

Consultation Summary Report

Te Pātukurea – Kerikeri/Waipapa Draft Spatial Plan

15 May 2025



Ngā Kaupapa / Contents

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Purpose of this Report

This report summarises the written and verbal public feedback provided in response to the questions asked during the consultation period. It does not analyse the responses or suggest any changes to the draft spatial plan because of the feedback provided. This will be left to the Elected Member Deliberations Report.

Executive summary

Far North District Council (Council) is in the process of developing Te Pātukurea – Kerikeri/Waipapa Spatial Plan which will shape how these areas grow and develop over the next 30+ years. Once complete, it will influence the look and feel of these communities, where and how people live, how they get around and how the environment is cared for.

To develop the plan, Council has worked in partnership with mana whenua and engaged with stakeholders and the wider community at key intervals to ensure it reflects their aspirations for the future.

To date, three phases of engagement have been carried out during which stakeholders and the community have been given the opportunity to provide feedback, firstly on what was most important to them for the future, secondly on a series of scenarios and finally, on a draft of the spatial plan.

The most recent phase, held from 20 March to 22 April 2025, was a formal consultation on the draft spatial plan using the Special Consultative Procedure under the Local Government Act 2002. Council sought feedback on whether there was support for the draft plan and the reasons why, what aspects submitters thought should be changed, and whether there was support for the planning and urban design principles and the implementation plan.

This report provides a summary and analysis of the submissions received from individuals, community groups, stakeholders and rangatahi during this period.

A total of 392 submissions were received via the online survey, hard (paper) copy survey and email. Of those, 152 supported the draft spatial plan, 165 submitters did not support the draft spatial plan, 62 did not know, 11 did not state either way and 2 that could not be classified.

65% of those who did not support the draft spatial plan (or 108 submissions) referred to “Option F” or the “Our Kerikeri / Vision Kerikeri” submission / article. This growth scenario was not included in the draft spatial plan as it was not the preferred option identified in the prior consultation and evaluation process.

Key themes from submissions **in support** of the draft spatial plan included:

- Support for a variety of new housing options, including affordable housing and medium-density housing near town centres.
- Support for development and growth in Kerikeri and Waipapa, including the need for new town planning, controlled urban spread, and future-proofing the area.
- Support for directing growth away from areas that contain natural hazards and highly productive land.
- Support for development patterns which provide opportunities to improve safe walking and cycling transport options for students to travel to school.

Key themes from submissions **not in support** of the draft spatial plan included:

- Concerns about the current infrastructure's ability to handle more people, including traffic, roading, sewerage, rubbish collections, and medical services.

- Concerns about traffic congestion and the need for better traffic management and additional transport routes.
- Concerns about the lack of connectivity and the need for better transport links, public transport options and walkways.
- Concerns about the impact of the plan on rural lifestyle and the character of Kerikeri.

A total of 201 changes to the draft spatial plan were suggested by the public, key themes included:

- Provide more social infrastructure, including schools, health services including hospitals, and recreational facilities.
- Provide more recreational facilities for young people and the community, including an indoor swimming pool and covered space for netball and other indoor sports.
- Explore public transport options, including bus routes and park-and-ride systems.
- Preserve the cultural and historic character of Kerikeri and Waipapa.
- Reconsider the location of industrial areas to minimise environmental impact.
- Inclusion of Option F should be reconsidered as part of the development of the spatial plan.

Recommended changes to the draft spatial plan as a result of this feedback will be outlined in the Deliberations Report.

Responses to questions regarding planning and urban design principles and the implementation plan tended to be general and nonspecific, raising many of the same concerns that were raised in response to previous questions. Submissions commenting specifically on the principles included themes such as:

- Appreciation for the balance between development and maintaining natural spaces, and
- Ensure that the design principles promote inclusivity and accessibility for all residents.
- Submissions specifically sharing feedback on the implementation plan included themes such as:
- Support for the actions but Council needs to move faster with regards to housing development and infrastructure improvements, and
- Implementation seems long and costly, and some questioned whether it could be fast-tracked.

Of the submissions received, 132 were from rangatahi who were subject to specific and targeted engagement. Outside of this group, more than half of people who provided a submission via the online and hardcopy surveys were over the age of 60 (63%), with 39% of submissions coming from people under 60 (not including rangatahi). The majority of those who provided feedback identified as being Pākehā/NZ European (82%) and 6% as Māori.

A total of 32 submitters, including representatives for the Hapū Rōpū and a rangatahi representative presented their submissions verbally to Council on 1 & 2 May 2025. These submissions are summarised in section 6 of this report.

1 Responses

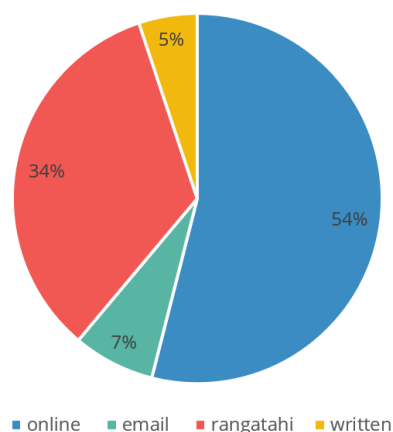
1.1 Overview of written submissions

Of the 403 submissions received from stakeholders, rangatahi and the wider community between 23 March to 22 April 2025, there were 216 online submissions, 22 hard-copy submissions, 33 submissions received via email and 132 submissions from rangatahi. Of these, the following was considered before finalising the submission totals:

- (a) Some individuals and groups made their submission using the online form and sent an additional email or written submission expanding upon the points raised.¹ When considering the overall submission total, we have only counted one submission per individual or group.
- (b) Some individuals also made more than one online submission, and in some circumstances, these raised additional points not covered in their initial (first) submission.² When considering the overall submission total, we have only counted one submission per individual or group.
- (c) The points in each submission made, whether it was one or several submissions, have been considered in the analysis.
- (d) In two cases where more than one online submission was made, the response about support for the plan differed (for example, the first submission stated “yes” then the second “no”).³
- (e) In circumstances where a written or email submission was received that did not explicitly state their position on the spatial plan, that was also from an individual or group that made an online submission, the response given to Question 1 (“do you support the draft spatial plan”) was made to match the online answer (where a response to the question was required).

When taking the above into account, the final overall submission total differs slightly. In summary, we received **392 submissions overall**. This includes all online, emailed and hard (paper) copy submissions from individuals, groups and rangatahi.

How submissions were received



¹ Submission points 39, 48, 60, 112, 142, 191 and 204

² Submission points 13, 39, 45, 56 and 60

³ Submission points 13 and 45

Hundreds of people attended the six in-person events held over the consultation period with an average of around 60 people per event. Meanwhile, approximately 200 young people attended the rangatahi event. 156 comments were also recorded on social media and 34 people shared their feedback verbally with Council.

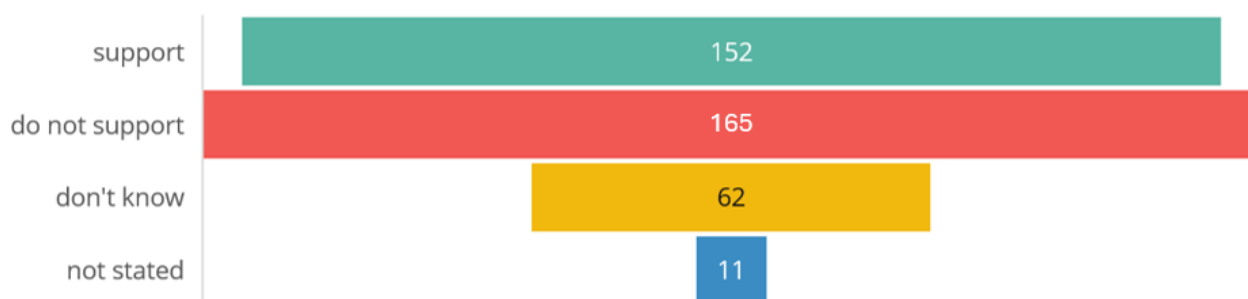
1.2 Question 1: Do you support the draft spatial plan? Yes/no and why.

This question sought to understand whether there was general support for the draft spatial plan and why people felt the way they did. Of the 392 submissions received:

- 152 submitters said yes (84 of these were rangatahi).
- 165 submitters said no (5 were rangatahi).
- 62 submitters said they did not know (41 of these were rangatahi).
- 11 did not state either way (left blank / or was not clear from their submission) (2 were rangatahi).
- 2 submissions could not be categorised.

This includes all online, written, emailed, and rangatahi submissions.

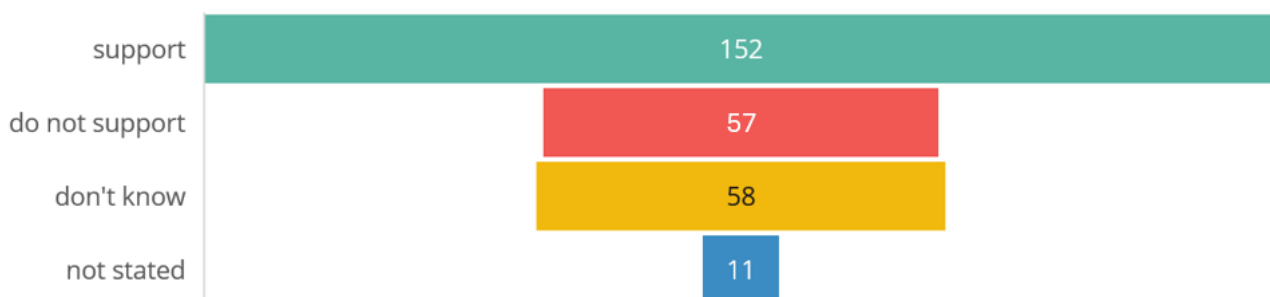
Figure 1: All responses to Question 1



As shown in the table above, there is a difference of twelve submissions between those that support and do not support the plan. This indicates that there is a narrow majority of respondents who do not support the draft spatial plan.

