

Appendix 3: Greenfield development opportunities

Key for outlined parcels:

Red Parcels: Rezoning requests through submissions

Orange Parcels: Rezoned within the PDP.

Blue parcels: Residential sites of 1 hectare or more that do not hold resource consent and are either entirely vacant or contain only a single dwelling.

Sites Identified:

- 9 Hall Road*
- 17 Hall Road*
- 54 Hall Road*
- 377B Kerikeri Road*
- 33 Limelight Lane*
- 11 Shepherd Road*
- 15 Shepherd Road*
- 19 Shepherd Road*
- 73 Cobham Road*
- 85 Cobham Road*
- 47 Hone Heke Road*
- 21 Peacock Garden Drive*
- Lot 3, Fairy Pools Lane*
- Lot 4, Fairy Pools Lane*
- Lot 2, Fairway Drive*

Note: 73 Cobham Road was identified in the Kerikeri-Waipapa Spatial Plan as having potential for additional industrial zoning; however, no zone change has been recommended for this site in the PDP.

Potential Scope through submission for rezoning properties between The Ridge and Greenway Drive

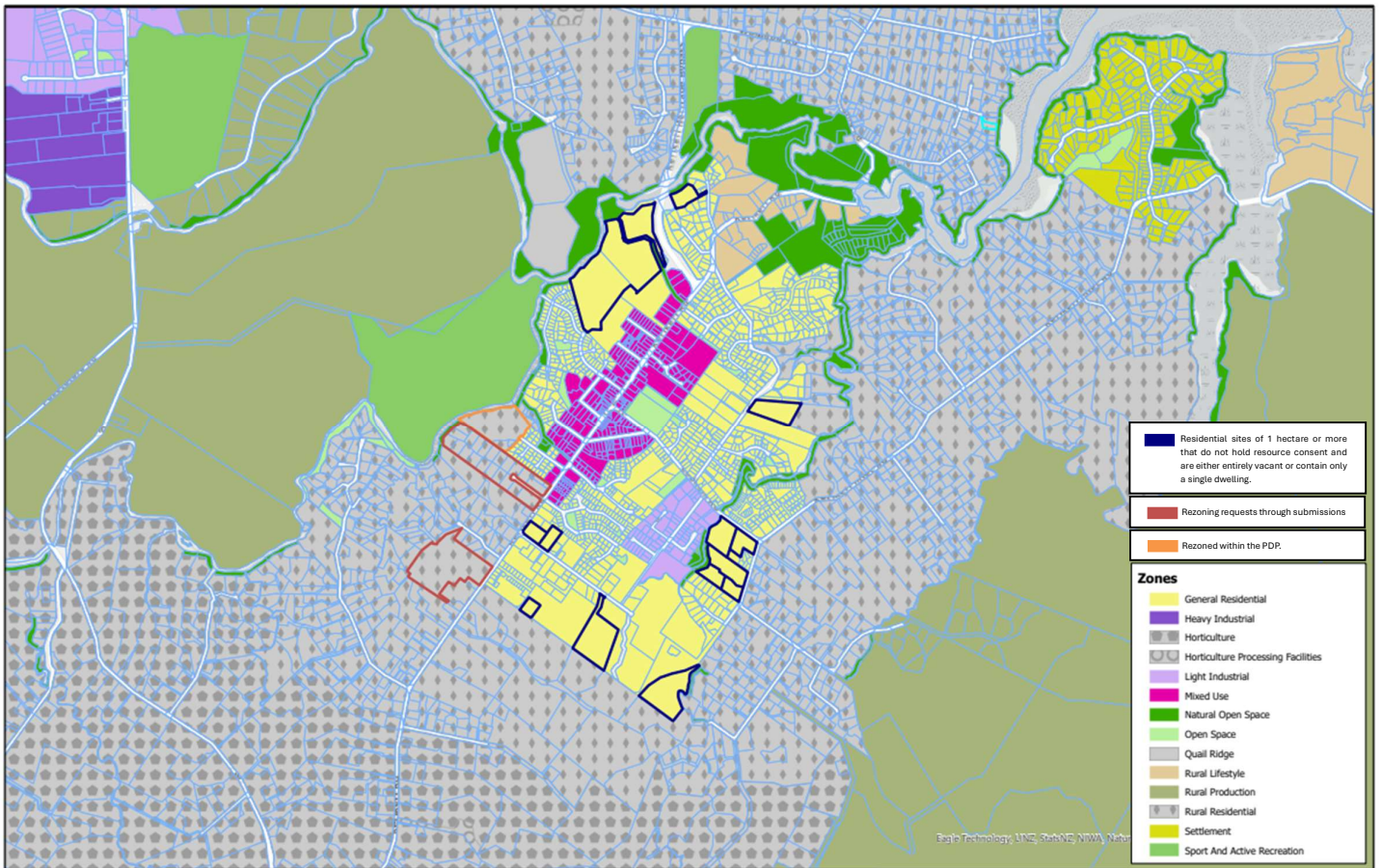
Submission: S560.007

Reason: Submitter opposes the establishment of a single 'General Residential' zone that imposes minimum lot sizes, limits the number of dwellings per site, and enforces requirements for outdoor living areas and yard-to-boundary setbacks. These provisions effectively restrict the development of high-density residential accommodation unless linked to commercial activity, as required in the Mixed-Use Zone.

