

**BEFORE THE INDEPENDENT HEARINGS PANEL**

**UNDER** the Resource Management Act 1991 (RMA)  
**IN THE MATTER** of the Far North Proposed District Plan - Hearing 15D:  
Rezoning Kerikeri-Waipapa

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**STATEMENT OF EVIDENCE OF GRANT NEILL ON BEHALF OF KIWI  
FRESH ORANGE COMPANY LIMITED**

**URBAN DESIGN**

**16 June 2025**

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**WYNN WILLIAMS**

## INTRODUCTION

- 1 My full name is Grant Edward Neill.
- 2 I have been engaged by Kiwi Fresh Orange Company Limited (**KFO**) to provide independent expert advice on the Proposed Far North District Plan (**FNPDP**).
- 3 This evidence relates to KFO's submission on Hearing 15D: Rezoning Kerikeri-Waipapa. KFO owns 197 ha of land between Kerikeri and Waipapa (**Site**), which has been zoned for Rural Production. KFO's submission seeks a live urban zoning of the Site, comprising a mix of general residential, mixed use and natural open space (**Proposal**).
- 4 I have visited the Site and am familiar with the area.

## QUALIFICATIONS AND EXPERIENCE

- 5 I am an architect and director of Pacific Environments, a multi-disciplinary architecture, urban design, and interior design firm. I hold the relevant qualifications of Master of Urban Design with First Class Honours, University of Auckland (2011) and Bachelor of Architecture, University of Auckland (1989). I am a member of the New Zealand Institute of Architects and the Urban Design Forum. I have been a registered architect for over 30 years and a qualified urban designer for 12 years. I have completed advanced Crime Prevention Through Environmental Design (**CPTED**) training. I lead urban design consultancy services in our office.
- 6 I specialise in structure planning, master planning and urban design for subdivision, residential, retirement and commercial projects. I have extensive experience in this professional area and have provided urban design technical reports and expert evidence nationally at plan change and resource consent hearings for medium and large-scale housing developments; publicly listed, not for profit, and privately owned retirement village companies; commercial and medical developments; and government departments including Kainga Ora, at both council hearings and the Environment Court.
- 7 My relevant recent experience includes:
  - (a) Contributing to a structure plan, writing a neighbourhood design statement, master planning, and giving urban design evidence for an approved rezoning proposal by Turnstone Capital Limited to

rezone approximately 99 ha of Future Urban zoned land to business and residential zones in Warkworth. The proposal would provide for approximately 1,000 - 1,200 dwellings, 13 hectares of industrial / commercial land and a new neighbourhood centre of 3,000m<sup>2</sup>.

- (b) Giving urban design evidence for a successful appeal against Queenstown Lakes District Council Proposed District Plan zoning for a 9 hectare site in Wanaka, in the Environment Court in December 2024 (Decision (2025) EnvC 74).

### CODE OF CONDUCT

- 8 Although this is not a hearing before the Environment Court, I record that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and agree to comply with it.
- 9 I confirm that the issues addressed in this brief of evidence are within my area of expertise, except where I state that I have relied on the evidence of other persons. I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.
- 10 I note that I have also been engaged by Turnstone Trust (S499) to provide evidence in respect of Hearing 15D: Rezoning Kerikeri-Waipapa. This engagement does not impede my ability to provide independent opinion to the Hearings Panel in accordance with the Code of Conduct.

### SCOPE OF EVIDENCE

- 11 This evidence is to be read in conjunction with the Kiwi Fresh Orange Structure Plan (**Structure Plan** or **KFO SP**) at Appendix 2 to KFO's Form 5 submission on the PDP.
- 12 This evidence:
  - (a) describes how the Structure Plan was prepared and explains its vision, objectives, design principles and inputs;
  - (b) evaluates the Structure Plan against relevant higher order policy and strategic direction, namely:
    - (i) the 'Urban form and development' strategic direction and zone outcomes;

- (ii) the National Policy Statement for Urban Development 2020;  
and
- (iii) relevant policy and the regional development and design guidelines in Appendix 2 of the Regional Policy Statement.