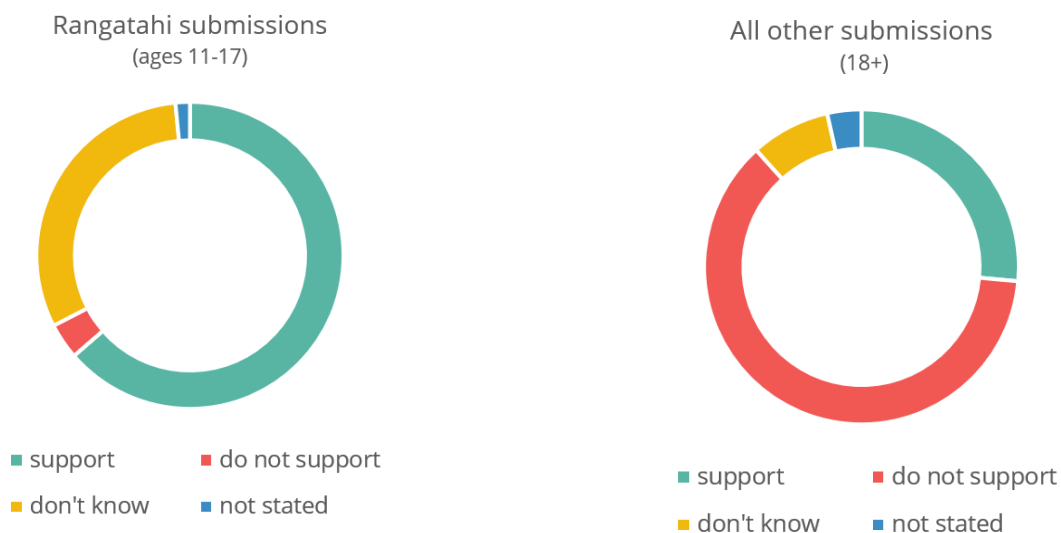
Excluding rangatahi, the majority of submitters who indicated “do not support” (108) and a few that stated they “don’t know” (4) referenced “Option F” or the “Our Kerikeri / Vision Kerikeri” submission / article in their submission. If we exclude the submitters who gave “Option F” as a reason for not supporting the draft spatial plan, as they are seeking changes to the spatial extent rather than having it not proceed, the responses indicate that there is broad support for having a spatial plan. This is shown in figure 2 below.

Figure 2: Responses to Question 1 excluding submissions referring to Option F or the Our Kerikeri / Vision Kerikeri article.



1.2.1 Rangatahi engagement

As previously noted, separate engagement with rangatahi was undertaken during the consultation period. When considering their submissions on their own, there is a dramatic difference in general support for the plan as demonstrated by the two graphs below.



1.2.2 Q1: Reasons for "Yes"

Of those who submitted feedback via the online and hardcopy surveys, 58 shared why they supported the draft spatial plan. Key themes from these responses included:

Table 1: Q1 Reasons for "Yes"

| Theme | Summary of points made |
|------------------------|---|
| Development and Growth | Support for development and growth in Kerikeri and Waipapa, including the need for new town planning, controlled urban sprawl, and future-proofing the area. |
| Infrastructure | Emphasis on the need for improved infrastructure to support growth, including roads, sewerage, and public transport, with a preference for urban form that minimise infrastructure costs. |
| Housing | Support for a variety of new housing options, including affordable housing and medium-density housing near town centres. |
| Environmental Concerns | Importance of protecting green spaces, agricultural areas, and ensuring sustainable development practices. |
| Urban Design | Preference for controlled urban spread by going up rather than out, to protect productive land and reduce reliance on cars. |

| | |
|-------------------------|---|
| Community and Lifestyle | Desire for a strong town centre, more public spaces, and amenities to enhance community life and reduce traffic congestion. |
| Economic Development | Positive impact on the local economy, including opportunities for small businesses and employment. |
| Consultation Process | Appreciation for the open and transparent consultation process and the involvement of various stakeholders. |
| Specific Options | Support for the hybrid (e.g., Options D and E) and opposition to others (e.g., Option F). |

Of the 66 rangatahi who responded to this part of the question, the following points were raised in their submission:

Table 2: Q1: Rangatahi reasons for "Yes" response

| Theme | Summary of points made |
|-----------------------------|--|
| Development and Growth | Support for the expansion of Kerikeri and Waipapa, including the need for more housing, shops, and entertainment options to accommodate the growing population. |
| Infrastructure | Concerns about the current infrastructure's ability to handle more people, including traffic, public transport, and the need for better roads and bike paths. |
| Entertainment and Amenities | Desire for more entertainment options such as arcades, bowling alleys, go-karts, and fast-food outlets like KFC and Kmart to make the town livelier and more attractive. |
| Public Transport | Need for improved public transport to reduce traffic congestion and provide better connectivity between towns. |
| Environmental Concerns | Importance of maintaining green spaces and ensuring sustainable development practices to preserve the rural village atmosphere. |
| Community and Lifestyle | Emphasis on creating more public spaces and amenities to enhance community life and provide more activities for youth and residents. |
| Economic Development | Positive impact on the local economy, including opportunities for small businesses and employment, and the need for more attractions and shopping centres. |
| Urban Design | Preference for controlled urban spread to prevent urban sprawl and ensure cheaper housing options. |

| | |
|----------------------|---|
| Consultation Process | Appreciation for the open and transparent consultation process and the involvement of various stakeholders. |
|----------------------|---|

1.2.3 Q1: Reasons for “No”

Of those who submitted feedback via the online and hardcopy surveys, 127 shared why they **did not support** the draft spatial plan. Key themes from these responses included:

Table 3: Q1: Reasons for "No"

| Theme | Summary of points made |
|-----------------------------|---|
| Economic development | Concerns about the lack of focus on economic development, the importance of tourism, and the need for alignment with Central Government policy and regional strategies. |
| Infrastructure | Concerns about the current infrastructure's ability to handle more people, including traffic, roading, sewerage, rubbish collections, and medical services. |
| Traffic | Concerns about traffic congestion and the need for better traffic management and additional transport routes. |
| Housing | Concerns about new housing developments, including the need for affordable housing and the impact on existing infrastructure. |
| Medical Services | Need for a hospital and increased medical services to support the growing population. |
| Environmental Concerns | Concerns about the impact on recreational areas, green spaces, and the environment. |
| Alternative scenarios | Support for Option F as a better alternative for development and support for the submissions made by Our KeriKeri and Vision KeriKeri. Also included is support for a new Option G and support for more urban / residential expansion in Waipapa. |
| General Opposition | General opposition to the spatial plan, citing various reasons including lack of transparency, flawed assumptions, and inadequate planning. |
| Flooding | Concerns about flooding and the need for flood mitigation measures. |
| Connectivity | Concerns about the lack of connectivity and the need for better transport links and walkways. |
| Public spaces and amenities | Need for more public spaces and amenities in the plan. |

| | |
|-----------------|--|
| Rural lifestyle | Concerns about the impact of the plan on rural lifestyle and the character of Kerikeri. |
| Urban design | Need for an Urban Design Protocol and Masterplan to guide future growth and development. |
| General Growth | Comments on the overall growth of Kerikeri and its impact, including the cost of growth |

Of the 4 rangatahi who responded to this question, concerns about overcrowding, traffic jams and impacts on the environment were expressed.

1.2.4 Q1: Reasons for “Don’t know”

A total of 19 submitters shared why they were unsure of whether they should support the draft spatial plan or not. Key themes from these responses included:

Table 4: Q1: Reasons for "Don't know".

| Theme | Summary of points made |
|------------------------|---|
| Infrastructure | Concerns about the current infrastructure's ability to handle more people, including traffic, doctors, dentists, sewerage, and the need for a hospital, and how growth will be funded |
| Car Parking | Issues with current car parking availability and the need for more spaces. |
| One-Way System | Suggestions to change or extend the one-way system. |
| Plan Details | Comments on the plan being too detailed or lacking detail, and the need for a simplified version. |
| Support for Plan | General support for the plan with some reservations. |
| Environmental Concerns | Concerns about wastewater discharge and nutrient enrichment in wetlands. |
| Public Transport | Need for improved public transport to reduce traffic. |
| New Facilities | Desire for new facilities like a hospital, indoor swimming pool, dance and gymnastics place and boat ramps. |
| Traffic | Concerns about increased traffic with more housing and shops. |
| Communication | Comments on the complexity of the communication and the need for better explanations. |

| | |
|----------------|---|
| Specific Areas | Comments on specific areas like the Kerikeri industrial area and the Golf Course roading. |
| General Growth | Comments on the overall growth of Kerikeri and its impact. |

Of the 31 rangatahi who responded to this question, the following points were raised in their submission:

Table 5: Q1: Rangatahi reasons for “Unsure”.

| Theme | Summary of points made |
|-----------------------------|--|
| Public Transport | Need for improved public transport to reduce overwhelming traffic, including more bus stations, bike racks, and safer sidewalks with more crossings. |
| Entertainment and Amenities | Desire for more entertainment options such as a place like Rainbows End, an indoor swimming pool, dance and gymnastics facilities, boat ramps, KFC, and a mall or food shopping court. |
| Infrastructure | Concerns about the current infrastructure's ability to handle more people, including traffic, doctors, dentists, and schools. |
| Environmental Concerns | Importance of maintaining natural open spaces, walkways, and greenery, and concerns about the impact of development on the environment. |
| Housing | Concerns about the impact of new housing on the current infrastructure and the need for affordable housing options. |
| Traffic | Concerns about increased traffic with more housing and shops, and the need for better traffic management. |
| Urban Design | Preference for controlled urban spread to prevent urban sprawl and ensure cheaper housing options. |
| Community and Lifestyle | Emphasis on creating more public spaces and amenities to enhance community life and provide more activities for youth and residents. |
| Economic Development | Positive impact on the local economy, including opportunities for small businesses and employment, and the need for more attractions and shopping centres. |
| Consultation Process | Appreciation for the open and transparent consultation process and the involvement of various stakeholders. |
| General Uncertainty | Some respondents expressed uncertainty about the plan and its impact on the current residents and cost of living. |

1.3 Question 2: Please outline any specific changes to the draft spatial plan that you would like us to consider.

This question sought to understand whether there were any changes people wanted to see made to the draft spatial plan. A total of 201 responses were received via the online and hardcopy surveys. Table 8 below outlines the key themes.

Table 6: Changes requested

| Theme | Summary of points made |
|--------------------------------------|---|
| Social Infrastructure | Provide more social infrastructure, including schools, health services including hospitals, and recreational facilities. |
| Accessibility | Improve accessibility for disabled residents, including wheelchair-friendly paths and facilities. |
| Environmental Concerns | Address the impact of industrial expansion on the environment. Preserve natural character and prevent pollution. Improve stormwater management. |
| Water Management | Allow residents to retain tank water and efficient septic systems. |
| Recreational and Sport Facilities | Provide more recreational facilities for young people and the community, including an indoor swimming pool and covered space for netball and other indoor sports. |
| Traffic Management | Improve traffic management and add new roading routes to handle increased population. |
| Industrial Zoning | Reconsider the location of industrial areas to minimize environmental impact. |
| Cultural and Historical Preservation | Preserve the cultural and historical character of Kerikeri and Waipapa. |
| Public Transport | Explore public transport options, including bus routes and park-and-ride systems. |
| Land use change | Expand residential zoning in Waipapa while protecting fertile soil in Kerikeri. Concerns about expanding the industrial area near the Wairoa stream due to potential environmental impacts, and suggestions for relocating large format retail to Waipapa |
| Parking | Indicate where car parking is on the different maps. Provide more parking spaces in the town centre. |

In addition, 90 rangatahi provided responses to this question. Key themes from their submissions included:

Table 9: Changes requested by rangatahi

| Theme | Summary of points made |
|------------------------------------|--|
| Public Transport and connectivity | Need for improved public transport, including buses to take people in and out of town, bus lanes so students are not late, metro buses, and train stations. |
| Amenities and spaces for rangatahi | Desire for more entertainment options such as gaming shops, indoor pool, arcades, bowling alleys, a mall, and fast-food outlets like KFC and Burger King. The need to have activities and things to do when it's raining. Create more public spaces and amenities to enhance community life and provide more activities for youth and residents. |
| Green Spaces and Walkways | Importance of more green spaces, parks, and walkways, including bike lanes that are safe and wider footpaths. |
| Traffic Management | Need for better traffic management, including more roads and shortcuts. |
| Environmental Concerns | Importance of maintaining natural open spaces and not disturbing the environment by chopping down trees. |
| Recreational Facilities | Desire for more recreational facilities such as a pump track in Waipapa, hangi pits, and more places for young people to hang out. |
| Health Services | Establish better medical facilities. |

Recommended changes to the draft spatial plan as a result of this feedback will be outlined in the Deliberations Report.

