



**Far North  
District Council**



**Te Kaunihera o Tai Tokerau ki te Raki**

# **AGENDA**

## **Supplementary Reports Strategy and Policy Committee Meeting**

**Tuesday, 6 September 2022**

**Time: 9:30 am**  
**Location: Council Chamber**  
**Memorial Avenue**  
**Kaikohe**

**Membership:**

Cr Rachel Smith - Chairperson  
Cr David Clendon – Deputy Chairperson  
Mayor John Carter  
Deputy Mayor Ann Court  
Cr Dave Collard  
Cr Felicity Foy  
Cr Kelly Stratford  
Cr Moko Tepania  
Cr John Vujcich  
Member Belinda Ward  
Member Sam Napia  
Member Raniera Kaio



## Te Paeroa Mahi / Order of Business

<b>5</b>	<b>Reports .....</b>	<b>4</b>
5.9	Te Pātukurea: Integration of the Proposed District Plan and the Kerikeri Waipapa Spatial Plan .....	4

## 5 REPORTS

### 5.9 TE PĀTUKUREA: INTEGRATION OF THE PROPOSED DISTRICT PLAN AND THE KERIKERI WAIPAPA SPATIAL PLAN

**File Number:** A3848800

**Author:** Briar Corbett, Engagement Lead

**Authoriser:** Angie Thomas, Acting Chief Financial Officer

#### TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek approval to continue with the proposed work programme and delay public consultation on the Te Pātukurea Foundation Document to better align and integrate with the Proposed District Plan statutory plan making process.

#### WHAKARĀPOOTO MATUA / EXECUTIVE SUMMARY

- In August 2021 staff were directed to review the 2007 Kerikeri-Waipapa Spatial Plan. This review was based on the provisions for a Future Development Strategy as defined in the National Policy Statement – Urban Development 2020 (NPS-UD) and has taken a spatial planning approach
- The Project Team established for the review of the 2007 Structure Plan targeted the 6 September 2022 Strategy and Policy Committee as a date to seek approval on engagement on a Foundation Document for Te Pātukurea (the name given the Kerikeri-Waipapa Spatial Plan by the Hapū Rōpū)
- On 27 July 2022, the Far North District Council (FNDC) notified the Proposed District Plan (PDP) with submissions closing 21 October 2022
- Various government departments who we consulted with as part of early engagement on Te Pātukurea expressed concerns about public confusion between the two planning processes. The PDP is a regulatory document required under the Resource Management Act 1991. Te Pātukurea is a plan that the Council has elected to prepare. Te Pātukurea is being prepared with full engagement with hapū and other stakeholders. A foundation document will precede a draft spatial plan.
- Staff at FNDC also expressed concerns about not having sufficient evidence to support proposed future urban zoning in the Kerikeri-Waipapa area which formed the working draft scenarios put forward in the draft Te Pātukurea foundation document
- Staff at FNDC, through an established subject matter expert group and a project steering group, assessed the implications that the issues raised above were having on both the PDP and Te Pātukurea projects
- This assessment was taken to the Hapū Rōpū established for Te Pātukurea on 29 August 2022 for a decision on how to progress Te Pātukurea that captures the community's sentiments and aspirations into the future while best supporting the PDP statutory process
- The Hapū Rōpū concluded that Option Two (commence public engagement early to mid-2023 on a Foundation Document) form the recommendation to the committee for the following reasons;
  - (1) There are cross cutting issues (e.g., environmental quality, infrastructure, housing, cultural impact, three waters, mahinga kai, provincial growth fund projects) that are affecting Kerikeri-Waipapa that should not be delayed until 2024-25
  - (2) There is rapid urban growth and development in Kerikeri-Waipapa that is happening now
  - (3) There is a real need to address whanau wellbeing now.

#### TŪTOHUNGA / RECOMMENDATION

**That the Committee approve Option Two:**

- a) public consultation on the Foundation Document for Te Pātukurea (the Kerikeri-Waipapa Spatial Plan) is scheduled to commence early to mid-2023.**
- b) that the proposed work programme identified in Attachment 4 be amended to include a Hapū Rōpū cultural impact assessment.**
- c) that the Hapū Rōpū continue as the governing group for projects in the programme of work to ensure continuity of engagement.**

## 1) TĀHUHU KŌRERO / BACKGROUND

On 10 August 2021 staff led a workshop with elected members on “What next for Far North 2100?”. Staff were directed in this workshop to undertake a review of the 2007 Kerikeri-Waipapa Structure Plan as the first spatial planning project undertaken as part of the implementation of Far North 2100. Far North 2100 was adopted on 4 November 2021.

The review of the 2007 Kerikeri-Waipapa Structure Plan has been guided by the National Policy Statement-Urban Development 2020 (NPS-UD) and has been based on the requirements of a Future Development Strategy (FDS) as per Subpart 4 of the NPS-UD.

The intent of the review of the Kerikeri-Waipapa Structure Plan has always been to guide, support, and inform the Proposed District Plan (PDP) through to notification. Taking a spatial planning approach to this review reinforced that this is a plan to reflect and capture the community’s aspirations for Kerikeri-Waipapa.

In April 2022, the project was rescoped to address the following risks and issues;

- The need to fully comply with section 3.15 (consultation and engagement – requirements for an FDS) in the NPS-UD. This required a more comprehensive engagement plan
- The need to establish a project governance structure that included (a) a hapū governance group (b) an internal steering group and (c) an internal subject matter expert group.

This rescoping also took onboard feedback from the government agencies and other Councils on the best approach to an FDS. This advice prescribed two rounds of public consultation.

- A first round of consultation on a Foundation Document and
- A second round of public consultation, following the Local Government Act 2002 Special Consultative Procedure, on a draft Spatial Plan.

