

## **PDP HEARING 15D**

### **STATEMENT ON KIWIFRESH (KFO) REZONING**

**Statement by Inge Bremer on behalf of Vision Kerikeri, Our Kerikeri Trust, Kapiro conservation Trust and Carbon Neutral NZ Trust**

**submissions s522, s529, fs569, s338, fs047, s449**

**08.10.2025**

The KiwiFresh (KFO) site is **currently earmarked as a ‘Contingent Future Growth Area’** in the Spatial Plan adopted by Council, as shown in the map below.

Our community groups **support rezoning of the KFO site as a ‘Category 2: Future Urban Zone’** – described in Ms Dvorakova’s statement. This approach would ensure that matters of appropriate flood mitigation (including interaction with the Northland Regional Council’s dam detention proposal), staging of the development, Golf Course land integration, and other matters will be considered and resolved transparently, with community participation.

The KFO development offers some **unique and important benefits** that other sites are not able to provide:

**Compact urban footprint.** The land between SH10 and the golf course is the only area able to provide a relatively compact urban footprint for the Kerikeri Waipapa area overall. Without the KFO site, growth in the longer-term is likely to continue as ribbon development along Waipapa Road and Kerikeri Road with additional cul-de-sacs, leading eventually to a very dispersed inefficient urban form, spread out along 3 or 4 sides of a loose rectangle.

**New road links to SH10 & Waipapa Road:** Traffic is the single biggest issue identified by our community in Our Kerikeri Trust’s comprehensive community consultation.<sup>1</sup> Future growth in Kerikeri will greatly increase the volume of traffic on Kerikeri Road to SH10 (the main route in and out of kerikeri). **The KFO site is the only option that** offers a new road link between Kerikeri and SH10, and a link to Waipapa Road.

**Large-scale integrated development plan.** Integrated planning is paramount to ensure a good development layout and achieve a well-functioning urban area. The KFO site is likely to be the last opportunity for Kerikeri and Waipapa to secure a coordinated large-scale development plan. In fact, the KFO site is the only option that can be planned as one integrated area because it has one single developer. The land in other scenarios already has multiple smaller lots, making it difficult to influence numerous land owners to come together to implement one integrated plan.

**Wastewater treatment system.** The KFO developer will construct an on-site wastewater treatment system and stormwater management infrastructure for the site at no cost to Council. Alternatively, if a stand-alone WWTP is constructed in Waipapa, the developer will be able to contribute to the cost.

**Active transport networks:** KFO site offers networks of safe (off-the-road) cycling and walking paths around the site and between Kerikeri and SH10 and Waipapa Road. KFO also provides a safe cycleway route that will link schools in Kerikeri with the Council's new Sports Hub on SH10. These linkages will be constructed at no cost to Council. (Without the KFO development, students will have to travel a much longer distance on busy roads (Heritage Bypass, Waipapa Road and SH10), most likely by car.)

**Affordable and social housing.** The KFO developer is willing to support affordable housing and social housing. Given that much of the land earmarked for housing in the spatial Plan is in relatively small parcels with many different owners, it will be difficult for Council to ensure that they put aside their drive to maximise profit and provide a range of housing, particularly social and affordable housing.

**Large public reserves.** The KFO developer is willing to provide other beneficial infrastructure at no cost to Council. This includes large areas of public reserves including green corridors along the long river margin and public access to another beautiful waterfall and wetland area. These large revegetated reserves will provide significant new recreation facilities for residents and also help to support indigenous biodiversity and water quality.