1.4 Question 3: Do you think the proposed planning and urban design principles will help us achieve our plan objectives? Yes/no and why.

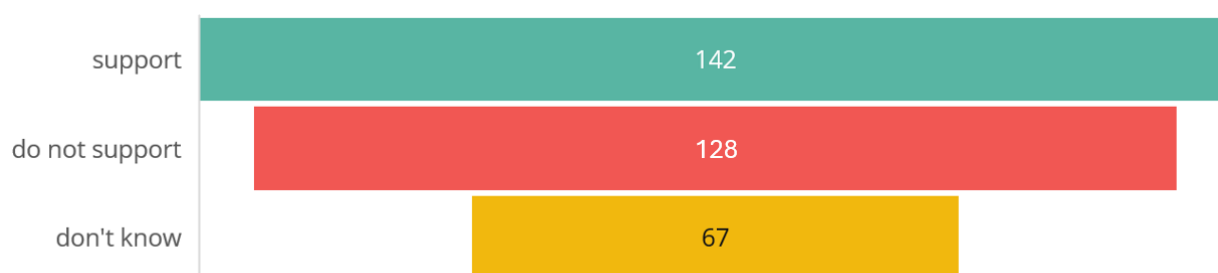
This question sought to understand whether there was support from the public and rangatahi for the planning and urban design principles which underpin the draft spatial plan. It also sought to understand why people felt the way they did about the principles.

A total of 336 submitters responded to this question via the online and hardcopy surveys. Of those:

- 142 submitters said **yes** (84 were rangatahi).
- 128 submitters said **no** (6 were rangatahi).

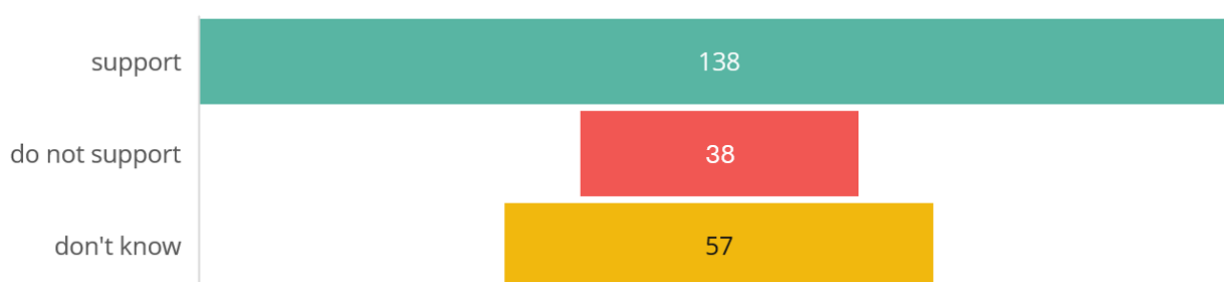
67 submitters said they **did not know** (24 were rangatahi).

Figure 3: Responses to Question 3 (online, written, and rangatahi)

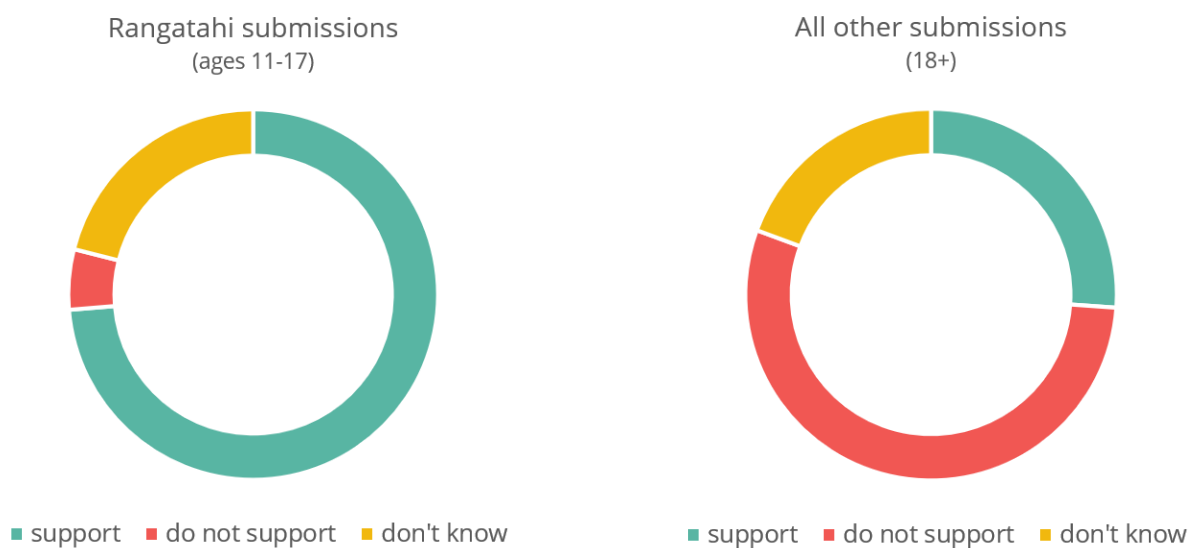


The majority of submitters (excluding rangatahi) who indicated “do not support” (90) and a few that stated they “don’t know” (10) or “yes” (4), referred to “Option F” or the “Our Kerikeri / Vision Kerikeri” submission / article as the reason. When controlling for this, the responses show there is broad support for the planning and urban design principles, shown in the graph below:

Figure 4: Responses to Question 3 (excluding for responses that referred to Scenario F)



When comparing rangatahi submissions with all responses to this question, the gap between those that supported the principles and those that did not widens. The number of submitters who indicated they did not know remains about the same.



The following paragraphs consider the feedback from all responses to this question.

1.4.1 Q3: Reasons for “Yes”

For those that responded “yes”, many appreciated the focus on connecting people and that the principles will promote a resilient urban form with walkable catchments, mixed-use developments, medium-density housing options, and increase housing diversity and affordability.

For those rangatahi responding yes, there was agreement that the principles align with their vision of community growth and development and a belief that they will make the town better functioning and visually appealing.

Responses to this question included:

- Support for public transport to improve accessibility and reduce car dependency. Emphasis on the need for easy ways to get around, including transport options like buses, trains, Uber, and scooters.
- Importance of preserving natural native forests and balancing green spaces with housing.
- Suggestion to add Māori cultural elements to the built environment.
- Appreciation for the balance between development and maintaining natural spaces.
- Ensuring that the design principles promote inclusivity and accessibility for all residents.

1.4.2 Q3: Reasons for “No” or “Don’t know”

Most reasons for “no” and “did not know” did not relate to the planning and urban design principles but instead reiterated prior comments about the overall draft spatial plan. Many submissions (90) referred to the reasons outlined in the Our Kerikeri submission. These are set out below.

- Lack of connectivity for pedestrians and cyclists.
- Dealing with new housing requirements mainly by infilling, not using the most suitable greenfield areas.
- An urgent need for Urban Design protocols for both CBDs.
- Serious flooding hazard in Waipapa & Kerikeri.

- Infrastructure requirements and costs for infilling, especially in consideration of insufficient capacities for water and wastewater.
- Future water supply for the growing population.
- Requests from the community group/stakeholders.
- Traffic problems.
- Future vision for planning beyond 30+ years.

The comments for rangatahi responding “no” cited concerns over cutting down trees to make room for housing, with those responding “don’t know” simply stating they did not know.

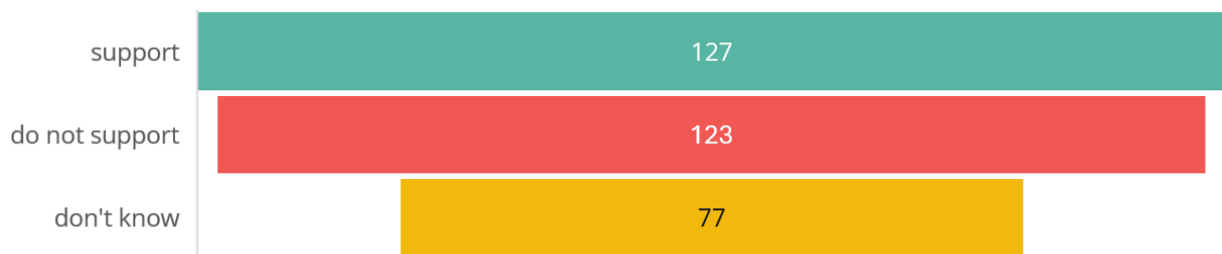
1.5 Question 4: Do you agree with the actions set out in the draft implementation plan? Yes/no and why.

This question sought to understand whether there was support from the public and rangatahi for the actions set out in the implementation plan which will bring the plan to life once adopted. It also sought to understand why people felt the way they did about the actions.

A total of 326 submitters responded to this question via the online and hardcopy surveys. Of those:

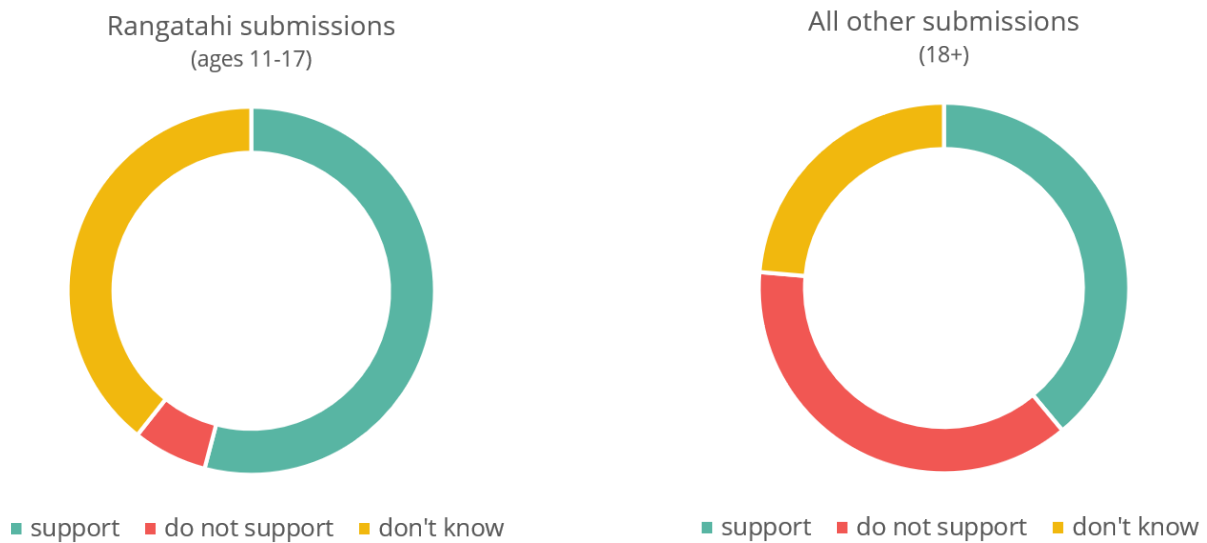
- 127 submitters said yes (33 were rangatahi)
- 123 submitters said no (4 were Rangatahi)
- 77 submitters said they did not know (24 were rangatahi)

Figure 5: Responses to Question 4 (online, written, and rangatahi)



As with the previous questions, most submitters (excluding rangatahi) who indicated “do not support” (89) and a few that stated they “don’t know” (12) or “yes” (5) referred to “Option F” or the “Our Kerikeri / Vision Kerikeri” submission / article as the reason. Excluding these responses, there is broad support for the implementation plan.