## SUMMARY OF EVIDENCE

- 13 The evidence outlines the development and rationale of the Structure Plan, which I co-authored with The Planning Collective. The Structure Plan sets a framework that will guide development of the Site, including proposed zones, points of entry and exit and green spaces.
- 14 The Structure Plan is grounded in best-practice urban design and informed by extensive technical assessments, community engagement, and consultation with stakeholders including Ngāti Rēhia and the Far North District Council (**Council** or **FNDC**). It meets the direction in the general guidance criteria issued by the Hearings Panel for rezoning submissions, when viewed as a whole, including contributing to the well-being of people in Kerikeri-Waipapa, enabling education and community developments, which complement the existing social infrastructure and incorporating flood hazard mitigation measures.
- 15 In my opinion, development in accordance with the Structure Plan will:
  - (a) Contribute to a well-functioning urban environment for Kerikeri-Waipapa in accordance with the NPS-UD. In particular, there is potential to provide a diverse range of housing typologies that are connected to, or in close proximity to, active mode and vehicle connections. Employment and business opportunities that are compatible with residential zones can also be accommodated because of the greenfield nature of the Site. Further, a central floodway is proposed to be engineered to accommodate climate change resilience as well as doubling as a large open space area for residents and visitors.
  - (b) Meet the direction in the Northland Regional Policy Statement relating to good “regional form”. The Structure Plan will facilitate guided development that is well-connected with the surrounding urban areas and builds on the sense of place, identity and character already existing in Kerikeri and Waipapa.

- 16 The Structure Plan will, with associated proposed planning provisions, offer a credible, transparent, and effective framework for providing for growth in the Kerikeri and Waipapa area, and for guiding future development of the Site.
- 17 In **Appendix A** to this evidence are three graphic illustrations of what development of the Site could look like. They show how the built environment could integrate with the floodway, providing public open space for people to enjoy, and various densities of housing that can be achieved through greenfields development.

## **THE STRUCTURE PLAN**

### **What is the Structure Plan and how will it guide development of the Site?**

- 18 The Structure Plan is the framework that will guide the Site's development, visually illustrating the proposed zones, points of entry and exit, internal road movements, and features such as green pathways and the floodway.
- 19 The Structure Plan was prepared using an evidence based approach, meaning it was informed by technical input in relation to economics, natural hazards, wastewater, water supply, stormwater, transport, urban form, natural environment and heritage, open space and recreation, landscape, transport, soils and land management, contaminated soils, and archaeology and culture.
- 20 By bringing together inputs from various technical disciplines, the Structure Plan takes a holistic view and spatial approach to managing potential environmental effects and urban development issues. This, in turn, enables planning provisions to use a range of methods (provisions, zones, overlays) to manage the potential effects of development. Structure Planning is an 'integrated management' approach to land development.
- 21 Because of the evidence-based approach used, the Structure Plan provides a solid platform from which planning provisions can manage future development of the Site in a way that manages potential effects and achieves optimal urban design outcomes.

- 22 Precinct provisions will, alongside provisions of the underlying zone, ultimately manage development of the Site.<sup>1</sup> In conjunction with the plan, the Structure Plan will guide detailed design of any development. This approach provides clear expectations for investors, developers, the council, key stakeholders, and importantly, the broader community regarding the proposed layout, character, and development costs.

### **Developing the Structure Plan**

- 23 I co-authored the Structure Plan with Ms Burnette O'Connor and Ms Clare Booth of The Planning Collective (**TPC**).<sup>2</sup> From the outset, the purpose was to coordinate various technical inputs to inform a proposal to live zone the Site. The Structure Plan was developed between March 2022 and October 2022.
- 24 Broadly, the method was to identify all constraints on the Site and understand how they impacted the land potentially available for development. Areas that were inappropriate for development were identified and controlled through overlays and other controls. Areas that could be developed, along with key layout and features, were identified and prioritised for development in accordance with the Structure Plan's vision, objectives and design principles.

### **The Structure Plan's vision, objectives, design principles**

- 25 The Site is strategically situated between Kerikeri and Waipapa, offering potential for a high-quality urban environment with seamless connections to both townships. The vision is to develop the Site to enhance the unique characteristics of Kerikeri and Waipapa, positively contributing to the existing town centres and urban areas of Kerikeri and Waipapa, recognising each areas' distinctive character.<sup>3</sup>
- 26 The Structure Plan describes key objectives to support this vision. The objectives include:

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<sup>1</sup> KFO SP 8, Implementation.

<sup>2</sup> Appendix 2 – Structure Plan – Brownlie Land to the KFO's Submission.

<sup>3</sup> Structure Plan, section 3, page 13.

