturally significant landscapes and heritage protections

These areas hold deep historic, spiritual, and social significance to mana whenua, often embodying cultural identity, tradition, and ancestral connection. Preservation ensures the continuation of tikanga and Kaupapa Māori and is essential to the practice of whakapapa. The list of culturally significant landscapes to be protected has been developed in partnership with Te Pātukurea Hapū Rōpū.

- **Wāhi Toitū** matters include Wai Sites (identified in Waitangi Tribunal Claims), Ngā Whenua Rāhui sites, historic sites recorded in the District Plans and through Heritage New Zealand Pouhere Taonga, as well as specific sites identified by Hapū Rōpū, including Rewa’s Village, Rainbow Falls, Aroha Island, Edmonds Road Urupa, Waitete Reserve Rangitane, and Inlet Road coastal margin strip.
- Several historic and cultural heritage matters are also protected as Wāhi Toiora matters. This includes NZ Archaeological Association recorded sites, District Plan Heritage Area B, Taiamai ki te Marangai (MPI Fisheries), and Te Kete Kōreroa Te Takutai Moana (MACA maps – Crown Engagement Application Areas).



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Significant infrastructure

Several pieces of locally and/or regionally significant infrastructure are located with the area of Te Pātukurea and, while

necessary for enabling development in a wider sense, have the potential to affect development within proximity of them.

Wāhi Toitū infrastructure includes:

Bay of Islands (Kerikeri) Airport is one of only three airports in Northland offering commercial domestic flights and is recognised as regionally significant infrastructure. It saw significant airside and terminal upgrades between 2014 and 2019. Flight paths must be protected, both from physical intrusions (Obstacle Limitation Surfaces) and from reverse sensitivity noise effects and also provide for growth in airport facilities.

- Treated wastewater discharge flow pathway. The FNDC Kerikeri Wastewater Treatment Plant is located outside the study area however treated discharges from this plant flow to the Kerikeri Inlet. Development in this corridor could risk constraining operation of this facility.

- PDP critical energy line – a 20m buffer around both the 110kV and 33kV lines is necessary to protect the safe and continued delivery of electricity to the sub-district and beyond, as well as to ensure the safety of the public. These lines may be located either above or below ground in different areas.

- Wāhi Toiora infrastructure includes the following planned or anticipated corridors:

- Designations under the proposed and operative District Plans

- The proposed roads of the 2007 Kerikeri Waipapa Structure plan

Land contamination

NRC identified HAIL sites (Hazardous Activities and Industries List) are included as a Wāhi Toiora matter. HAIL sites are those where land contamination from the use, storage, or disposal of hazardous substances is considered likely. Numerous potential contaminants have been identified which may pose a threat to human health,

however the remediation of these sites is possible, and as such development is not precluded, but must proceed carefully in accordance with the National environmental standard for assessing and managing contaminants in soil to protect human health (NESCS).



B Āpitianga Appendix

Intersection Level of Service

Level of Service (LOS) is a qualitative performance measure representing quality of service. It is a measure of delay at an intersection and a typical measure of intersection performance for vehicles. In general, there are six levels of service, designated A to F. With LOS, A represents the best operating condition and service quality from the users’ perspective (i.e. free-flow), and F represents the worst (i.e. forced or breakdown flow or having reached a point that most users would consider unsatisfactory).

- Table 14 and Table 15 provide guidance on the LOS criteria, which varies slightly between the type of intersection control.
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- A table with numbers and symbols
- Description automatically generated

Cultural values	Guidance on Level of Service (LOS)
A	LOS A to C would be considered relatively uncongested and vehicles can pass through the intersection with only minor delay
B	
C	
D	LOS D is approaching congested conditions as delays for individual vehicles are more noticeable
E	LOS E is congested and approaching the capacity of the intersection
F	LOS F is operating over-capacity with significant delays (over approximately 1 minute depending on the intersection control)

Table 14: Highway capacity manual LOS — Intersections

Level of Service	Control delay per vehicle in seconds (d)		
	Signals	Roundabouts	Stop and giveaway signs
A	$d \geq 10$	$d \geq 10$	$d \geq 10$
B	$10 > d \geq 20$	$10 > d \geq 20$	$10 > d \geq 15$
C	$20 > d \geq 35$	$20 > d \geq 35$	$15 > d \geq 25$
D	$35 > d \geq 55$	$35 > d \geq 50$	$25 > d \geq 35$
E	$55 > d \geq 80$	$50 > d \geq 70$	$35 > d \geq 50$
F	$80 < d$	$70 < d$	$50 < d$

Table 15: Highway capacity manual LOS — Intersection delay ranges



C Āpitihanga Appendix

Framework Document

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Appendix C

Housing and Business Capacity Assessment



D Āpitihanga Appendix

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E Āpitihanga
Appendix

Te Pātukurea Cultural Impact Assessment

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The Current State of Kerikeri-Waipapa: *How well do the urban areas function?*



F Āpitihanga Appendix

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G Āpitihanga
Appendix

Kerikeri-Waipapa Economic and Social Wellbeing Evidence Base

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