When comparing rangatahi submissions with all responses to this question, the gap between those that did not know if they supported the implementation plan widens, as does the number of submitters who said they did not support the implementation plan.



Emailed submissions are discussed in Section 5.

The following paragraphs consider the feedback from all submitted response.

1.5.1 Q4: Reasons for “Yes”

Of the submitters who said they agree with this question, reasons provided for supporting the implementation plan include:

- The actions are well thought out and provide a clear and realistic pathway towards achieving the plan's objectives, and
- Support for the actions but Council needs to move faster with regards to housing development and infrastructure improvements.

Some submitters highlighted:

- The need to be clear on the how development will be enabled and the timeframes associated with this,
- There needs to better integration planning for both private and public sector network infrastructure, and
- The importance of ongoing monitoring and review.

Most responses from rangatahi related to other spatial planning matters.

1.5.2 Q4: Reasons for “No”

Of the submitters that said they did not agree with this question, reasons for not supporting the implementation plan included:

- The actions do not detail the timing or cost for each stage.
- The timeline for changes is years away when infrastructure and housing is needed now.

Of the responses to this question, the majority either did not specifically mention the implementation plan and/or referred to the reasons set out in the Our Kerikeri submission which states the implementation plan is insufficient and too slow.

The single response received from rangatahi did not relate to the implementation plan.

1.5.3 Q4: Reasons for “Don’t know”

Of the submitters that said they did not know with this question, reasons for not knowing included:

- Lack of clarity as to whether the implementation plan gives effect to the principles of Te Tiriti o Waitangi.
- It is hard to understand.
- Implementation seems long and costly and questioned whether it could be fast-tracked.

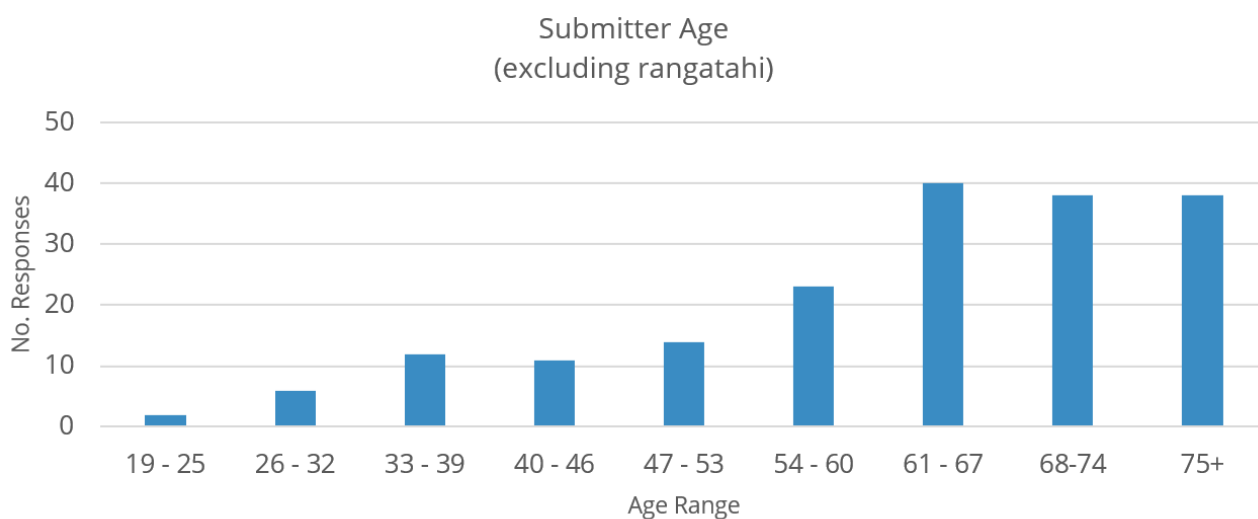
As with those who responded ‘no’ to this question, the majority did not specifically refer to the implementation plan rather the issue they raised generally related to the draft plan.

Rangatahi who provided a response to this question indicated they didn’t understand the implementation plan, so were not sure of whether they supported it or not.

2 Demographic information

2.1 What is your age?

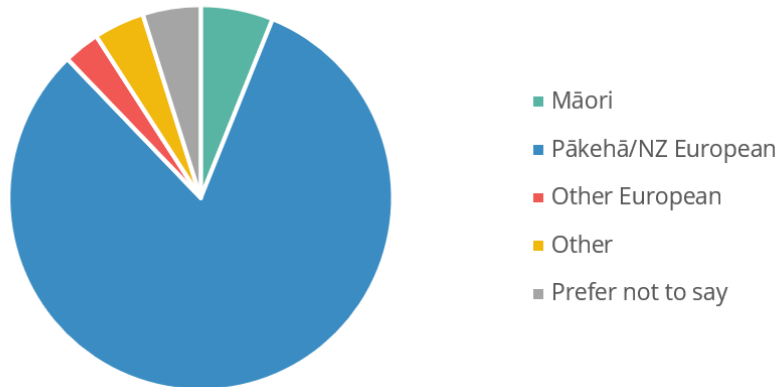
Of the 392 submissions received, 307 provided their age. Excluding rangatahi, who were subject to specific and targeted engagement, more than half of people who provided a submission via the online and hardcopy surveys were over the age of 60 (63%), with only 39% of submission coming from people under 60.



2.2 Which ethnic group do you belong to?

Of those who provided a submission via the online or hardcopy surveys, the majority identified as being Pākehā/NZ European (82%). A further 6% identified as Māori, 3% identified as being ‘Other European’, 4% as ‘Other’ and 8% preferred not to say. Rangatahi were not asked this question.

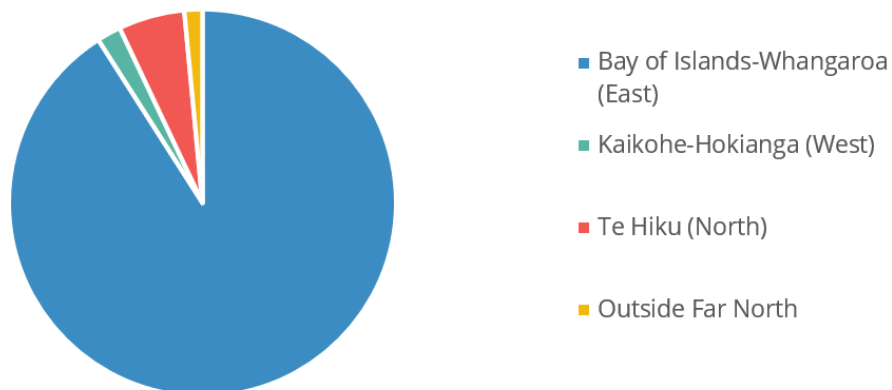
Ethnicity



2.3 Which ward do you live in?

Of the online or hardcopy submissions received, 91% of submitters said they lived in the Bay of Islands – Whangaroa (East) ward, 6% said they lived in the Te Hiku (North) ward, 3% said they lived in the Kaikohe-Hokianga (West) ward and 2% responded from outside Far North wards.

Ward



3 Email submissions

In addition to the feedback collected through the online survey and hardcopy surveys, 29 individuals and stakeholder groups provided written submissions via email as part of the consultation process. This section outlines these submissions and summarises the key themes and recommendations put forward by submitters.

3.1 Te Pātukurea Hapū Rōpū

Prior to the consultation period, the hapū rōpū stated they were supportive of the draft spatial plan. The submission they have provided on the draft spatial plan, which is detailed below, focuses on the outcomes desired from the final spatial plan document.

Te Pātukurea Hapū Rōpū seeks continued long-term engagement and a structured process for integrating hapū priorities into decision-making to ensure their aspirations and obligations as kaitiaki are reflected.

Key feedback:

- Calls for Council to uphold the principles of Te Tiriti o Waitangi, including by recognising te tino rangatiratanga of hapū, engaging in early consultation, and by providing for co-governance and co-management opportunities within the plan.
- Advocates for stronger environmental protections and restoration of degraded environments.
- Advocates for the identification and protection of cultural heritage, including by implementing heritage impact assessments in major developments, working with hapū, and integrating cultural design practices into public spaces and urban developments.
- Calls for support for Māori-led businesses, appropriate education and training opportunities, and for infrastructure which considers the needs of rural whānau.
- Recommends including design standards which reflect cultural values and promotes affordable, sustainable housing, and avoiding high-density until infrastructure is in place.

Te Pātukurea Hapū Rōpū also note that Ngā Hapū o Te Waimate Taia mai ki te Marangai have started their process to develop a Hapu Environmental Management Plan (HEMP), due for completion in 2026. In addition to the Hapū Rōpū submission, Ngāti Rēhia has submitted online feedback indicating they do not support the spatial plan in its current form, as it does not include Option F.

3.2 Individual submissions

The submissions received from individuals via email mostly did not provide responses to each of the questions as those who made a submission via the online or hardcopy surveys. These submissions tended to be more general. When reviewing these, the key themes from each were considered and these are presented in table 10 below.