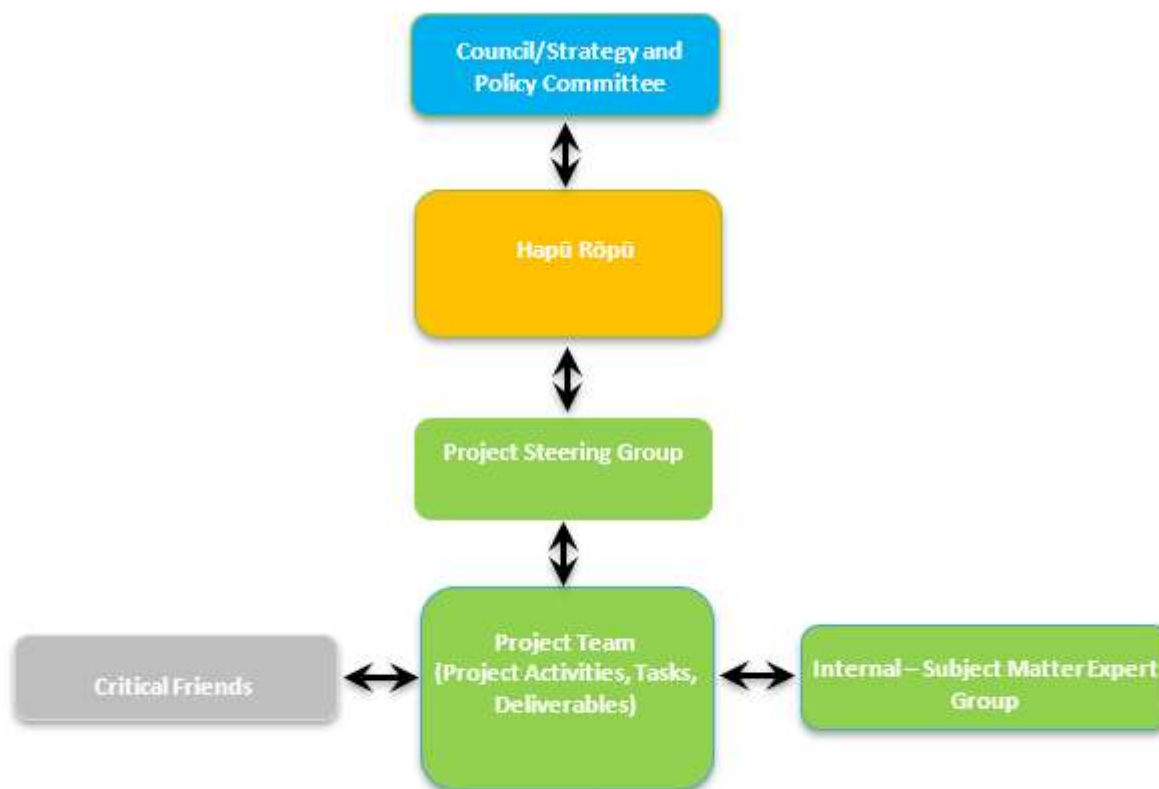
The outcome of this rescoping was the decision to target the 6 September 2022 Strategy and Policy Committee for a decision on public consultation on a draft Foundation Document for Te Pātukurea.

From February to August staff on the Te Pātukurea Project have been consulting and engaging with relevant government agencies, hapū and iwi, providers of additional infrastructure, relevant providers of nationally significant infrastructure, developers and members of the property sector, resident and community groups and other stakeholders. A summary of Consultation on Kerikeri-Waipapa Spatial Plan can be found in Attachment One to this report. The project team has also been gathering evidence and undertaking constraint mapping.

The project also commissioned the following external studies as evidence to support the Foundation Document;

- Kerikeri-Waipapa economic and social wellbeing evidence base – Infometrics. Attachment Two
- Current State Assessment – Kerikeri-Waipapa as per the well-functioning criteria as found in the NPS-UD policy one, the Regional Policy Statement and the New Zealand Urban Design Protocol.

The following high-level project structure has been in place for the Te Pātukurea since April 2022.



Details of the project structure can be found in Attachment Four.

## 2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Feedback was received during engagement on the Foundation Document that the relationship between Te Pātukurea and the PDP was not clear. One government agency wanted to understand how the outcome of the PDP submissions process would inform the scenarios in the Foundation Document and the resulting Spatial Plan (Te Pātukurea).

It was also raised by another government agency and from members of the Critical Friends group that there may be public confusion about the two plans (Te Pātukurea and the PDP). Following this feedback, it was decided to reflect further on how to better integrate the two planning processes and documents.

There is also some critical evidence on development feasibility yet to be gathered that will better inform any potential future urban zones in the Kerikeri-Waipapa area. This gap in evidence has been highlighted by government agencies, the Project Team, and the Subject Matter Expert Group.

On 20 July 2022, the Subject Matter Expert Group met to consider the following options to address the concerns raised on the integration between the planning processes (Te Pātukurea and the PDP);

- Option 1: Status Quo: Continue to develop the Kerikeri-Waipapa Spatial Plan Foundation Document and publicly notify in November 2022
- Option 2: Recognise the PDP as the instrument for medium supply of housing and business land. Monitor and utilise submissions to inform and develop strategic planning/spatial plan for long term supply. Revisit relevant spatial plan components based on evidence and data from the PDP public consultation
- Option 3: Adopt the Operative District Plan as the base line in the spatial plan.

This resulted in the following recommendation to the internal steering group;

*Adopt the PDP as medium growth option going forward; continue spatial plan engagement activity and evidence gathering; utilise the PDP submission process to help inform long term*

*strategic planning growth options; delay notification of the Foundation Document to align better with the PDP submission process.*

The Steering Group meet on 27 July 2022 to consider the recommendation from the Subject Matter Expert Group. After considering the pros and cons of each option the Internal Steering Group agreed to the following;

*In principle, adopt the PDP as the medium growth option going forward; continue spatial plan engagement activity, evidence gathering and development against the objectives of a well-functioning urban environment; utilise the PDP submission process to help inform long term strategic planning growth options; delay notification of the Foundation Document to align better with the PDP submission process; subject to confirmation of the implications of a revised programme.*

The Hapū Rōpū was provided with a draft Foundation Document on 19 August 2022 and a copy of the options presented in this report on 23 August 2022. A hui was held on 29 August 2022 to consider the draft Foundation Document and to discuss the options presented in this report. As per the governance structure for Te Pātukurea, the Hapū Rōpū considers the spatial planning reports from staff and determines a recommendation to the Strategy and Policy Committee.