- (a) To provide for the growth demands of Kerikeri and Waipapa in a strategic manner that will achieve efficient, connected, high-quality, and sustainable urban outcomes.
  - (b) Recognise the existing different urban roles of Kerikeri and Waipapa and support and integrate the development with those existing uses.
  - (c) Reflect and incorporate Ngāti Rēhia values in the development of the land.
  - (d) To integrate urban development with efficient infrastructure servicing (physically, spatially, and economically) and to align the expansion and extension of reticulated infrastructure with the FNDC levels of service and proposed infrastructure upgrades.
  - (e) Ensure that the infrastructure provided to service future development is resilient and has sufficient capacity to respond to future growth demands.
  - (f) Promote an urban character that reflects the unique characteristics of Kerikeri in terms of temperate climate, strong Māori and European heritage, proximity to the coastal environment, and presence of horticultural activities.
- 27 With the vision and objectives in mind, TPC and I worked with the technical experts on design principles to achieve the vision and objectives. These design principles would, in turn, inform the layout the Structure Plan along with the constraints and opportunities.<sup>4</sup>
- 28 The design principles fall under transport, flood management, landscape and urban design, and economics headings. A full account of the design principles is attached in **Appendix B**. In summary:
- (a) *Transport*: The Structure Plan aims to enhance connectivity by establishing a strong east-west link between Kerikeri and Waipapa, integrating all modes of transport, and providing a single connection to SH10. It seeks to optimise the use of land by integrating shared spaces with flood management infrastructure. It offers opportunities to connect with nature through pathways in wetland and riparian

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<sup>4</sup> Refer Appendix D, aerial view of proposed Structure Plan with Kerikeri and Waipapa.

areas, and provides walking and cycling connections to Rainbow Falls and existing trails within Kerikeri.

- (b) *Flood management:* The Structure Plan aims to create a flood management spillway that doubles as a public open space to enhance recreation and amenity opportunities. It seeks to efficiently manage flooding constraints to facilitate land development while mitigating flood risks for the broader Kerikeri and Waipapa communities. Additionally, the plan aligns flood mitigation efforts with ecological and environmental goals, ensuring a holistic approach to both safety and sustainability.
- (c) *Landscape and urban design:* The Structure Plan aims to offer high living amenity that respects Kerikeri's character, achieving a compact urban form that addresses the Site's constraints. It includes a mix of residential and non-residential activities, using open space zones for stormwater management, ecology, transport connections, and amenities. The Spatial Plan promotes non-vehicular transport, minimises barriers between public and private spaces, and supports higher density development near amenities, transport links, and open spaces.
- (d) *Economics:* The Structure Plan aims to offer flexible housing sizes and options to adapt to market changes, support the community with a mix of non-residential activities, and enable simultaneous staging of development phases. It includes a diverse range of uses within the site, such as residential, commercial, and social spaces, while providing local employment opportunities and affordable housing options.

### **Opportunities and constraints**

- 29 We next collated technical information from relevant consultants to identify the Site's constraints and opportunities. Appendix 1 of the Structure Plan contains maps showing the final constraints and opportunities maps. A summary of the Site's constraints and opportunities is shown in the table below:



Opportunities	Constraints
<ul style="list-style-type: none"> <li>• Significant area of land with less than 12.5% slope.</li> <li>• Opportunity for increased residential density adjacent to high amenity edges.</li> <li>• Pedestrian connection with the FNDC sports hub</li> <li>• Opportunity to protect and enhance waterfalls and bush and provide public access to these natural amenities.</li> <li>• Creation of new potential access points.</li> <li>• Potential links with the golf course.</li> <li>• Ability to mitigate flood risk with a planted floodway.</li> </ul>	<ul style="list-style-type: none"> <li>• Modelled flood extent.</li> <li>• Sloped areas.</li> <li>• Significant natural areas.</li> <li>• Natural wetlands.</li> <li>• One option for access would be across privately owned land.</li> </ul>

30 A comprehensive consultation process took place alongside the structure plan process, as stated in the Structure Plan:

*“The Structure Plan for this area of land has been prepared following several years engagement with the community including input and consultation with Far North District Council, Ngāti Rēhia and various other community groups, including Vision Kerikeri, The Rotary Groups and the Bay of Islands Golf Club.”<sup>5</sup>*

31 I understand that consultation has continued with various stakeholders and will be addressed in the evidence of Mr Dennis Corbett.

### Mapping the Structure Plan

32 A proposed structure plan map was prepared showing the developable and undevelopable land, options for external connections, internal connections active mode circulation, and other key features. While

preparing the structure plan map, we created four unique layouts utilising different configurations available for transport access.

- 33 The final product was the Structure Plan, which is attached as **Appendix C**. The Structure Plan incorporates various elements of the four transport configurations to maintain flexibility and cost/benefit analyses for connections, bridges, in the future.