A total of 20 submissions were received via email from individuals. Key themes from these submissions included:

Table 10: Summary of key points from individual email submissions

| Theme | Summary of points made |
|---|--|
| Management of Water Services | Not enough consideration has been given within the plan to the management of water services and supply across Kerikeri and Waipapa. |
| Opposition to Rezoning | Opposition to rezoning the land between State Highway 10 and Waipapa stream to an industrial zone. |
| Economic Development | Economic development is not given enough consideration in the draft plan. |
| Opening up more land for development | Wāhi Toitū areas are too restrictive, and growth should be considered within more areas by appropriately mitigating risks. |
| Location of growth | The ambitious 95:5 urban-rural split is attempting to drive a significant change to past development patterns which could adversely affect economic development. |
| Māori aspirations | The plan should include mechanisms to enable whenua-based economic development for Māori. |
| Implementation of Central Government Policies | The plan fails to implement direction from Central Government and national policy such as the Resource Management Reform and the proposed 'Northland Regional Deal'. |
| Investment in Core Infrastructure | The plan needs to prioritise investment in core infrastructure such as roading and three waters systems. |
| Opposition to Development of Townhouses | Opposition to the development of townhouses, duplexes and small apartments in the centres of Kerikeri and Waipapa. |
| Support for New Opportunities | Support for creating opportunities for new transport connections, parks and green spaces, and recreational and community facilities along with improvements to the health of waterways and biodiversity. |
| Investment in Infrastructure | The need for investment in infrastructure such as a hospital, schools and roading. |
| Improved Connectivity | Improved connectivity between Kerikeri and Waipapa. |

| | |
|----------------------------------|---|
| Study Area Boundary | Questions the rationale for the study area boundary; suggests it was flawed. |
| Proposed New Area for Growth | Proposes a new area to the south of the study area boundary be considered for growth instead. |
| Uncertainty over Zoning Changes | Uncertainty over how the spatial plan will lead to zoning changes and concerns over how this will affect their property specifically. |
| Flood Hazard Risks | Concern over flood hazard risks and building in flood plains or near stop banks. |
| Preference for Peri-rural Growth | Does not believe that people will want to live in an urban environment and that peri-rural growth is preferable. |

3.3 Community groups

Five community groups (Our Kerikeri, Vision Kerikeri, Carbon Neutral NZ Trust, Kapiro Conservation Trust, and Friends of Rangitane Stream) provided submissions which noted they together “share a collective vision for Kerikeri & Waipapa”. These submissions are very closely aligned, with minimal variation between them, and they do not support the draft spatial plan. The general sentiment of these submissions was that engagement did not meet their expectations and that the draft plan should have incorporated “Scenario F” in addition to other areas. Other themes are outlined in the table below.

Table 11: Key themes from community groups

| Theme | Summary of points made |
|--------------------------------|---|
| Anticipated Growth and Traffic | Anticipated growth will increase traffic significantly, but new linkage roads have not been provided for between Kerikeri CBD, SH10, and Waipapa Road. The plan also does not adequately provide safe walkways and cycleways in and between these areas, including to the new sports hub. |
| Option F | The KiwiFresh (“Option F” / “Brownlie development”) provides benefits like improved traffic linkages, cost-effective housing, and wastewater treatment. It should be contingent upon a cost-benefit assessment and developer contributions and accountability. This option has not been fairly portrayed in earlier consultation. |
| Flood Risks at Waipapa | Proposed additional commercial development at Waipapa may raise flood risks due to poor drainage and increase liability for the Council. Building a detention dam at Lake Waipapa or similar should be considered. |
| Public Spaces and Amenities | Insufficient public spaces and amenities have been provided for in the plan. |

| | |
|--|--|
| Support for Growth and Intensification | Support for growth and intensification in south Waipapa, rather than to the north and north-east of Waipapa Road as proposed in the draft spatial plan, provided flood risk is mitigated and in and around Kerikeri. Submissions noted there may be insufficient residential growth in Waipapa relative to the quantity of commercial growth proposed which may lead to traffic issues coming from Kerikeri. |
| Urban Stormwater Management | Special attention needs to be paid to managing urban stormwater, including by promoting the use of permeable surfaces and adding new infrastructure. |
| Collaborative Development | Requests that further development of the plan and its implementation is more collaborative and a 'bottom-up' approach is taken. |
| Draft Implementation Plan Concerns | Concerns about actions in the draft implementation plan which are "insufficient and too slow". |
| Support for cultural facilities | Requests that the benefits of participating in creative and cultural activities and Council's commitment to supporting this community participation could be made more explicit in Te Pātukurea. Suggested that the spatial plan maps could formally recognise the Turner Centre due to its local cultural and economic significance. |

3.4 Stakeholder submissions

A total of six submissions were received from stakeholders. This sub-section provides a high-level overview of each of these submissions.

3.4.1 Kiwi Fresh Orange Company (KFO)

KFO seeks that the draft spatial plan is either amended to include "Scenario F", or is withdrawn, claiming pervasive errors and a rushed development process.

Key feedback:

- Asserts that the proposed plan is undermined by incomplete and incorrect information on Scenario F, and that evidence provided by KFO was not used to inform decision makers.
- KFO broadly questions the evidence and consultation process underpinning the Draft Spatial Plan, contrasting it with the structure planning and technical reports undertaken for their land and used in their Proposed District Plan submission. They accuse it of failing to consider the feasibility of funding and delivery.
- Concerned that the previous engagement process did not give sufficient weight to their submission and that engagement collateral and consultation reporting presented a misleading framing of the 6 growth scenarios options.

- Supports the Urban Design Principles but doesn't consider the Spatial Plan to be the only way these can be achieved, or that there is sufficient evidence that it does achieve these itself.

Suggested changes to the draft spatial plan included:

- Inclusion of a detailed analysis of all scenarios, including infrastructure funding and delivery options for each scenario, analysis of affordability and benefits, and identification of how the plan can provide for more growth than may be anticipated.
- Adding Scenario F and supporting its inclusion with provided technical information relating to protected areas, public access, transport, flood hazards, and wastewater management.

3.4.2 Turnstone Trust

Supports the draft spatial plan, the six Urban Design Principles, the Urban Design Framework, and the Implementation Plan.

Key feedback:

- The proposed mixed-use growth north of Kerikeri Road will help provide the choice of housing required.
- Supports providing a range of growth options to be able to respond to future growth demands with resilience.

3.4.3 Federated Farmers of New Zealand

Key feedback:

- Generally supportive of the draft spatial plan.
- Advised that the plan must prevent urban creep into rural areas and that the value of the rural residential zone to the rural economy is maintained as far as possible.
- Any future growth and development must ensure that the appropriate infrastructure required for that development is provided at the expense of the developer, not the existing ratepayers. Asserts that rural ratepayers already contribute to Council services that they do not receive such as wastewater and water supply.
- the Plan provides for the protection of rural areas along with the protection of highly productive land in the various rural zones.

Suggested changes to the spatial plan included:

- appropriate development and financial contributions are charged to developers to ensure the provision of any required infrastructure.

3.4.4 Northland Fish and Game

Key feedback:

- Strongly supportive of the intention to redirect growth to urban areas.
- Supports restricting development in undeveloped rural areas, noting the various potential adverse effects on ecosystems and fish and game habitat.
- Notes the potential for reverse sensitivity issues relating to game bird shooting as land use changes.

- The 'wilderness' of the Far North is highly valued and should be recognised as a key cultural aspect of the district. The Waitangi Wetland is highlighted as significant, noting that while it is not proposed for development, it is located within the study area.
- Suggests requiring new developments ensure public access to and along wetlands and waterways are provided for.

3.4.5 Disabled Persons Assembly NZ

DPA does not explicitly support or oppose the Draft Spatial Plan but does note the growing percentage of the population which is disabled (currently 23%) and provides recommendations and comments on specific elements of the plan they support. They note that accessibility is not an 'add-on', but an essential and central component of planning.

Key feedback:

- Supports the inclusion of an accessibility principle and a persona who is a member of the disability community.
- As the plan will enable more multi-storied housing, Council will need to incentivise more buildings to be built to Lifemark Universal Design standards to expand housing options for the disabled community. They ask that all new housing is built to this standard.
- Requests that Council undertakes more consultation with the disabled community for specific strategies and implementation.
- Within the district, personal vehicles are the only transport option for most disabled people; active consultation on a 'whole of journey' approach to the transport network is recommended.
- Supports the efforts to avoid building new housing in flood and natural hazard areas, and recommends that Council reviews any new building activity in areas at risk from flooding or sea level rise.
- Supports the concept of establishing an enhanced blue-green network and that walking tracks and other park infrastructure are built or upgraded to Universal Design standards.

3.4.6 Spark New Zealand

Spark supports the development of the Te Pātukurea – Kerikeri-Waipapa Spatial Plan. Spark emphasises the critical role of telecommunications and electricity infrastructure in enabling well-functioning communities and encourages greater integration of private infrastructure considerations in spatial planning and implementation processes.

Key feedback:

- Supports the overall approach to spatial planning and acknowledges the need for ongoing collaboration with private infrastructure providers.
- Neutral on the specific growth scenarios but notes that new wireless facilities will be needed regardless of growth pattern, and intensification is preferred over greenfield expansion where possible.
- Ensure that the resilience of electricity and telecommunications networks is considered as part of growth planning.
- Welcomes exploration of funding opportunities to enable early expansion of telecommunications infrastructure ahead of demand.

Suggested considerations:

- As part of the implementation plan, have proactive conversations between Council, developers, and network operators to design and locate critical infrastructure appropriately in future development areas.
- Highlighted the need for spatial plans to better anticipate future lifestyle and urban form changes, rather than basing scenarios solely on current trends.
- Note regulatory changes underway, including the pending amended National Environmental Standard for Telecommunications Facilities, and ongoing District Plan Infrastructure hearings.

3.5 Government agencies

A total of three submissions were received from government agencies. This sub-section provides a high-level overview of each of these submissions. In addition to these submissions, the Ministry of Housing and Urban Development (MHUD) indicated they were happy for their submission in the previous round of engagement to be considered as a formal submission for this round of consultation. Key points from their earlier submission have therefore been included in this section.

3.5.1 Te Tāhuhu o te Mātauranga - Ministry of Education

Generally supportive of the draft spatial plan however, they raised concerns around the impact of the predicted population growth (4,690 new households) on the Kerikeri school network.

Key feedback:

- The Kerikeri school network is under growth pressure, the plan needs to carefully consider the potential impact of the significant growth forecast.
- Generally supportive of continued growth, development, and expansion of the established urban areas of Kerikeri and Waipapa as this will assist in optimising the established supporting infrastructure networks, including social facilities already in place.
- Supportive of directing growth away from areas that have significant land and natural constraints.
- Supportive of patterns of development which provide opportunities to improve safe walking and cycling transport options for students to travel to school.

Suggested to the draft spatial plan include:

- Provide further details about the quantum of development anticipated in each of the identified growth areas and stages, and
- Prioritise the necessary plan changes in the short-term to ensure the pattern of development proposed in the draft Spatial Plan is embedded in the District Plan.

Regarding the implementation plan, MoE asked that it be included as a key stakeholder in the development of Kerikeri and Waipapa structure plans and placemaking/neighbourhood planning.

3.5.2 NZ Transport Agency Waka Kotahi

NZTA supports the preferred spatial plan scenario, as well as staging information and the approach to the draft Implementation Plan. This submission notes this scenario benefits from proximity to the existing transport network and avoids large greenfield area which may require expensive transport infrastructure. NZTA also supports the robust, clear and collaborative process used to develop the draft plan and suggests FNDC pursue a similar approach for other townships in the district.

Key feedback:

- Supports that the projected growth and form of the study area meets the definition of a Tier 3 urban environment.
- Supports alignment between Te Pātukurea and National Policy Statement on Urban Development 2020 (NPS:UD).
- Supports the target of 95% of future development within urban areas, but acknowledges it is ambitious.
- Any assumptions on NZTA funding or work on state highways should be discussed prior to finalising the plan, noting current constraints in the funding environment.
- Supports bringing forward the Active Modes Plan.