In summary the key issues that need to be considered when deciding on how to proceed with the spatial plan are as follows;

- Alignment with the PDP process
- Keeping council's commitment to the Hapū Rōpū, community and stakeholder groups
- The evidence required to inform a sound foundation document.

The following options assess the differing ways forward for public consultation on the Foundation Document, the impact that is option has on PDP statutory process while also assessing the impact on the progression of Te Pātukurea for the Kerikeri-Waipapa Community.

**Option One: Commence public engagement on the Te Pātukurea Foundation Document on 1 November 2022 as originally planned.**

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• This demonstrates a commitment to the approved project plan and moves in a positive direction.</li> <li>• This does not impose further delays on getting to a Spatial Plan for Kerikeri-Waipapa in 2023.</li> <li>• This retains confidence of community in the process and in council, that it will complete what it sets out to do.</li> <li>• This continues the partnership set up with Hapū Rōpū fully engaged.</li> <li>• This can continue the collaboration with key stakeholders (critical friends), central government, and the wider community.</li> </ul>	<ul style="list-style-type: none"> <li>• The project team consider that there are gaps in the evidence that if not addressed, will undermine the final spatial plan, and may limit government funding .</li> <li>• Central government agencies may not engage or submit on the Foundation Document as the agencies wait for outcome of their submissions on the Proposed District Plan.</li> <li>• This could cause potential confusion about the role and relationship between the PDP and Te Pātukurea.</li> <li>• There is no opportunity for the Strategy and Policy Committee to approve a consultation document (summarised and illustrated version of the foundation document) and story map prior to the end of the triennium.</li> <li>• There is a risk of consultation fatigue – with Council asking for feedback on two significant documents one after another – The Proposed District Plan (PDP) and then the Te Pātukurea Foundation Document.</li> </ul>

### Option Two: Commence public engagement early to mid-2023 on the Te Pātukurea Foundation Document

This option allows time for a new council to approve a foundation document for consultation that results from further evidence gathered.

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• May reduce public confusion about the Proposed District Plan and Te Pātukurea.</li> <li>• Provides hapū rūpū with confidence that the council is working in partnership by a timely delay while other related work can be completed.</li> <li>• Provides community stakeholders with confidence that the council is committed to place making in Kerikeri Waipapa with a timely delay while other related work can be completed (further evidence gathered as an example of further work).</li> <li>• There will be an opportunity for the new Council to approve a consultation document (summarised and illustrated version of the foundation document) and story map prior to public engagement.</li> <li>• Provides the opportunity to continue with a more comprehensive proposed work programme (attachment 4).</li> </ul>	<ul style="list-style-type: none"> <li>• Creates a time delay of up to nine months that represents a risk to Council's commitment and relationship with Hapū and active community groups.</li> <li>• There is a risk that the analysis of submissions to PDP might be material to the scenarios put forward in the Foundation Document.</li> <li>• This would require careful integration between the Proposed District Plan Project and the Te Pātukurea Project.</li> </ul>

### Option Three (Option recommended by staff): Commence public engagement on the Te Pātukurea Foundation Document post hearings on the PDP. This is planned for mid to late 2024

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Allows for detailed investigation and consideration of PDP submissions – so not requiring the community to repeat their submissions via different process.</li> <li>• Allows time for further evidence gathering</li> <li>• Enables outcome of the PDP submission and decision process to help shape the spatial scenarios for the Foundation Document.</li> <li>• Other work programmes that will inform the Foundation Document can continue through 2022-2024. See Attachment 4 for a full breakdown of this other work programme.</li> <li>• The Hapū Rōpū can be involved in other Foundation Document work programmes as a governance group during 2022-24. However, this will require careful, committed, and continuous engagement on the part of Council.</li> </ul>	<ul style="list-style-type: none"> <li>• This is a significant delay of 18 - 24 months for Te Pātukurea. Mid to late 2025 is the timeframe for this option.</li> <li>• The Te Pātukurea Project risks losing momentum and potentially stopping. This will mean no Community lead Spatial Plan for Kerikeri-Waipapa.</li> <li>• The long delay with this option risks damaging relationships and partnerships that have been built through the project to date.</li> <li>• The long delay potentially discredits the relationship and governance of the Hapū Rōpū unless the benefits of involving the Hapū Rōpū are taken up by the council on an ongoing basis.</li> <li>• This option prioritises council resource management planning and process over broader community and strategic planning processes unless there is a council commitment to the wider work programme required to complete the Foundation Document.</li> </ul>



**Take Tūtohunga / Reason for the recommendation**

The Hapū Rōpū recommend that Option Two form the basis of the recommendation to the Strategy and Policy Committee for the following reasons.

- There are cross cutting issues (e.g., environmental quality, infrastructure, housing, cultural impact, three waters, mahinga kai, provincial growth fund projects) that are affecting Kerikeri-Waipapa that should not be delayed until 2024-25.
- There is rapid urban growth and development in Kerikeri-Waipapa that is happening now.
- There is real need to address whanau wellbeing now.

The Te Pātukurea Project Team recommend Option Two as this is consistent with the governance structure and approval processes established for the Kerikeri-Waipapa Spatial Plan.

The Project Team recommend that the Hapū Rōpū continue as the governing group for projects in the programme of work to ensure continuity of engagement and that the programme of work include a cultural impact assessment.

**3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION**

Budget has been allocated for Strategy Development in the 2022-23 Annual Plan and has been earmarked in 2023-24 for Area Planning as per the 2021-31 Long Term Plan. It is expected that these two budgets will cover of all the options put forward in this paper.