## ANALYSIS AGAINST STRATEGIC DIRECTION

- 34 The Independent Hearings Panel issued general guidance criteria for rezoning submissions.<sup>6</sup> I therefore assess the Proposal against the 'Urban form and development' strategic direction provisions. There are four objectives:

*SD-UFDO1 The wellbeing of people who live in and visit towns in the Far North is considered first when it comes to planning places and spaces.*

*SD-UFDO2 Urban growth and development consolidated around existing reticulated networks within town centres, supporting a more compact urban form, affordability and providing for a mix of housing typologies.*

*SD-UFDO3 Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business activities.*

*SD-UFDO4 Urban growth and development is resilient and adaptive to the impacts from natural hazards or climate change.*

### SD-UFD-O1

- 35 The term *wellbeing* from *SD-UFD-O1* can be understood in urban design as a holistic concept that encompasses physical, mental, social, cultural, and environmental health. It is influenced by how urban environments are planned, built, and maintained.
- 36 In my view, the Structure Plan addresses the concept of "wellbeing" and was in fact prepared with the well-being of the people of Kerikeri and Waipapa in mind. The Structure Plan considers 'health and welfare considerations'. Section 6.17 states:

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<sup>6</sup> Minute 14.

*“The urban environment is a key determinant of health and wellbeing. Decisions made in the Structure Plan process will fundamentally direct and frame the way people live, travel, play and work in this locality. It is important that health and welfare considerations are placed at the forefront of the structure planning process particularly when considering residential intensification.”<sup>7</sup>*

- 37 The ‘Health’ section sets out a series of principles to be incorporated, including Crime Prevention through Environmental Design Principles.
- 38 The Structure Plan’s vision, the objectives, and the design principles seek to create a consolidated community of diverse housing typologies that integrate with natural features and landscaped open spaces and are accessible to the public. This, in my opinion, is consistent with *SD-UFD-O1*.<sup>8</sup>
- 39 The residential area is planned to be connected to Kerikeri directly, as outlined in the Structure Plan’s access options. It will also connect to Waipapa, providing an urban entrance to Waipapa and connecting the open space sports field area. The connections create social cohesion and belonging, contributing to wellbeing.

#### *SD-UFD-O2*

- 40 *SD-UFD-O2* seeks to consolidate urban growth around existing reticulated networks within town centres.
- 41 Strategically, to require urban growth to always be *consolidated around existing reticulated networks within town centres* is simply not tenable, in my opinion, unless major changes in the urban character of the existing area are accepted. To incorporate the predicted growth within the existing residential areas of Kerikeri would involve significant densification, including typologies not characteristic of Kerikeri such as three storey walk up apartments, and intensive use of terrace housing with minimal outdoor space and outlook.
- 42 I consider *SD-UFD-O2* should be read together with *SD-UFD-O1* and *SD-UFD-O3*, otherwise an isolated solution could come at the cost of meeting

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<sup>7</sup> KFO SP 6.17 Health

<sup>8</sup> Refer Appendix E, views of proposed floodway as open space showing a small neighbourhood centre and diverse housing typologies.

the wellbeing of the wider community (01) and the diverse demands of housing and businesses(03) by not having the spatial ability to include open space for the enjoyment of its residents, active mode connections, and also enabling the range of housing types a community needs to ensure its residents can remain part of it throughout their lives.

- 43 To rely on high density dwelling types to redevelop an existing area for the purpose of connecting to a reticulated system only, does not consider (for example) the fact that residents with families may prefer single detached houses while children are living at home, after living in an apartment, then “downsizing” to a smaller typology (potentially in a retirement village) again at retirement.
- 44 If this were to happen, certain sectors may feel excluded or “priced out” due to a shortage of a desirable housing typologies, and leave the area because of, inevitably, poorly thought through strategic planning decisions made in isolation.
- 45 In my opinion, as a logical extension of the reticulated system, the Proposal provides an opportunity for a diverse range of housing typologies that a community may desire, in planned manner.
- 46 The Proposal also does not require a change of character to be forced on an existing community. Its edges can be sympathetic to its connecting urban environment, and housing densification can take place internally to the Site, in a planned, strategic and connected way.
- 47 As such I consider the strategic direction of SD-UFD-02 is met when viewed together with the other strategic objectives. To view SD-UFD-02 in isolation would produce poor outcomes from an urban design perspective .