Suggested considerations:

- With regard to the strategic objectives, suggests additional wording relating to the importance of integrated land use and transport to support growth, and an additional objective relating to the efficiency and affordability of growth and associated infrastructure,
- Include comment in the Business Growth section on the importance of the land transport network on supporting the local economy and providing regional connections, and
- Provide further detail in the implementation plan, including on how policies relevant to a Tier 3 urban environment under the NPS:UD will be implemented and how staging will be managed, including plan change processes and timing, and identification of specific requirements underlying each stage of development.

3.5.3 Kāinga Ora – Homes and Communities

Kāinga Ora supports the draft Te Pātukurea – Kerikeri-Waipapa Spatial Plan, particularly the use of spatial planning as a tool to guide growth, investment, and urban form. Kāinga Ora appreciates the collaborative engagement to date and looks forward to continued involvement in the implementation phase.

Key feedback:

- Supports the introduction of a spatial plan to guide growth and investment in Kerikeri and Waipapa.
- Supports the proposed planning and urban design principles, noting strong alignment with Kāinga Ora's *Tāone Ora: Urban Design Guidelines*, and our *Urban Development Strategy*, which includes a focus on Te Tiriti o Waitangi and Māori partnership, sustainable and inclusive communities, housing diversity, and community engagement.
- Supports the draft implementation plan actions, particularly the focus on integrated land use and infrastructure planning, the commitment to housing diversity, and the emphasis on strong partnership models.
- Welcomes the refinement of growth scenarios, structure planning for key areas, sequencing development with infrastructure investment, and exploration of infrastructure funding tools.

Suggested considerations:

- Clarify that the spatial plan is a non-statutory document and that some elements may be subject to future district plan processes which could differ.
- Include a simplified, refined diagram or map near the front of the document clearly showing the preferred growth pathways, with less contextual information for easier understanding.

- Encourage continued momentum in refining growth areas, preparing delivery programmes, and developing robust monitoring and funding mechanisms.
- Open to partnering with Council on structure planning, plan changes, and infrastructure delivery where Kāinga Ora holds land or is planning future public housing developments.

3.5.4 Ministry of Housing and Urban Development (MHUD)

MHUD were supportive of the spatial planning process recognised the collaborative effort in developing the growth scenarios and appreciated the integration of housing and business needs.

Key Feedback:

- Although not technically required, acknowledged that the methodology and overall approach used to develop Te Pātukurea closely align with the NPS:UD.
- Support for compact urban growth and inclusion of mixed housing typologies to address housing demand.
- Recommended stronger connections between infrastructure planning and housing outcomes to ensure liveability.
- Highlighted the role of government agencies in supporting infrastructure investment through partnerships.

3.6 Summary of suggested changes

The following table outlines some of the suggested changes from the submissions for the draft spatial plan

Table 12: Suggested changes to the draft spatial plan from community groups

| Theme | Summary of points made |
|-------------------------------|--|
| Flood Detention Dam | Provide for a flood detention dam, upstream of SH10, which doubles as a water supply. The Lake Waipapa dam proposal is anticipated to reduce flood risk to Waipapa and provide other benefits. |
| Moratorium on New Consents | Proposed moratorium on new consents and development in Waipapa until flood mitigation measures are implemented. Once this is done, add a new, separate wastewater treatment plant for Waipapa using the newest technology and grow only to the south of Waipapa. |
| Spatial Hierarchy | Deliver a clear spatial hierarchy regarding zoning and building heights moving outward from the CBD. Identify precincts to achieve good connectivity and protect character and amenity values. Use policies to avoid pepper-potting multi-storey buildings. |
| Mixed-Use Riverfront Precinct | Create a distinctive mixed-use riverfront precinct in the Bing area as an attractor for locals and visitors and strengthen Kerikeri's identity. Provide for an open space corridor and walkways/cycleways through this area. |

| | |
|------------------------------------|---|
| Protect Horticultural Land | Avoid expanding Kerikeri to the south to protect horticultural land. Consider re-zoning the Shepherd Road area, and other areas, for further development in the short term through the PDP. |
| Urban Design Protocol | Support the implementation of an Urban Design Protocol and develop community-led masterplans for zoning and character of central Kerikeri to restrict height and bulk of development. |
| Include "Option F" in Spatial Plan | Include "Option F" in the Spatial Plan, including its proposed link roads, walkways and cycleways, new affordable and social housing, new wastewater treatment and stormwater systems, and new public reserves. Pay for ongoing maintenance costs through a new targeted rate or pass responsibility to community groups. Undertake a cost-benefit assessment to understand the value of this area. |
| Funding Infrastructure | Development and financial contributions should be charged to developers to ensure the provision of any required infrastructure. |
| NPS:UD | Provide further detail in the implementation plan, including on how policies relevant to a Tier 3 urban environment under the NPS:UD will be implemented. |

4 Social Media

Council used social media to drive engagement and spread awareness of Te Pātukurea and the consultation period. In total, during the consultation period:

- Six posts about Te Pātukurea were published on Council's Facebook page. The posts were shared 21 times and received 207 reactions and 32 comments.
- A further five posts were shared by community groups and stakeholders such as Vision Kerikeri and individuals.
- Two videos were posted on Council's Facebook page which together were viewed over 6,600 times and received 50 reactions, nine comments and ten shares.
- One post published on Council's LinkedIn page which was commented on four times, liked 14 times, and reposted once.






| Title | Date published | Status | Reach | Likes and reactions | Comments | Shares |
|--|----------------|--------|-------|---------------------|----------|--------|
|  Time is running out — with less than a week left to shar... Reel · Far North District Council | 16 April 12:07 | Boost | 170 | 5 | 0 | 1 |
|  Time is running out — with less than a week left to shar... Video · Far North District Council | 16 April 12:04 | Boost | 2.7K | 24 | 3 | 6 |
|  Kahika Moko visited Kerikeri High School today to hear wha... Photo · Far North District Council | 8 April 17:33 | Boost | 4.7K | 43 | 5 | 5 |
|  Sadly, due to bad weather, Friday's Te Pātukurea - Kerikeri W... Photo · Far North District Council | 3 April 15:58 | Boost | 1.9K | 7 | 1 | 3 |
|  Morena! Our team is at The Old Packhouse Markets this ... Photo · Far North District Council | 22 March 08:00 | Boost | 2.4K | 17 | 8 | 3 |

Image 1: Insights from Council's Facebook page

Key themes from the comments received across all Council posts on social media included:

- Council needs to focus on providing better infrastructure – such as three waters services and schools - before allowing for growth in Kerikeri and Waipapa.
- There is a need for more affordable homes in both centres.
- Concern over the cost and funding of providing for growth.
- Recognition of the complexity of long-term planning and the tension between that and also providing for short-term needs.

5 In-person sessions

A total of six in-person drop-in sessions were held during the consultation period:

- 22 March at the Kerikeri Packhouse Markets
- 26 March on the main street of Kerikeri outside of Ray White
- 29 March at the Ahuareka Festival at Ōtiria Marae
- 5 April at New World in Kerikeri
- 9 April at the Warehouse in Waipapa
- 14 April at New World in Kerikeri

These events provided an opportunity to drive awareness and engagement, answer questions about the spatial plan and encourage people to make a submission. Each session included large printouts of the key proposals in the draft spatial plan and other essential information. Each session was hosted by at least one member of the Te Pātukurea planning team to answer questions directly and provide any assistance in helping people provide feedback. Several elected members also attended some of these events.

People were able to fill in a submission form and hand it in to the team or take one away to fill in later. Hundreds of people attended these events with an average of around 60 people per event.

6 Verbal Submissions

Submitters were provided with the opportunity to make a verbal submission, either standalone or in support of their written submission with a verbal submission to Elected Members on 1-2 May 2025. Verbal submissions were delivered by a total of 32 submitters (or their representatives) including representatives of the Hapū Rōpū and a rangatahi group representative. Two verbal submitters were

representatives of their own hapū, which are included in the Hapū Rōpū A summary of some of the key points raised by all submitters (with the exception of the Hapū Rōpū and rangatahi) is outlined in the table below.

| Theme | Summary of points made |
|----------------------------------|---|
| Growth, housing and land use | Submitters frequently discussed how planning should enable growth in a way that is affordable and accessible. There was repeated concern that existing zoning patterns may not allow for the housing choice or density needed to meet future demand. Several people suggested that land availability and subdivision capacity were critical barriers to growth. |
| Infrastructure and flood control | Submitters often highlighted the need to consider flood risk in planning decisions, particularly in relation to areas like Waipapa. Some suggested specific flood mitigation schemes, while others argued that infrastructure planning must occur before rezoning. There is also concern about the cost of infrastructure upgrades and who will bear them. |
| Growth scenario F | <p>Many submitters support Scenario F on the basis that it offers a simpler, more cost-effective way to enable growth. The argument is that a single landowner and single site reduces costs and planning complexity. Others suggested that Scenario F better achieves the spatial plan's objectives, while a few expressed concern that it is being excluded. Several submitters identified caveats to their support for this scenario, such as the need to address site constraints and secure developer commitment to certain outcomes relating to affordability and amenity.</p> <p>Some submitters discussed the benefits they felt would be achieved by a new linkage road (proposed by the landowner of Scenario F) within Scenario F.</p> |
| Transport and connectivity | Submitters raised concerns about traffic congestion and the need for better transport links between Kerikeri and Waipapa. There was strong support for walking and cycling infrastructure, and some submitters argued that growth should be planned in a way that reduces private vehicle use and supports climate change goals. |
| Environmental concerns | Submitters wanted planning decisions to better protect natural features, including waterways and highly productive soils. Some suggested that intensification is preferable to greenfield sprawl to avoid further encroachment on valued environmental areas. |

6.1.1 Hapū Rōpū and rangatahi verbal submissions

The following is a summary of the key points shared at the verbal submissions by the Hapū Rōpū and rangatahi.

Hapū Rōpū

- Uphold the principles of Te Tiriti o Waitangi, including recognising tino rangatiratanga of hapū, engaging in early partnership, and provide for co-governance and co-management opportunities.
- That capacity for hapū to address resource consents are stretched.
- Advocates for stronger protection of our wetlands and ecological areas, sustainable land use practices, and increased investment in waste and water treatment – supports energy recovery, nutrient recycling, restoration of degraded waterways.
- Limit high density development until infrastructure is in-place, embed cultural design principles into new development and urban design.
- Support Māori businesses, employment initiatives, and education/training that aligns with local needs. Infrastructure development needs to consider the needs of rural whanau.
- Has been a tough decision but supports the proposed 'hybrid' growth option. When asked about the possibility of supporting scenario F, they noted broadly that various factors and mitigation measures would need to be considered, but that they will continue to participate and be engaged if that area is included.

Rangatahi group

- Over half were in support of the spatial plan, emphasising the importance of careful planning that prioritises environmental preservation over placing houses haphazardly.
- Strong recommendation around integrating public transport planning into the plan to ensure accessibility in and around these areas.
- Recommends creating safe spaces for rangatahi to gather and they expressed willingness to contribute during the planning stages.
- Highlighted the important of amplifying local young voices, recognising the keen interest from rangatahi and their role as future citizens in these communities.