**ĀPITIHINGA / ATTACHMENTS**

1. **Summary of Consultation Record - Kerikeri Waipapa Spatial Plan - A3849277**  
2. **Kerikeri-Waipapa Economic and Social Wellbeing Evidence Base - A3851632**  
3. **Project Roles and Responsibilities Kerikeri-Waipapa Spatial Plan - A3862978**  
4. **High Level Programme of Work Kerikeri Waipapa Spatial Plan - A3862980**  

**Hōtaka Take Ōkawa / Compliance Schedule:**

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
  - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
  - b) Assess the options in terms of their advantages and disadvantages; and
  - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

<b>He Take Ō Kawa / Compliance Requirement</b>	<b>Aromatawai Kaimahi / Staff Assessment</b>
State the level of significance (high or low) of the issue or proposal as determined by the <a href="#">Council's Significance and Engagement Policy</a>	Staff consider the recommendation made in this report to be of low significance.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	<ul style="list-style-type: none"> <li>• Resource Management Act 1991</li> <li>• National Policy Statement-Urban Development 2020</li> <li>• Local Government Act 2002</li> <li>• Te Mana o te Wai</li> <li>• Te Ture Whenua Act 1993</li> <li>• Emissions Reduction Plan 2022</li> <li>• National Adaptation Plan 2022</li> <li>• Far North District Council Proposed District Plan.</li> </ul>
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	<p>The extent of the Spatial Plan for Kerikeri-Waipapa is contained within the boundaries of the Bay of Islands-Whangaroa Community Board. However, the implications from the adoption of Spatial Plan for Kerikeri-Waipapa has District Wide relevance.</p> <p>Members of the Bay of Islands-Whangaroa Community Board have participated in workshops on the Kerikeri-Waipapa Spatial Plan in September 2021 and May 2022.</p> <p>Staff from the Kerikeri-Waipapa Spatial Plan Project presented to the Bay of Islands-Whangaroa Community Board on 2 June 2022.</p>
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water.	There are wide reaching implications for Māori, whenua Māori, awa and moana that come from the recommendation in this report. Māori have been provided with the opportunity to participate in the decision-making process by (1) the forming of a Hapū Governance Group (Hapū Rōpū) made up of Hapū with

State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	<p>an interest in the Kerikeri-Waipapa Area. This rūpū have had multiple hui and form part of the governance of the Kerikeri-Waipapa Spatial Plan. Full details on engagement with Hapū can be found in Attachment One to this report.</p> <p>The Hapū Rūpū is a partner alongside the Far North District Council on the development and decision on the making of the Spatial Plan for Kerikeri-Waipapa.</p>
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	There are numerous community groups who have been engaged who have been engaged throughout the project to date. Details of these engagement activities and events can be found in Attachment One to this report.
State the financial implications and where budgetary provisions have been made to support this decision.	There is no requirement for further budgetary provisions to be made as result of the recommendation in this report.
Chief Financial Officer review.	The Acting CFO has reviewed this report.

1

Kerikeri-Waipapa Spatial Plan  
Summary of consultation  
Community and Stakeholder Engagement  
February 2022 - August 2022

Consultation Record Summary

Page | 1

## Introduction

The National Policy Statement - Urban Development 2020 (NPS-UD) requires local authorities that are preparing a Future Development Strategy to engage with the following parties:

- (a) Other local authorities with whom there are significant connections relating to infrastructure or community
- (b) Relevant central government agencies
- (c) Relevant hapū and iwi
- (d) Providers of additional infrastructure (e.g., public open space, community infrastructure (e.g. community centres), social infrastructure (e.g. schools, health care facilities), land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities; a network operated for the purpose of telecommunications (as defined in section 5 the Telecommunications Act 2001; and a network operated for the purpose of transmitting or distributing electricity or gas
- (e) Relevant providers of nationally significant infrastructure (e.g., State highways, national grid electricity transmission network, renewable electricity generations facilities that connect with national grid; any airport (but not its ancillary commercial activities) used for regular transport services and carrying more than 30 passengers)
- (f) The development sector (to identify significant future development opportunities and infrastructure requirements).

The development of Kerikeri-Waipapa Spatial Plan is being guided by the provisions of the NPS-UD 2020. This summary of consultation demonstrates the engagement that has occurred with the above parties.

Additionally, it also records other consultation, such as that with residents and the wider community.

Consultation Record Foundation Document

3

## Contents

- Part 1: Other local authorities
- Part 2: Relevant government agencies
- Part 3: Hapū and iwi
- Part 4: Providers of additional infrastructure
- Part 5: Relevant providers of nationally significant infrastructure
- Part 6: The development and property sector
- Part 7: Residents/community/community groups
- Part 8: Other stakeholders

Consultation Record Summary

Page | 3

Consultation Record Foundation Document

4

**Part 1: Other local authorities**

Who	Date	Purpose	Discussion
Northland Regional Council	From Feb 2022	Seek NRC involvement Ensure alignment with regional policy, integrated delivery of shared infrastructure and projects	<ul style="list-style-type: none"> <li>Draft Foundation Document provided to NRC</li> <li>Joined online meeting held with central govt agencies 6 April 2022 and attended 27 June tour and workshop.</li> </ul>
Whangarei District Council	April 2022	Understand respective roles/strategic functions; shared strategic objectives; seek feedback on impacts of projects	<ul style="list-style-type: none"> <li>FDS for Whangarei and its focus</li> <li>Co-governance models</li> <li>Role of Whangarei Airport versus Kerikeri Airport</li> <li>Webinar by MR Cagney on HBA</li> </ul>
Northern Transport Alliance	From Feb 2022	Alignment and transparency of information	<ul style="list-style-type: none"> <li>Elizabeth Stacey-Road and Safety Engineer, (NTA) attended the Community Workshop</li> <li>Met with N2A team</li> <li>ONF framework</li> </ul>