The submission highlights the need to enable housing that is both affordable and well-connected to employment, education, and recreational opportunities. The Proposed District Plan does not adequately provide for young adults, such as entry-level workers and students, or for elderly individuals living alone. Instead, it is seen to favour family-oriented housing, overlooking the diverse living arrangements people may seek throughout different stages of life, including cohabitation among individuals or non-family groups.

Relief Sought: The submitter requests the introduction of a standalone High-Density Residential Zone that does not require a commercial ground-floor component, as is currently mandated in the Mixed-Use Zone. It is proposed that all townships include a proportion of future housing specifically designed to accommodate young single adults and single elderly persons, housing that is accessible to essential services and does not rely on private car parking or personal outdoor living spaces.

This zone would offer housing choice at the opposite end of the spectrum from 'Rural Residential', 'Rural Lifestyle', and 'Coastal Living' zones in the operative plan. The submission emphasises that the urgent need for affordable and accessible housing across the Far North must be addressed within the Proposed District Plan, rather than perpetuating rural poverty through restrictive zoning provisions.



Map of Kerikeri with PDP Zones

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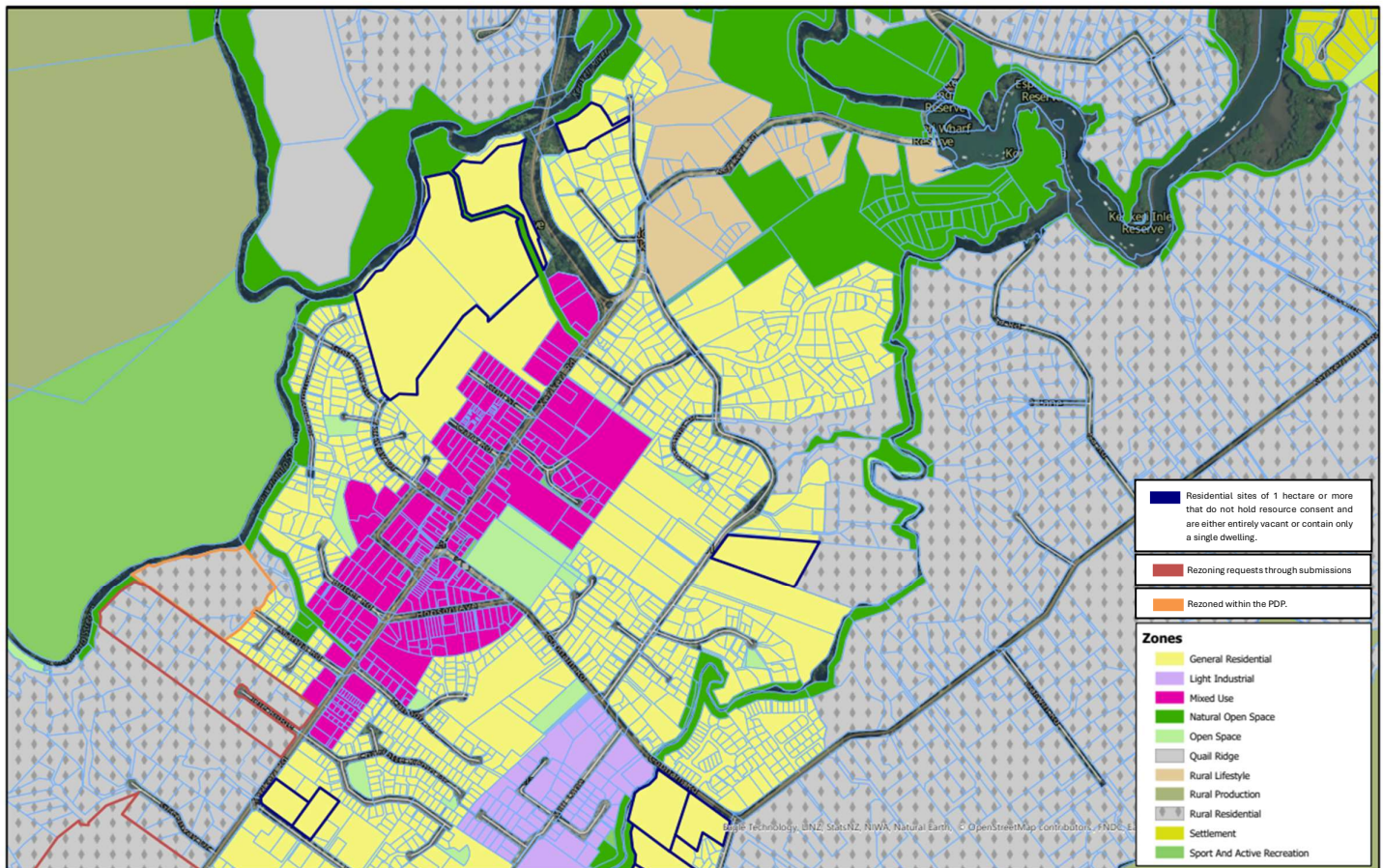
Created: 24/12/2020