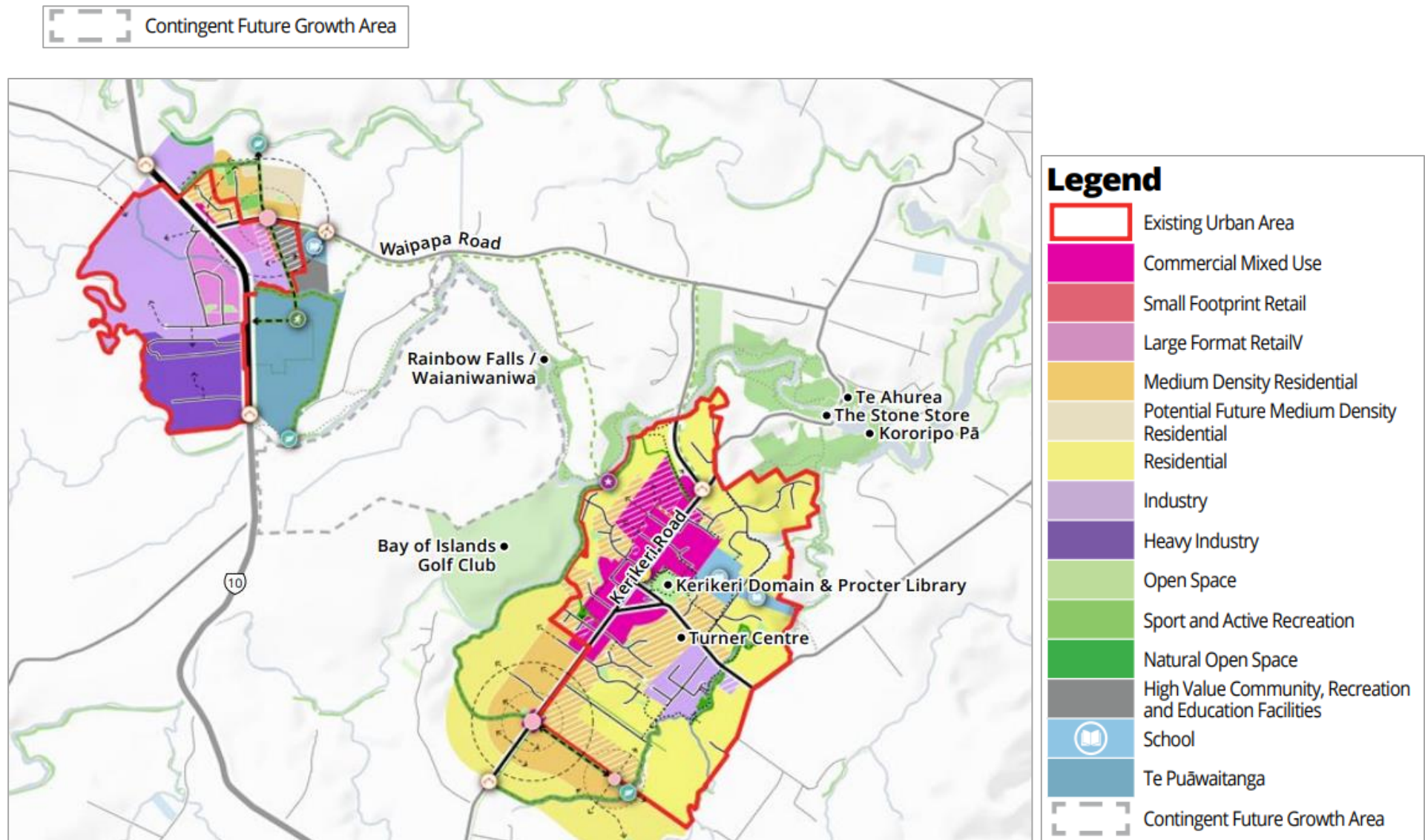
**Developer's support for public benefits.** The developer has family links to Kerikeri and wants to contribute to our community. The developer listens to community views and is willing to support and fund elements that provide substantial community benefits, such as affordable housing, cycleways and public reserves.

**In summary,** for many reasons, the KFO site is an important future growth area. It is obvious, that upon the required zone change being made as the first step, KFO will have to further specify their detailed plans to gain resource and building consents. This will provide the opportunity to address issues and safeguards including flood mitigation for this important site. Thus, the risks for Council, which Ms Tinder mentions in her s42 report, seem exaggerated.

We encourage the Panel to **recommend rezoning KFO as a 'Category 2: Future Urban Zone'**.

## KFO 'Contingent Future Growth Area' in Kerikeri-Waipapa Spatial Plan (Te Pātukurea) adopted by Council in 2025

Grey dashed line indicates 'Contingent Future Growth Area' on KiwiFresh (KFO) land between the two urban centres



Source: FNDC KW Spatial Plan page 27, [https://www.fndc.govt.nz/data/assets/pdf\\_file/0017/42254/7c20325a1437bc62ed2ee7934b0ea346a9477919.pdf](https://www.fndc.govt.nz/data/assets/pdf_file/0017/42254/7c20325a1437bc62ed2ee7934b0ea346a9477919.pdf)