Consultation Record Summary

Page | 4

Consultation Record Foundation Document

5

**Part 2: Relevant Central Govt Agencies**

Who	Date	Purpose	Discussion
Ministry of Housing and Urban Development (MHUD)	From Feb 2022	<p>Sought advice on relevant govt agencies to engage with</p> <p>Seek early engagement with central government agencies</p>	<p>MHUD (Sam Cooper) liaised with his colleagues in MfE.</p> <ul style="list-style-type: none"> <li>• They advised looking at AKL, Christchurch and Qtown councils' approach</li> <li>• Advised clarity on what issues or questions they want the agency to feedback on</li> <li>• Up to council to satisfy itself that it has engaged with the relevant agencies to create well-functioning urban environments for the next 30 years</li> <li>• Engaged with any agency necessary to meet the objectives of the NPS-UD, in particular agencies that have a role in providing infrastructure as well as aspects related to resilience, conservation and greenspace.</li> </ul> <p>Online meeting with central govt. reps</p> <ul style="list-style-type: none"> <li>• Discussion included an overview of context FN2100; Refresh of 2007 Structure Plan</li> <li>• Problem definition cross boundary issues</li> <li>• Waipapa as a satellite</li> <li>• Education data</li> <li>• Option of a Renewable Energy Hub</li> <li>• Ways to take pressure off main roads around schools</li> <li>• Offered to provide early urban structural analysis advice</li> </ul>
Ministry for the Environment (MfE)	06 April	Seek early engagement with central government agencies	<p>Unavailable for group session 6 April or 27 June.</p> <p>Happy to answer specific questions around issues and interpretations. Also, keen to keep across timelines.</p>
Waka Kotahi NZ Transport Agency	From Feb 2022	Integration of transport initiatives, alignment with government transport and emission reduction plan.	<p>Provided feedback on working draft Foundation Document as follows:</p> <ul style="list-style-type: none"> <li>• Supports foundation document and testing scenarios by require rationale and criteria</li> <li>• Transport consideration should be integrated into the doc including accessibility between community services, natural spaces, open spaces by way of public or active transport</li> <li>• Low carbon travel choices and demonstrated reduction in vehicle km travelled</li> </ul>

Consultation Record Summary

Page | 5



Consultation Record Foundation Document

6

Who	Date	Purpose	Discussion
			<ul style="list-style-type: none"> <li>• Safety for all transport users</li> <li>• Make better use of existing networks and services</li> <li>• Better freight connections/movements</li> <li>• Emission Reduction Plan targets and direction need to be incorporated</li> <li>• Good to ensure consideration through the plan making and scenario testing to Government Policy Statement on Land Transport (GPS)</li> <li>• ONF should have been informed by current state</li> </ul> <p><b>Urban Form</b> Noted strong focus in the discussion document on housing. Recommended a broader content on urban form and what urban form outcomes are being sought. Employment and commercial activities need to be consideration within the scenarios.</p> <p><b>Strategic fit</b> It would be good to better understand how this spatial plan will implement Far North 2100 and how it links in with the wider District and Region. It would also be good to understand how the spatial plan relates to the ongoing District Plan review.</p> <p><b>Staging/sequencing/funding</b> If intensification opportunities or greenfield land is identified, it would be good to see the evidence base to support the timeline - staging sequencing and the associated high-level infrastructure and servicing costs. This is particularly important if large greenfield areas are identified.</p> <p><b>Transport interventions</b> If any suggested transport interventions are identified in Spatial Plan, there should be a good understanding the problem and outcomes being sought and whether other options have been considered. For any State Highway improvements there should be clear reference to defining the problem through a point of entry process followed by a business case process to identify any possible solutions.</p> <p><b>One Network Framework</b> Network Framework. The One Network Framework is our new national classification system and is used to determine the function of our roads and streets and inform decision making.</p>

Consultation Record Summary

Page | 6

## Consultation Record Foundation Document

7

Who	Date	Purpose	Discussion
		Feedback from Waka Kotahi on Current State Assessment	<p>Shared criteria for the Current State Assessment (well-functioning urban environment) as we are intending to use these same criteria to assess the spatial plan scenarios. Feedback:</p> <ul style="list-style-type: none"> <li>• General support for the brief and desired output. It might be worth considering a more direct approach to identifying sub-areas based on what Council knows about development/zoning and infrastructure</li> <li>• Beneficial to include an assessment of building consent data – a comparison between zoning and what is being constructed can be a useful indicator of issues</li> <li>• Suggested reference GHG from the transport sector (a measure could include maybe from journey to work/education data).</li> <li>• Consider Emissions Reduction Plan and Climate Emergency Response Fund (CERF)</li> </ul>
Kāinga Ora	From Feb 2022	<p>Engage with Kāinga Ora to understand their housing objectives</p> <p>To enable full involvement of Kainga Ora in the development of the spatial plan</p>	<ul style="list-style-type: none"> <li>• Governance – KO keen to participate</li> <li>• Development feasibility.</li> <li>• KO advised that they have role as developer and as a planner - keen to provide planning advice</li> <li>• KO are looking at strategic acquisitions and investment opportunities.</li> <li>• High-level spatial plan methodology</li> <li>• Extent of study area</li> <li>• Feedback from community and developers</li> <li>• Update on hapū engagement</li> <li>• Brief for the development capacity/feasibility</li> <li>• Other evidence base work</li> <li>• Overview of infrastructure constraints</li> <li>• Upcoming engagements and Kāinga Ora involvement</li> <li>• Overview of Kāinga Ora Māori</li> <li>• Kāinga Ora Development Feasibility</li> <li>• Kāinga Ora position on Inclusionary Zoning</li> <li>• Appeal notice to be lodged by KO with respect to council's provisions for social housing in District Plan</li> </ul>