### *SD-UFD-O3*

- 48 At Hearing 1, Council recommended a broader definition (in fact as defined under the NPS-UD 2022) of “Infrastructure” under *SD-UFD03* that now includes Open Space, Community Infrastructure, and Social infrastructure including schools. I agree with this broader definition as it now requires a proposal demonstrates a strategy for the inclusion of, or connection to, infrastructure specific to wellbeing.

- 49 The Structure Plan meets *SD-UFD-O3* by enabling social infrastructure with the proposed Mixed Use Zone that can include education and community developments, as well as medical to complement existing social infrastructure. The significant open space and accessible natural amenity areas in the KFO SP meet the strategic need for these under *SD-UFD-O3*.
- 50 During the structure plan process, TPC and I constantly “tested” the Site with typological templates in accordance with best practice. The team at TPC and I have significant experience in this area and at this scale, and as such can ensure the various proposed zones, open spaces, indicative roads and active mode networks, all have sufficient space for functioning blocks containing different larger housing typologies, a minor road network, space for denser housing typologies at the appropriate locations, and space for larger MUZ uses including schools.
- 51 This testing of the Site ensures a viable and feasible (in terms of the market) development can proceed based on the KFO SP, that will be inclusive of the wider range of infrastructure required by *SD-UFD-O3* and that will also contribute to *SD-UFD-O1*, wellbeing.

#### *SD-UFD-O4*

- 52 Comprehensive engineering reporting for the Site was referenced in the Structure Plan for flood and other natural hazard mitigation, which includes climate change resilience, in accordance with *SD-UFD-O4*.
- 53 In my opinion, the zoning requests align with the ‘Urban form and development’ strategic direction.

### **WHY DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THE STRUCTURE PLAN WILL CREATE A WELL-FUNCTIONING URBAN ENVIRONMENT**

- 54 The National Policy Statement for Urban Development 2022 (**NPS-UD**) has an objective and a policy that require planning decisions to contribute to well-functioning urban environments.
- 55 While my understanding is that the NPS-UD is relevant because the Council is a tier 3 local authority, creating (or contributing to) well-

functioning urban environments is good urban design practice whether or not the NPS-UD strictly applies.<sup>9</sup>

56 In my opinion, development in accordance with the Structure Plan will contribute to a well-functioning urban environment in Kerikeri-Waipapa for the following reasons:

- (a) *The Structure Plan promotes diverse housing options through master planning in accordance with best practice urban design:* If development occurs in accordance with Structure Plan, there is potential to provide a diverse range of housing typologies and price points. The size of Site allows for a planned approach to urban development that can densify in areas that best practice urban design dictates should be densified – such as the central small neighbourhood retail amenity (in the MUZ) at the intersection of the two key internal roads, and against areas – where the downsides of smaller lot sizes can be compensated for by a connection to open space and main corridors, such as facing the floodway area on the main connector road.
- (b) *It will facilitate new connections between Kerikeri and Waipapa:* The varied housing opportunities can be connected to, or in close proximity to, active mode and vehicle connections that join Kerikeri and Waipapa from within the Structure Plan area, not relying on SH10. These connections would also serve the proposed MUZ area by providing access for all residents in the development (and in Kerikeri and Waipapa) to employment and community services, including schools.
- (c) *Realistic active mode connections:* The Structure Plan provides realistic active mode connections that can be planned, which support reductions in greenhouse gasses. Amenity breaks such as cafes, shop, and small neighbourhood parks can be included at 800m intervals on the internal road systems to ensure a truly walkable environment that people will enjoy to use.
- (d) *Fixed boundaries to prevent urban sprawl:* Crucially, the Site's fixed "hard" defensible boundaries of SH10, the stream to the north, the

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<sup>9</sup> Statement of Evidence of Adam Thompson dated 13 May 2024 regarding the Far North Proposed District Plan – Hearing 1.

Golf Course, and the large open space to the east, means there is no risk of subsequent sprawl. The area is fixed and as such can be definitively planned for, in accordance with the Structure Plan Objectives. Without such fixed boundaries there is always the possibility of urban development creeping out by way of ad-hoc applications. While not only incrementally increasing loads on existing roads, services and infrastructure, in an area like wider Kerikeri, this could lead to unplanned reverse sensitivity issues against farmed land.

- (e) *Integration of non-residential activities that are compatible with the residential activities:* The integration of a MUZ, whereby size is planned on an evidential basis based on projected growth, supports a community self-containment; meaning the additional housing required by the growth evidence will not put a burden on existing roads, services, or employment zones elsewhere in Kerikeri and Waipapa.