A summary of points raised in each of the other verbal submissions is presented below:

Audrey Campbell-Frear

- Concerned at the depth of economic development analysis, and at potentially flawed reasoning and growth calculations (suggests there should be 3,600 jobs) and insufficient commercial land allocation.
- Criticised poor consultation and alignment with national and regional policies.
- Opposition to discouraging rural development due to infrastructure costs; advocating for development contributions instead.
- Believes that restricting growth in Wāhi Toitū (no go) areas is flawed and that growth can be accommodated within these areas with appropriate risk management.
- Emphasises the need for robust economic investigation, addressing ignored criteria in multi-criteria assessments, noting tourism specifically.

William (Bill) Gillanders

- Advocates for factory-built houses as a more cost-effective and future-focussed option.
- Criticises the road-building process as not delivering results; specifically, he believes the CBD road will never happen.
- Criticises several involved people and related ideas as "stupid".

John Sanderson

- Prefers Option D (Kerikeri south expansion), solely, rather than combined with Option E (growth at Waipapa) due to better cost and efficiency metrics.

- Acknowledges that including growth at Waipapa is a result of community feedback, but questions if the community would still feel the same way if they understood costs better.
- Argues that the benefits from one growing hub are better than growing both and will limit the growth in traffic between both centres.
- Supports increasing pedestrian and cycling infrastructure, including along Puketotara Stream, particularly in response to climate change.
- Suggests that FNDC should have development contributions which fund the “nice-to-haves”.
- Says intensification is good (better than sprawl) and that we need green space and alternatives to car travel.

Jill Stirling

- Lives in an area where housing intensification is proposed and is cross that it's treated as mixed-use. Says it as if the plan has already gone through and is disadvantaging residents.
- Objects to how the plan is presented – that a preferred option was highlighted, influencing consultation inappropriately.
- Acknowledges the need for housing but the proposal will rate/tax existing residents off their land.
- Says QV valuations are inaccurate and rates too high.
- Suggests growth could be accommodated by a large mixed-use area and stretched out, including to the river.

Dean Smith

- Understands that growth is going to happen and sees value in the spatial plan.
- Concerned about future sporting constraints and the impact of proposed medium-density housing near Baysport on their ability to expand or accommodate a growing number of sports members.
- Says that all sport codes have the potential for future expansion but no certain plan yet.
- Suggests identifying future needs early to address them effectively and having co-ordinated conversations regarding the potential to relocate some sports to Te Puawaitanga. .

Hone (John) Tiatoa

- Advocates for Māori, iwi, and hapū ropū to be involved in the spatial plans as well as the upholding treaty settlements.
- Highlights the need for iwi and hapū engagement to ensure the success of the overall KSWP spatial plan.
- Argues that the plan overlooks the treaty settlement landscape and fails to adequately involve Māori at both iwi and hapū levels to unlock investment opportunities.
- Recommends sharing detailed maps with iwi and hapū, amending them to include overlays of historic land claims, as current plans lack sufficient detail from a hapū perspective.
- Notes that iwi and hapū already possess spatial maps but are open to collaborating with councils to align their plans.
- Suggests that Māori councils contribute funding to support iwi and hapū in developing policies and maps collaboratively.

Sue Bell

- Supports the spatial plan especially the idea around intensification but is mainly concerned with a parking strategy to go alongside the plan.
- Highlights the idea around the character of the village.
- Suggests that the spatial plan needs to integrate into it transport and parking i.e. parking at supermarkets and a possibility to expand this.

Craig Deal (Fish & Game Northland)

- Supports the spatial plan and its focus on intensification to prevent urban sprawl, without a preference in option but backs the overall principles of the plan.
- Concerned about limited access to fish and birds, as well as fragmented public access to fishing areas. Advocates for an improved strategy to facilitate access to waterways.
- Recommends developments/subdivisions allow public access to fishing streams in their respective areas.

Dean Baigent-Mercer

- Supports the general plan including width of blue and green spaces but advocates for a wilderness experience that avoids fencing areas near waterways.
- Recommends integrating climate resilience into the plan to support both human habitat and biodiversity.
- Concerned about development near flood stopbanks and inherent pressure to build closer to these, referring to the impact of burst stopbanks during cyclone Gabrielle in Napier. Suggests we have an opportunity to avoid this now.
- Opposes the use of exotic palms in development and instead recommends other suitable native trees for urban environments. Suggests a target minimum 15% canopy cover up to 30% canopy cover.
- Suggests creating wetlands in areas where there are no developments.

Chris Penny

- Argues that debt needs to be brought down by selling assets such as the airport and wharves.
- Opposes the development of rural land and argues that it will degrade food productivity and resilience.
- Opposes urban sprawling and suggests using rural and fertile land for agricultural purposes.
- Suggests the need to include hospitals and hotels in Kerikeri as part of the plan.
- Concerned about how future developments will be paid for and suggests people to have their own water tanks to save the town supply of water.

David Bates

- Concerned about land conservation and questions why 300 resident submissions have been all counted as one submission under VKK (Vision Kerikeri), requests explanation.
- Says there are false claims regarding road congestion and delays at intersection.
- Says that population growth will need upgrades the plan doesn't account for such as transport upgrades.

Douglas Percy

- Prefers the hybrid option between Scenario D and a bit of E, if it was expanded to include Waitotara Drive and had ratepayers' support. Supports intensification with smaller lots. Would discuss transferring land to FNDC, providing a walkway between Waitotara Drive and Te Puawaitanga if his site could be upzoned.
- States there is a focus on low-income homes rather than the bigger picture.
- Suggests making room for developments and spaces that will attract back young people with skills and Option F would be ideal to do this.
- Suggests putting houses on piles and raising ground level to avoid flooding.

Patti Poa (Disabled Persons Assembly New Zealand Inc)

- Advocates for inclusive infrastructure, including accessible housing designed with universal principles, accessible transport options, and features like accessible playgrounds.
- Highlights disabled people often feeling excluded in the planning of sustainable cities.

- Recommends collaboration with the Northland Disability Group and involving disability advisors to ensure the inclusion of disabled mana whenua, while being mindful of language used.
- Supports the approach to avoid development in natural hazard prone areas.

Fred Terry

- Advocates for the goals and intentions of the Kerikeri River Management Group.
- Highlights that the changes in land use have changed flooding paths and that flooding maps need to be updated.
- Concerned about major flooding issues being resolved before undertaking redevelopment and suggests that flood mitigations should have occurred before Waipapa was developed.
- Suggests strengthening the planning function in Council along with ensuring engineering standards are applied to developments in the area. Recommends working with NRC to address flooding issues in Waipapa including the critical flood generation zone.

Joe Carr

- Advocates for the goals and intentions of the Kerikeri River Management Group.
- Says that development in Waipapa has occurred with minimal regulatory care and highlights that roads act as overland flow paths.
- Highlights the LiDAR modelling is being updated and should help identify good policy around protective flooding measures, and to wait for these results before proposing growth in Waipapa.
- Suggests the opportunity for Scenario F to be interrogated against new LiDAR modelling.
- Suggests bringing back the K3 dam into the Long-Term Plan.

Murray Wright

- Opposes the spatial plan, citing unaddressed flooding concerns in Waipapa, and emphasises the need of the K3 dam in line with flood mitigations to effectively detain water and mitigate flood risks in the region.
- Supports Scenario F in Kerikeri, says that a supermarket in Scenario F could take the pressure off.
- Supports developments in this area with a dam in place and well-engineered flow path situated east of SH10.

Gerry Paul (Turner Centre)

- Highlights Turner Centre as a crucial part to the community because it weaves together arts, culture and creativity which aligns with almost all objectives of Toi Mana.
- Advocates for cultural and creative infrastructure in Kerikeri and to include such spaces in the plan.
- Notes that the spatial plan makes few references to culture and creativity; supports an overall plan that allows for the delivery of arts and cultural outcomes in Kerikeri.
- Suggests exploring funding opportunities to understand the need for cultural and creative outcomes and highlights the importance of social infrastructure.

Katerina Dvorakova

- Opposes Scenario D because of the pressure it could put on Kerikeri but acknowledges the transport upgrades planned and suggests that the bypass is a good idea.
- Suggests utilising more of the surrounding natural environment and public amenities i.e. making walking paths to the river more accessible for walkers and kids on bikes.
- Suggests considering flood plain as a tool to work with by incorporating water sensitive areas into urban design.
- Recommends development of the Golf course as it is flat land and suggests relocating the golf course elsewhere.

- Highlights that Kerikeri lacks high quality public spaces in its urban areas and needs such spaces incorporated into the spatial plans.

Whati Rameka (Ngāti Rēhia)

- Advocates for the interests of hapū groups under Ngāti Rēhia, emphasising the importance of kaitiakitanga and incorporating language and cultural narratives to promote and uphold these values.
- Supports housing growth and pushing housing equity for all.
- Supports Scenario F for housing-related reasons, and in favour of development over toitū and toiora that can be managed by their environmental teams.

Graeme McCarrison (Spark telco)

- Involved in work with a service provider and advocates for them to be recognised as an important part of the development of a community and for the development of digital infrastructure plans.
- Highlights the need for the implementation plan to include strategic infrastructure with steps that will serve the community well during a large storm.
- Suggests that development needs both digital and wireless, highlighting a need for a strategy that will cause developers and communication suppliers to work together so that communities have access to power and communication services

Mike Doesburg (KiwiFresh Orange Company)

- Advocates for Scenario F as the best way to achieve the objectives of the spatial plan and promote the social, economic, environmental, and cultural wellbeing of the community.
- Asserts that the hybrid D+E scenario proposed in the draft spatial plan has not been properly assessed, is not justified from a technical perspective, and hasn't seen sufficient consultation.
- Says Scenario F can provide sufficient land to meet projected housing demand with detached houses on 400-550m² sections, while the draft spatial plan requires intensification to meet housing needs, meaning there will be a shortfall of land if demand for larger sections/detached housing persists.
- Says Scenario F's land values and economies of scale could make affordable housing more achievable, and consolidated development will be easier than the development of fragmented areas proposed in the draft spatial plan.
- Proposes an agreement with the Council for the developer to fund and provide infrastructure, saying that KiwiFresh is committed to paying its way for the infrastructure. Ongoing funding and maintenance costs subject to confirmation – multiple options.
- Highlights that this proposal adds a new connection between Kerikeri and Waipapa.
- The KFO proposal for development on Scenario F has been subject to wide community consultation and engagement with stakeholders, and says they have broad support.
- Asks Council to adopt the Spatial Plan with amendments to include Scenario F, or to retain the status-quo. Doesn't believe more consultation is required for these options.

Rolf Mueller-Glodde (Vision Kerikeri)

- Advocates for the interest of Vision Kerikeri with more than 134 members.
- Concerns include linkage of roads, traffic system, connectivity of cycleways, cost-effective developments, flood risks and mitigations, and public spaces.
- Emphasises that the combination of KFO and the K3A dam could provide effective measures of flooding controls, says that cooperation with NRC for flood mitigations would be critical.
- Highlights that the hybrid scenario lacks green public spaces and suggests that the transport plan needs to be updated and incorporated back into the spatial plan.

- Proposes collaborative engagement on developing the master plans, especially at the community level.
- Suggests Scenario F be added to the hybrid scenario, noting it is insufficient on its own and that flood issues will require mitigation.