Consultation Record Summary

Page | 7

## Consultation Record Foundation Document

8

Who	Date	Purpose	Discussion
Ministry of Education	6 April 2022	Understand future schooling needs	Attended 6 April and 27 June central government agency meeting- see notes above
Department of Conservation		Significant landholding in the area.	<p>Attended the community workshop. One-on-one meeting required. Invite to June central govt workshop.</p> <p>Meeting occurred on 1 June 2022. Included Fleur Corbett Snr Community Ranger, Maddy Joplin Freshwater River Restoration, Bronwyn Bauer-Hunt Operations Mgr and 3 other staff with Ree and Briar.</p> <p>Key themes from DOC:</p> <ul style="list-style-type: none"> <li>• Iwi/hapū involvement</li> <li>• Climate change</li> <li>• Co-ordinated approach to tracks, improved cycleways-getting people out of cars</li> <li>• Species protection</li> <li>• Mountain to Sea</li> <li>• Wetlands</li> <li>• Biosecurity</li> <li>• Habitat protection</li> <li>• Kororipo Heritage Park</li> <li>• Green space</li> <li>• Light pollution</li> <li>• Treaty Settlements</li> <li>• Predator-free urban areas</li> </ul> <p>Other comments –look at 7th generation thinking</p> <p>Noted that Kiwi population has increased owing to the efforts of local community and now has been taken off the protected species list - has implications when developments occur as may not be looked at as an effect</p>

## Consultation Record Foundation Document

9

Who	Date	Purpose	Discussion
District Health Board	27 June 2022	Understand health needs and future of health services in Kerikeri-Waipapa	Invited to April workshop. Attended June workshop (see below)
Te Puni Kokiri			Invite to June central govt workshop.
NZ Police	27 June 2022		Attended June central govt workshop (see below).
Central govt agency workshop – discussion consolidated	27 June 2022	Collaboration; sharing knowledge; seeking feedback	<p>1. Conceptualise the scenarios so they do not mimic site boundaries; this is important when they are still draft and are high level scenarios e.g., draw oval around general area for Brownlie land (scenario 2). Action: Ree to work with Conor (TPG) on mapping</p> <p>2. Develop some very indicative transport connections that may be required for each scenario (dotted lines) and potential order of costs Action: Tony and Brian to raise with NTA and provide some high-level suggestions for transport networks based on the scenarios- provide ideas to Ree/Roger within 2 weeks</p> <p>3. Scenario 0: Proposed District Plan (PDP) Feedback on whether additional town centre zone is required as well as mixed use and that there is more mixed use around town centre zone; Noted PDP has been adopted for public notification in July 2022. Acknowledged that study undertaken by DP team regarding Plan enabled capacity. Suggests sufficient development capacity over long term based on desk top study. Action. Scenario 0 be treated as a base scenario and assessed along with other scenarios - report is going to the FNDC Spatial Plan Steering Group regarding this option on 5 July</p> <p>4. Scenario 1: Identify Rural Residential land as FUZ around Access Rd and SE of Kerikeri Road. Agree following site visit that this FUZ area should be reduced to remove Shepherd and Campbell Lanes as significantly developed already and unlikely to change. Reverse sensitivity issues at boundary of horticultural zone - Action: Ree to include in Advantages /Disadvantages Table and note master planning may mitigate this (i.e., large lots at boundary). Action: Nick (Fluid industries) identify any private covenants that may restrict development/subdivision in the rural residential zone for work on the current state assessment</p>

## Consultation Record Foundation Document

10

Who	Date	Purpose	Discussion
			<p>Other matter raised is whether all the rural residential in the PDP should remain as Rural residential- ERP has national targets on reducing light vehicle movements and Rural Residential reliant on vehicular trips</p> <p>5. Scenario 2. Brownlie land- has some strategic advantages if it can be demonstrated that enhancements to connectivity achieved; at the same time, it was noted whether the development would contribute to the goal of fairness (FN2100). Touches on matters such as affordable housing/inclusionary zoning. Also is there a need to look at staged introduction of any such development at this location so as not to reduce other urban consolidation. Noted National Policy Statement on Highly Production land been significantly re-written- may have implication for class 3 soils - NPS likely to be public end of July 2022.</p> <p>6. Scenario 3: Waipapa and Local Centre- Kainga Ora- Stephanie supports more residential development at Waipapa (north of Waipapa Rd)- believe it allows for more affordable housing. Discussion also whether Kerikeri and Waipapa are separate nodes or connected and part of whole. Noted there are some services that will only be in Kerikeri that Waipapa residents would access there. Also, greater role of Kerikeri in the Far North discussed. Action: Ree to think about introducing some discussion around polycentric development (or not) options etc</p> <p>7. Scenario 4: Waipapa Employment Agreed it was an alternate to scenario 3. Not a scenario by itself.</p> <p>8 Scenario 5 Combination. Option: Discussed the extent to which this option creates 2 nodes as opposed to connected places.</p> <p>9. Other options: Jeff DHB thought that some rural residential areas East and west of Landing Road should be zoned FUZ as they appear "urban" even though not reticulated- suggested this as another scenario</p> <p>10. Crime prevention: Action: Peter form NZ Police to provide data an nature of crime and location in Kerikeri -Waipapa</p> <p>11. Health outcomes: Has been community feedback that more medical facilities required in Kerikeri-Waipapa Action: Jeff DHB to provide advice on health for Kerikeri -Waipapa such</p>

Consultation Record Summary

Page | 10

## Consultation Record Foundation Document

11

Who	Date	Purpose	Discussion
			<p>as number of hospitalisations; future demand. Also discussed that connectivity included being connected to people - talking being involved, not just accessing service.</p> <p>12. NRC has recent flood hazard maps Action: Ree to check TPG using latest data from NRC</p> <p>13. Matrix - agreed that it is important to define the criteria for the outcomes to allow assessment of the scenarios against the outcomes Action all: Provide feedback to Ree and FNDC team on any views on what the criteria include. General discussion that unlikely to undertake assessment until after November - following public feedback on scenarios. That is, don't go out with any preferred option at this stage - see process as keeping the community involved in the development of the spatial plan and scenario development</p>