Employment and business opportunities that are compatible with residential zones such as retirement villages and regionally significant tourist hotels, can be accommodated efficiently because of the greenfield nature of the site, and placed in areas best suited, such as partly connected to the golf course.

- (f) *A central floodway that manages flood risk and is a community asset:* The central floodway is proposed to be engineered to accommodate climate change resilience for the site and wider area. It has significant urban design benefits in that it is a key landscape feature in the Structure Plan. It is designed to be a very large usable park for residents and visitors, that connects to off road walking paths as shown on the Structure Plan. A main through road is shown against it, meaning it is fully accessible and able to be enjoyed by all. This accessibility contributes to both well-being and character.
- (g) *Development that is complementary with Kerikeri and Waipapa:* The Objectives and Principles of the Structure Plan ensure that it is not competitive with the existing Kerikeri or Waipapa townships, but complimentary, allowing both existing areas to be supported and

managed in a planned way, where their respective characters do not need to be abandoned to cater for growth.

- 57 In my opinion, the proposed development under the Kiwi Fresh Orange Structure Plan aligns with national and local policy objectives by fostering a well-functioning urban environment that includes diverse housing, integrated infrastructure, accessible public spaces, and sustainable practices. It supports community growth while ensuring resilience, inclusivity, and compatibility with the character of surrounding areas.

### **ANALYSIS AGAINST THE REGIONAL POLICY STATEMENT**

- 58 The Northland Regional Council Regional Policy Statement (**RPS**) identifies regional form as an “issue” in clause 2.4. It states:

*Unplanned and un-coordinated development and poor urban design can lead to reduced levels of amenity, higher infrastructure costs, and reduced community wellbeing.*

Several objectives and policies in the RPS address regional form, including Objective 3.11 and Policy 5.1.1.

- 59 Objective 3.11 of the RPS provides:

*Northland has sustainable built environments that effectively integrate infrastructure with subdivision, use and development, and have a sense of place, identity and a range of lifestyle, employment and transport choices.*

- 60 Objective 3.11 explains that:

*Developing sustainable built environments means consolidating new urban development within and adjacent to existing settlements.*

- 61 In my opinion, the Structure Plan will facilitate guided development that is well connected with the surrounding urban areas, includes a range of housing options and transport choices, and is strongly integrated in its natural context with large scale accessible open space areas, providing a sense of place and identity. Guided by the Structure Plan, precinct controls will integrate infrastructure into the development order.

The proposed development will also be directly adjacent (and well connected) to the existing settlements of Kerikeri and Waipapa – consolidating new urban development adjacent to existing settlements.



62 Policy 5.1.1 of the RPS provides that subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which is guided by the *Regional urban design guidelines*. These guidelines are centred around the seven “C’s” of the New Zealand Urban Design Protocol and the response of the KFO Structure Plan against these can be catalogued:

(a) Context

The Proposal builds on the landscape character and context by including existing natural features and creating a community open space area in conjunction with a floodway. It acknowledges the unique urban contexts of Kerikeri and Waipapa by connecting with them (and not by competing with them). The MUZ against SH10 will create a legible gateway to the urban area of Waipapa when approaching it from the south.

(b) Character

The open spaces and natural features of the Site integrate with the overall character of the Proposal. The unique character of Kerikeri is acknowledged by placing residential land closest to it and the golf course. In contrast, the Waipapa end of the Site is proposed to be Mixed Use, at a scale appropriate to Waipapa and the adjacent existing sports fields and open space areas. The nature of the Proposal also means that the character of Kerikeri can be largely preserved.

(c) Choice

The Structure Plan provides for diverse development including accessible open spaces, different housing typologies to suit all market sectors including affordable housing, and the wide range of employment opportunities offered by the MUZ.

(d) Connections

Options are given that facilitate connections to Waipapa and Kerikeri that are multimodal, and accessible. Internal and perimeter green networks are to be created to connect natural and open space features. The Structure Plan allows for active mode connections between Kerikeri and Waipapa that do not rely on the existing highways and roads, creating a safer environment for pedestrians and cyclists.

(e) Creativity

The Proposal is creative and innovative. It builds on housing density and function to integrate layers of liveability and a sense of place (i.e., by proposing landscape and natural feature integration, diverse housing, inclusion of employment opportunity and also social infrastructure) in ways that are connected.

(f) Custodianship

The Proposal uses responsive and sustainable design solutions, such as the floodway that can be used as open space by the community and also for flood hazard mitigation if required. Solutions such as this build on the landscape and ecological values of the Site, enhancing and protecting them for future generations. Along with public access to the open natural land to the east including the waterfalls, connection to such features ensures the future residents relate to them, enhancing wellbeing, and encouraging Kaitiakitanga. Collaboration

The Structure Plan has taken a collaborative approach both with the diverse range of expert consultants working as a team, to communication with the wider community, as described in other evidence.