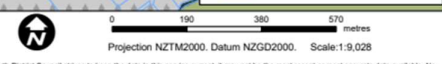
Map of Kerikeri with aerial view base map

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Created: 24/12/2020



Close up view of north side of Kerikeri with PDP Zones

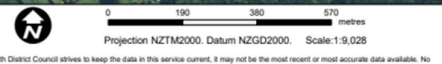


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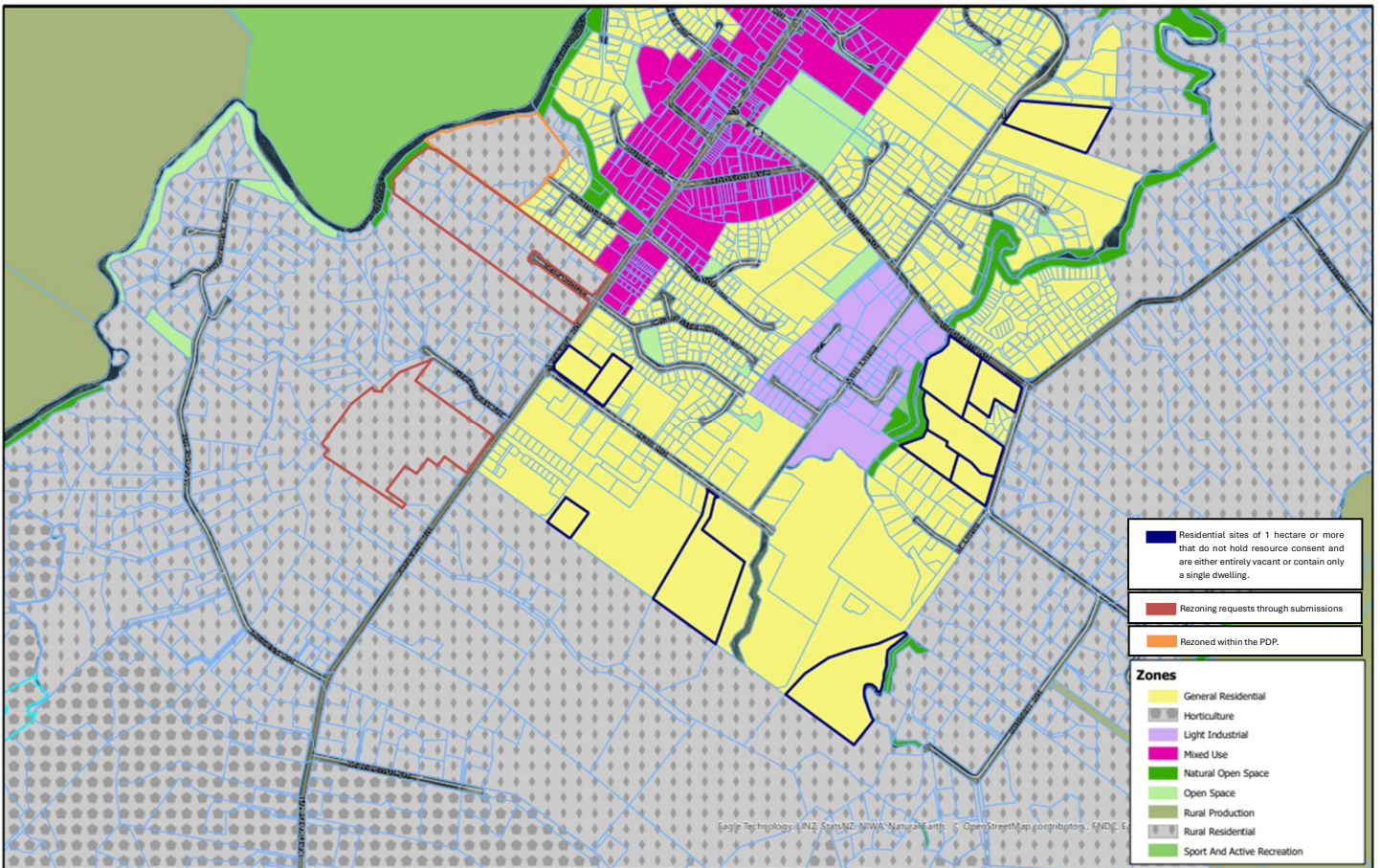


Close up view of the north side of Kerikeri with aerial view base map



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Close up view of the south side of Kerikeri with PDP Zones

0 190 380 570 metres
 Projection NZTM2000. Datum NZGD2000. Scale: 1:9,028
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