## Part 3: Hapū and Iwi

Who	Date	Purpose	Discussion
<p>Te Runanga o Iwi o Ngāpuhi</p> <p>Tania Pene, Iwi Development Leader, Natural Resource Management</p>	2 February	Understand the level of engagement for Ngāpuhi	<ul style="list-style-type: none"> <li>Spatial plan concept and working with hapū.</li> <li>Happy for us to continue the mahi with hapū engagement and keep her updated via email with information as we progress.</li> <li>From her perspective, Ngāpuhi will support hapū direction.</li> </ul>
<p>Te Runanga o Ngāti Rēhia</p> <p>Trustee Nora Rameka -</p> <p>Trustee Waitai Tua -</p> <p>Trustee Rio Greening,</p> <p>Ngāti Rangī</p> <p>Arnold Munsell Te Uri</p> <p>Taniwha</p> <p>Richard Civil Ngāti Hineira,</p> <p>Te Uri Taniwha, kaumatua</p> <p>and kaitiaki for Te Komiti</p>	From Feb 2022	Discuss the development of the Kerikeri-Waipapa Spatial Plan and hear the views of the iwi/hapū, understand how iwi/hapū seek to be involved, and learn about iwi/hapū aspirations for the future of Kerikeri-Waipapa.	<ul style="list-style-type: none"> <li>Principles of Treaty of Waitangi and the key principles for hapū and how can be used as criteria for decision-making</li> <li>How hapū need to be acknowledged in any projects that go ahead in Kerikeri Waipapa</li> <li>Holistic approach to all work, with hapū involved from beginning to end</li> <li>Visibility of hapū cultural practises in all projects</li> <li>Educated rangatahi utilising NorthTec</li> <li>Use of treaty settlement land for infrastructure and economic development</li> <li>Affordable housing options and the use of land surrounding BOI sports hub</li> <li>A collective hapū governance group was suggested for this project</li> </ul>

Consultation Record Summary

Page | 11

## Consultation Record Foundation Document

12

Who	Date	Purpose	Discussion
<p>Kaitiaki Whakature I Ngā Taonga o Tangaroa. Jo Civil Ngāti Hineira, Te Uri Taniwha Hone Tiatōa e Whiu, Te Uri Taniwha Hone Mihaka Ngāti Hineira, Te Uri Taniwha o Te</p> <p>Ursula Beazley, Rose Tipene, Josephine Clark, Arnold Munsell (Ngāti Rangi) Hugh Rihari (Ngāti Mau) Hone Mihaka, Jo Civil, Hone Tiatōa, Rio Greening, Ricky Ashby, Ziandra Ashby (Te Uri Taniwha, Ngāti Hineira) Taura Allan, Te Rau Allan (Te Whiu) Nora Rameka, Kipa Munro (Ngāti Rēhia)</p>	April	The creation of the Hapū Governance Rōpū	<ul style="list-style-type: none"> <li>Hapū educating FNDC – hapū of Ngāpuhi are building capability, capacity and competency</li> <li>Capturing a clear statement of hapū values in the Spatial Plan</li> <li>The Kerikeri Inlet is the food basket for hapū, their pataka. The inlet is but one shelf in the cupboard within the BOI. Concern with moorings, monitoring and regulating the impact of growth, having real data from on the ground. Pollution of the rives is a concern, all the rivers are part of one ecosystem.</li> <li>1 hapū representative at the governance table, each hapū to set how and who that is for themselves</li> </ul> <p><u>Governance Structure</u></p> <ul style="list-style-type: none"> <li>Access to technical support/subject matters experts who are presenting material</li> <li>Don't want the group to be isolated</li> </ul> <p><u>Mana Enhancing Agreement</u></p> <p>It was agreed by those present for 1 representative per hapū with the following hapū given a seat at the table:</p> <ul style="list-style-type: none"> <li>Ngāti Rēhia</li> <li>Ngāti Hineira</li> <li>Ngāti Rangi</li> <li>Ngāti Mau</li> <li>Ngāti Korohue</li> <li>Te Uri Taniwha</li> <li>Te Whiu</li> <li>Ngāti Torehina</li> </ul> <p>Recognising the value and importance cultural experts and the remuneration required to compensate their time and input.</p>

## Consultation Record Foundation Document

13

Who	Date	Purpose	Discussion
Hapū Rōpū	From June	Involving hapu early, opportunity for collective hapū to invest back into the town and its infrastructure	<p>Discussion at multiple hapū hui</p> <ul style="list-style-type: none"> <li>• Endorsement to be provided for each rep</li> <li>• Considering how this group might be able to recommend to regional spatial plans</li> <li>• Mapping sites of significance and identifying whenua that is and isn't included</li> <li>• Hapū collectively coming up with their shared vision, sharing with wider community for feedback</li> <li>• There is be a reo and English vision – important that it is not a direct translation – each statement has its own meaning/essence</li> <li>• Mapping and working draft of the foundation document</li> <li>• Missing cultural data – sites of significance, crown land under treaty negotiations, historical land tenure</li> <li>• Sharing of data</li> <li>• Importance of shared history – educating wider community</li> <li>• Māori reserve transfer for community facilities</li> <li>• Hapū rōpū making a collective submission to the PDP</li> <li>• Agreed to the new proposed timeline – pushing out until after first PDP submissions – positive to have more time to work through foundation doc</li> </ul>

## Part 4: Providers of additional infrastructure

Who	Date	Purpose	Discussion
Schools	From Feb 2022		KKHS & Springbank invited to community workshop.
NorthTec	From Feb 2022		Invited to community workshop. Ngāti Rēhia partners with NorthTec.
Telecommunications Sector: Top Energy	June/July 2022	Looking to understand how well Kerikeri - Waipapa is being served	<ul style="list-style-type: none"> <li>• Top energy have been provided with spatial plan info, meeting TBC (paused): <a href="https://topenergy.co.nz/assets/2022-AMP-Update-Final.pdf">https://topenergy.co.nz/assets/2022-AMP-Update-Final.pdf</a></li> </ul>

Consultation Record Summary

Page | 13



Consultation Record Foundation Document

14

Who	Date	Purpose	Discussion
Spark Chorus Vodafone		by additional infrastructure and what plans there may be for telecommunications and utility providers to improve their services.	<ul style="list-style-type: none"> <li>Spark, Chorus, Vodafone: Discussed enabling connectivity, future plans for the area, and how we can work together to support connectivity. i.e., if there is an area of development, contact suppliers early to ensure cost savings.</li> </ul>