- 63 In summary, I consider that the Structure Plan integrates the landscape features of the Site, and the urban contexts of Kerikeri and Waipapa. It promotes wellbeing through diverse development, including open spaces, an opportunity for affordable housing, and employment opportunities while ensuring multimodal connections and safe pathways. The design is creative, enhancing liveability and sense of place through sustainable solutions that protect ecological values. Collaboration between experts and the community has shaped the plan, which prioritises custodianship and responsive design principles to benefit future generations. The Proposal clearly meets the requirements of the RPS, at all levels, for urban design.

## CONCLUSION

- 64 In conclusion, the Structure Plan represents a comprehensive, evidence-based, and best-practice approach to inform development of the Site. It has been shaped through a robust process of technical analysis, stakeholder engagement, and urban design expertise. The plan responds directly to the strategic objectives of the FNPDP and NPS-UD by enabling

a well-functioning urban environment that is inclusive, resilient, and sustainable.

- 65 The Structure Plan provides a clear and practical framework for delivering a diverse range of housing typologies, integrated infrastructure, and accessible open spaces, all while respecting the unique character of Kerikeri and Waipapa. It supports economic development through mixed-use zoning and employment opportunities, and it enhances community wellbeing through thoughtful design that prioritizes connectivity, safety, and environmental stewardship.
- 66 The Structure Plan offers a transparent, detailed, and credible pathway for growth that aligns with both local needs and national planning directives.
- 67 In my opinion, urbanising the KFO Site is the optimal urban design outcome to provide for the predicted growth of Kerikeri and Waipapa in the short, medium and long term, for the reasons previously set out in this evidence. This includes alignment with the FNPDP strategic direction and its desired planning outcomes as well as the urban design directives in the RPS. I consider the Structure Plan and precinct will ensure quality outcomes are achieved.
- 68 For these reasons, I support the adoption of the Structure Plan as the appropriate planning mechanism to guide the rezoning and future development of the site.

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**Grant Neill**

**16/06/2025**

## **Appendix A – Graphic illustrations of development of the Site**





Structure plan central area and floodway - showing higher density housing options and neighbourhood shops