Inge Bremer (Carbon Neutral NZ Trust – Kerikeri Branch)

- Supports Scenario F with a few changes and states that it is a missed opportunity with better traffic issues, cost-effective social housing, and little to no cost for WW treatment system.
- Stresses the need for improved transport options, including a cycleway connecting the high school to Te Puawaitanga as well as a multimodal network supporting both cycling and walking.
- Highlights flooding as a major issue, says that the hybrid scenario fails to address existing flooding issues for Waipapa and supports detention dam K3A or the use of Waipapa lake to assist with these flooding issues.
- Opposes hybrid scenario to protect productive land in south of Kerikeri.
- Suggests that Waipapa can accommodate commercial growth with effective flood management.

Annika Dickey (Our Kerikeri Community Charitable Trust)

- Concerns for Waipapa includes minimal new public spaces and a lack of infrastructure to support commercial growth.
- Concerns for Kerikeri focuses on housing density and the protection of the natural productive lands on Kerikeri Road.
- Suggests avoiding over-intensification under Tier 1 and Tier 2 principles to preserve rural character and provide diverse housing choices.
- Highlights the need for better connectivity for a range of transport options and states that scenario F provides this.
- Supports F with flood mitigations.
- Suggests improvement of Bing property by embedding the proposed destination node into that site to include hospitality and restaurants. However, still states that the plan requires a lot more work – suggests moving away from giving timelines.

Rolf Mueller-Glodde (Kapiro Conservation Trust/Friends of Rangitana Stream)

- Concerns around connectivity around the Kerikeri-Waipapa area and making it safer to cycle especially around the Waipapa Landing Bridge.
- Highlights flooding as an issue and suggests incorporating flood mitigation plans as in Scenario F.
- Recommends protection of horticultural land and existing irrigation network.
- Supports the hybrid scenario for growth but seeks amendments to be made to the draft including the incorporation of Scenario F for long term development.
- Emphasis on including urban design protocols as part of spatial plan development.

Rolf Mueller-Glodde

- Suggests a staged approach is required as spatial plan cannot be implemented in one go.
- Suggests including option F as part of the hybrid option.
- Highlights not to scrap anything, could instead delay and take more time to consider the options and submissions made.
- Acknowledges that there will be a long process of approvals still needed (after the adoption of the spatial plan) before houses are built in the scenario F area.

Nicki Curtis

- Concerns about the genuineness of the consultation process and the timing.

- Questioned scenario F being ruled out and the inclusion of cost recovery into this scenario.
- Raised concerns around transport, lack of green spaces in Kerikeri, river access, and connectivity.
- Highlights keeping the rural character/village vibe as it is the heart of the community and suggests that medium and high-density housing has usually been avoided.

Joanne Civil (Ngāti Hineira)

- Says a Waipapa detention dam is necessary to address flood risk.
- Waipapa also needs dedicated wastewater treatment to provide for future development.
- Currently difficult for hapū to engage with developers about projects affecting their waterways; important for hapū to be involved ongoing, acknowledging there are different opinions.
- Believes Scenario F provides an opportunity to control development around waterways, believes that development may happen whether or not it's included in the Spatial Plan.

Jaime Pavlicevic

- Involved with community groups including gymnastics club, has identified that funding favours sports/recreation activities with high male participation. Strong social value from investment in sports and rec, so the imbalance is disempowering women and girls comparatively.
- Feminist urban design principles and gender sensitive budgeting is key to equitable investment, FNDC could be a leader on this.
- Access to sport and active recreation needs to be a priority, including transport and safety.

7 Conclusion

Across the six-week consultation period, a total of 391 submissions on the draft spatial plan were received via the online survey, hardcopy survey and email from stakeholders, rangatahi and the wider community. 32 presented a verbal submission to Elected Members.

Many of those in opposition to the draft spatial plan referenced Scenario F or the "Our Kerikeri / Vision Kerikeri" submission / article as the reason. When this is taken into account, the balance of responses show there is broad support for the draft spatial plan. The majority of those seeking incorporation of Scenario F still want a spatial plan to proceed in some manner. Meanwhile, among rangatahi, support for the draft spatial plan was high.

Sentiment among stakeholders, individuals, community groups and government agencies who provided a submission via email was mixed with support mainly coming from government agencies and changes to the plan being suggested by stakeholders and community groups.

This feedback will be considered by Council at the May 22 Deliberations workshop and used to refine the spatial plan. It will then be considered for adoption in mid-2025.

Appendix: Engagement Methodology

To develop Te Pātukurea, three distinct public engagement periods have been carried out to date. These include:

- November to December 2023 - the community were encouraged to have their say on emerging themes for Te Pātukurea. Incorporating feedback from early stakeholder engagement and in partnership with the Hapū Rōpū, the Council developed these themes into objectives of Te Pātukurea. The engagement material included a range of aspirations within each of the themes.
- 1 to 29 November 2024 - Feedback was sought on the six proposed scenarios which considered what the future of Kerikeri and Waipapa could look like. Residents were asked to choose a preferred scenario and explain why that was their preferred scenario.
- 22 March to 22 April 2025 – Council carried out a formal consultation with the public on the draft spatial plan and its implementation plan, using the Special Consultative Procedure (s.83 of Local Government Act 2002). Submissions received during this time are considered in this report.

Feedback received from stakeholders and the wider community in the first two phases was used to develop the draft spatial plan. Formal submissions received during the third phase of engagement, discussed in this report, will now be used to refine and confirm Te Pātukurea.

• Engagement approach

The approach to engagement across the project has been separated into three categories: partnership with the hapū rōpū and engagement with stakeholders and engagement with the wider community. These are outlined in table 1 below.

Table 1: engagement approaches with different groups

| Group | Who | Engagement method |
|------------------|---|---|
| Partners | Hapū rōpū | Collaborate with monthly regarding each aspect of the decision-making process. |
| Key stakeholders | Government agencies (e.g. Waka Kotahi) Private industry (e.g. large businesses) Asset owners/operators (e.g. utility providers) Service providers/special interests (e.g. schools) Community groups | Involved throughout the early stages of the process and development of growth scenarios to ensure concerns and aspirations were understood and considered, with an opportunity to provide further input during the public consultation on the growth scenarios. |

| | | |
|-------------------|-------------------------------------|--|
| The public | Wider Kerikeri Waipapa community | Consult with to obtain their feedback on analysis, alternatives and/or decisions. Keep informed throughout the project. |
|-------------------|-------------------------------------|--|

• Engagement methods

A range of engagement methods were used to share the draft spatial plan and provide stakeholders, rangatahi and the community with an opportunity to make a submission on it. An overview of the tactics used is outlined in table 2 below.

Table 2: tactics to drive engagement and support the submission process

| Tactics to engage the community and support the submission process | | |
|---|--|---|
| <p>Website</p> <p>Council's website was the key source of information where people could access the draft spatial plan, read FAQs and make a submission through the online survey.</p> | | |
| <p>In-person sessions</p> <p>Council ran a number of face-to-face events which were a mix of drop-in sessions and pop-up stalls at community events. These provided an opportunity for the public to ask questions about the draft plan and fill in a submission form.</p> | <p>Information at libraries and service centres</p> <p>Posters and copies of the hard copy submission form were available at Council service centres and libraries.</p> | <p>Social media</p> <p>Project information was shared on Council's Facebook page several times throughout the course of the submission period.</p> <p>Paid social media posts were also used to increase reach.</p> <p>Post responses were recorded and analysed as part of this report.</p> |

| | | |
|---|---|--|
| <p>Survey</p> <p>An online survey where people could make a formal submission on the draft plan was the key tool for gathering community input.</p> <p>Hardcopy submission forms were also available at service centres and at pop-up events.</p> | <p>Print collateral</p> <p>Print was used to share how and where people could make a submission and the location of events.</p> <p>Posters were displayed in local places like cafés, service stations, community notice boards and supermarkets.</p> <p>A5 (folded out to A2) information sheets were also handed out at pop-up events.</p> | <p>Email newsletter</p> <p>Two email newsletters were sent to Council's stakeholder database and previous survey respondents.</p> <p>The first email shared information about the draft spatial plan, a link to the plan and information about how to make a submission. The second email, sent near the end of the campaign, advised 'there's still time to have their say'.</p> |
| <p>Phone number</p> <p>The Council customer service team accepted calls relating to Te Pātukurea throughout the consultation period. This provided an additional way for people to find out more information about the project and to provide verbal feedback.</p> | <p>Newspaper advertising</p> <p>Adverts in local papers at the start and end of the campaign were used to promote that engagement is open and how people can have their say.</p> | <p>Radio advertising</p> <p>Short adverts on radio stations were used to raise awareness about the draft spatial plan and website address.</p> |
| <p>News story/media release</p> <p>A news story was published on Council's website about the draft spatial plan and what it proposed. This was also issued as a media release to increase awareness and encourage submissions.</p> | <p>Flyer</p> <p>A flyer was mailed to every property in Kerikeri/Waipapa and surrounds sharing information about the draft spatial plan, a link to the plan and information about how to make a formal submission.</p> | <p>Submissions inbox</p> <p>Project queries or requests for more information were managed through the project inbox. This was another way for people to send feedback digitally.</p> |

| | | |
|---|---|--|
| <p>StoryMaps</p> <p>Using a mix of images, GIS mapping and narrative, digital tool StoryMaps was used to illustrate the draft spatial plan, and the interventions proposed. It also housed the online survey which meant the community could look through the draft plan and then make a submission.</p> | <p>Verbal submissions</p> <p>Submitters were given the opportunity to make a verbal submission to Elected Members on 1 and 2 May 2025.</p> | <p>Q&A video</p> <p>Council created a questions and answers video part way through the submission period to provide clarity on three key areas of interest which were evident in comments posted on social media and in submissions that has already been received. This was shared on Council's Facebook page.</p> |
| <p>Rangatahi event</p> <p>An in-school event with rangatahi to ensure their voices are heard as part of the development of the spatial plan.</p> | | |

Approach to submissions

The following section outlines how submissions were captured during the consultation period and how many were received. It also outlines considerations that were taken during the review process in instances where multiple submissions were received from the same person or a group or additional information to support a submission was received separately from the submission itself.

• Capturing responses

During the consultation period, submitters could provide a formal submission in one of three ways:

- Via online survey (primary method of receiving submissions)
- Via hard-copy survey (written)
- Via email

Council also prioritised capturing responses from rangatahi (youth) throughout the development of Te Pātukurea, recognising their voices are often under-represented in community consultation. In partnership with Healthy Families Far North, a youth-led engagement approach was developed through which local rangatahi facilitated peer discussions about the issues raised in the consultation during an 'in-school' event. The submissions that young people made during this event have been incorporated into this report in sections 3-5.

While not considered a formal submission, comments on Council's social media posts on Facebook and LinkedIn during the submission period have also been summarised in Section 6.

Link to Raw submissions

https://fndc.sharepoint.com/:b:/t/collaborate-Kerikeri-WaipapaSpatialPlan/EfXdrL-70D5MoO07jXt_eeIBN34EDG-6WkdVZ1VQ5WYhGA?e=P9HGPG