Floodway open space and park





Typical street showing detached housing

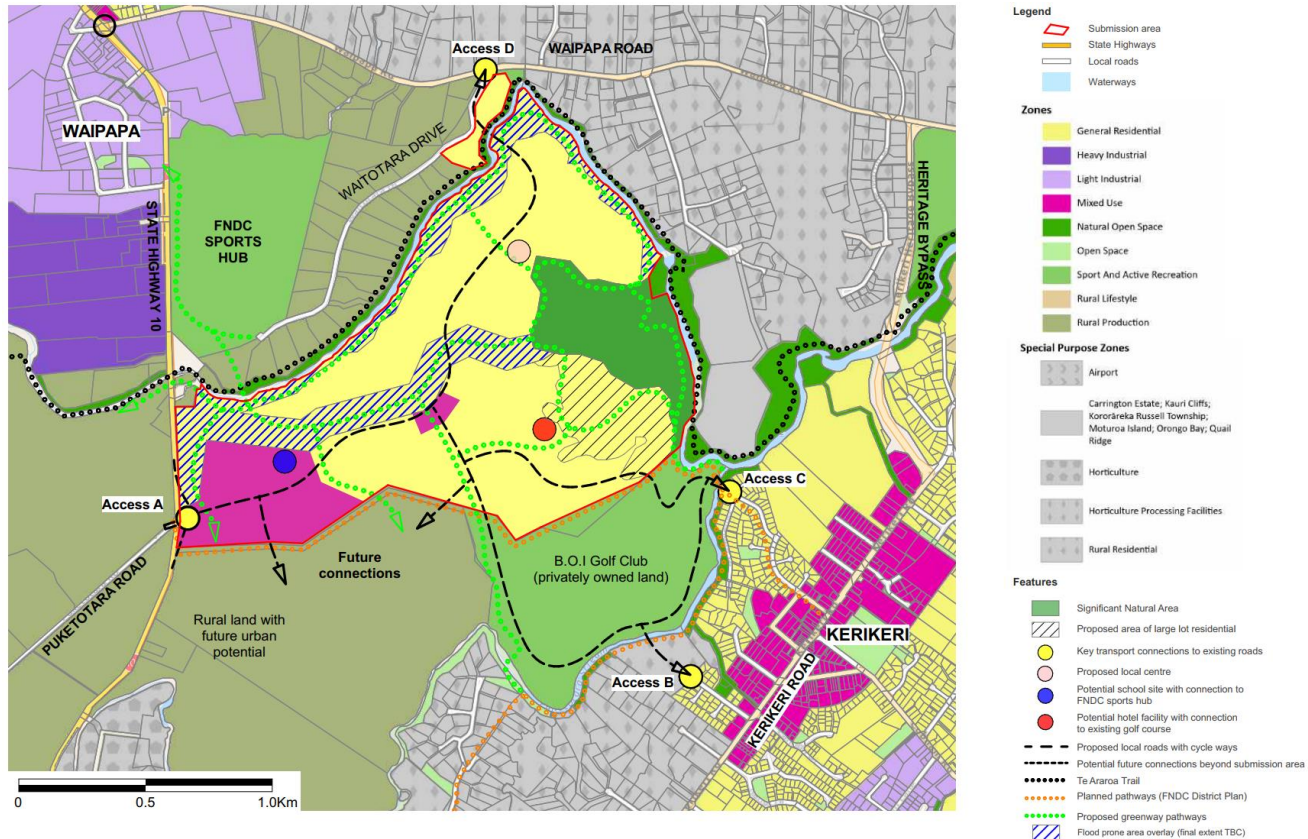
## Appendix B – Design principles

<b>Transport</b>	<ol style="list-style-type: none"> <li>1. Create opportunity for a strong east / west transportation link between Kerikeri and Waipapa.</li> <li>2. Facilitate connectivity and integration of all modes of Transport.</li> <li>3. Provide a single connection to SH10.</li> <li>4. Optimise activation of the reserve areas and open space/natural open space zoned land to ensure that the River is always accessible.</li> <li>5. Integrate shared spaces and pathways with the flood management spillway.</li> <li>6. Ensure that new dwellings are designed to have passive surveillance over pedestrian paths and parks.</li> <li>7. Provide opportunities to connect with nature through provision of pathways through wetland and riparian areas.</li> <li>8. Provide walking and cycling connections to Rainbow Falls, and opportunity for connections to the existing trails within Kerikeri.</li> </ol>
<b>Flood Management</b>	<ol style="list-style-type: none"> <li>1. Create a spillway for flood management that is designed as an asset for public open space in order to maximise recreation and amenity opportunities.</li> <li>2. Manage the flooding constraints on the Site in a way that enables the efficient development of land.</li> <li>3. Where possible, aim to mitigate flood risk for the wider Kerikeri and Waipapa communities.</li> <li>4. Align flood mitigation outcomes with ecological and environmental outcomes.</li> </ol>
<b>Landscape and Urban Design</b>	<ol style="list-style-type: none"> <li>1. Development is to provide a high level of living amenity that reflects and is respectful to the form and character of Kerikeri.</li> <li>2. Achieve a compact and efficient urban form that responds to the physical characteristic and constraints of the Site.</li> </ol>



	<p>3. Provide a mix of residential living opportunities supported by an appropriate extent and mix of non-residential activity such as commercial and retail activities.</p> <p>4. Use the open space zones as a framework that ties the development together. The use of the open space and natural open space zone is to be multifaceted (i.e., stormwater, wildlife, transport connections, amenity).</p> <p>5. Promote non-vehicular modes of transport.</p> <p>6. Minimise barriers between public and private spaces.</p> <p>7. Support higher density development in close proximity to amenity, transport connections and access to open space.</p>
<b>Economics</b>	<p>1. Achieve flexibility in housing sizes and options to respond to demand and market changes.</p> <p>2. Provide for a mix on non-residential activity to support the community.</p> <p>3. Allow for the staging of the development, while ensuring that multiple stages can occur at the same time.</p> <p>4. Provide for a mix of uses within the Site- residential, commercial, and social.</p> <p>5. Provide local employment options and opportunities.</p> <p>6. Provide for affordable housing options”.</p>

## Appendix C – Structure Plan



Map notations (including zone boundaries, greenways etc) are indicative only and will be refined through later (more detailed) processes such as Plan Changes or Notices of Requirement.

Title  
**Brownlie Land - Proposed Structure Plan: Land Use**

Submission on FNDK District Plan

1828 & 1878 State Highway 10, Waipapa

Date  
20/10/2022

Scale  
As shown

Client  
Kiwi Fresh Orange Company Ltd

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