**Part 5: Relevant providers of nationally significant infrastructure**

- Waka Kotahi (see part 1)
- Bay of Islands Airport (see Part 8 – FNHL)

**Part 6: The development and property industry**

Who	Date	Purpose	Discussion
22 attendees (developers, consultants, real estate professionals)	From Feb 2022	Property industry online workshop to gain insight and views from this sector as per NPS-UD	<ul style="list-style-type: none"> <li>Full physical and social infrastructure; greenfield and brownfields and connectivity</li> <li>Diversity of density including higher density</li> <li>Lots of green space</li> <li>Plan for public transport</li> <li>Key principles that will guide development</li> <li>Implementation plan</li> <li>Biggest handbrake on development is infrastructure</li> <li>Zoning also an impediment</li> <li>Keep qualities such as heritage, river/park network, improve boat ramps, manage traffic</li> </ul> <p>Discussed options for growth areas:</p> <ul style="list-style-type: none"> <li>Kerikeri Rd, Inlet Rd and Waipapa Road</li> <li>Continue Rangitane river park area and Blue Penguin Drive</li> <li>Link up Waipapa and Kerikeri with development of farmland</li> <li>Kerikeri from SH 10 to existing residential area</li> </ul>

Consultation Record Summary

Page | 14

## Consultation Record Foundation Document

15

Who	Date	Purpose	Discussion
Consultants and representatives of Steve Brownlie (developer)	From April 2022	For reps to introduce Brownlie proposal and understand the Kerikeri-Waipapa Spatial Plan	<ul style="list-style-type: none"> <li>Take care on rural residential/lifestyle not to lock only one pattern of development in over time</li> <li>Their intention is to submit to the PDP and seek live zoning of Brownlie property</li> <li>Noted that engagement underway with Waka Kotahi</li> <li>Opportunity for the development to connect to the BOI Sports hub</li> <li>Open to forward funding infrastructure</li> <li>Land in single ownership</li> <li>Have undertaken their own growth projections rather than relying on Stats NZ</li> <li>Believe that lifestyle is driving location decisions</li> <li>Includes couples, couples starting families and empty nesters</li> <li>Drivers of growth include proximity to Auckland, good landscape/ environment, water recreation, job opportunities and house prices</li> <li>Discussed enabling public access to river boundary</li> <li>Review shared information and discuss discrepancies</li> <li>Commissioning several technical reports to support PDP submission</li> <li>Discussed population projections (their own), people move to a place that provides the best package, incl. affordable housing</li> <li>They believe Infometrics underestimate population growth</li> <li>Correlation between growth and house prices</li> <li>The believe house price is a function of supply, then prices can come down with competition</li> <li>Development feasibility study</li> <li>Balance between infill and greenfield – demand a function of price and quality</li> <li>Lake Hawea, example of relatively affordable greenfields development</li> <li>To discuss: transport options and water infrastructure</li> </ul>

## Consultation Record Summary

Page | 15

Consultation Record Foundation Document

16

**Part 7: Residents/ Community/Community Groups**

Who	Date	Purpose	Discussion
Representatives from community groups: Vision Kerikeri Our Kerikeri Kerikeri Residents and Ratepayers Assoc Friends of Roland's Wood Friends of Rangitane stream Kiwi Coast Mid North Ngāti Rēhia Waka Ama Club Kerikeri Sports Complex Waipapa Sports Complex Far North District Youth Council Carbon Neutral Trust Federated Farmers Horticulture NZ Kerikeri Business Association Waipapa Business Association Rangitane Residents Association Kerikeri Irrigation Healthy Families Far North Department of Conservation Creative Northland Forest & Bird	Feb 2022	To collaborate on the development of the Kerikeri-Waipapa Spatial Plan and understand community views	Connectivity and protection key themes.  Discussion and feedback collected via <a href="#">Jamboard</a> .
Representatives from Vision Kerikeri and Our Kerikeri	From March	Request of VKK and Our Kerikeri to meet to discuss further	<ul style="list-style-type: none"> <li>• Would like to see principles included in the spatial plan about the way in which development occurs</li> <li>• Support containment of development (stop sprawl)</li> <li>• Esplanade priority areas</li> </ul>

Consultation Record Summary

Page | 16

## Consultation Record Foundation Document

17

Who	Date	Purpose	Discussion
	2022 (ongoing)	their views on the future of Kerikeri	<ul style="list-style-type: none"> <li>Any development needs to provide opportunities for connections</li> <li>Water supply is important matter to address in the spatial plan</li> <li>Developers sit on land because of a lack of infrastructure</li> <li>Would like the council to look at ways of encouraging sustainable practices, such as water tanks and solar panels, and carbon reduction</li> <li>Seek to have a climate change lens over everything</li> <li>Seek to have planting identified as buffers/offset climate change and provide amenity and wellbeing</li> <li>Identifying major development projects in the pipeline</li> <li>Expansion of Arvida</li> <li>Rangitane River Park</li> <li>Possibility of other 'hubs' for smaller settlements in the area</li> <li>Consider light industrial area in Kerikeri as conflicting with other nearby activities (schools)</li> <li>Public access to the coast, streams and rivers.</li> <li>Lack of parking for beach access</li> <li>Multimodal transport options, including safe protected cycleways</li> <li>Data from Our Kerikeri's consultation exercise, categorised into wellbeings</li> <li>Designing a people place</li> <li>Role of Kerikeri CBD, now and into the future – preparing the CBD for growth</li> <li>Commercial amenity and comparison to other regional centres (current state)</li> <li>Concept of a "village feel" - ensure those attributes that are valued by the community are not lost</li> <li>Pedestrianisation of the main street, sense of a shared space, pedestrian friendly for all, opportunities for hosting events on the main street</li> <li>Ageing and responding to the needs of an ageing population</li> <li>Masterplanning for the CBD, encouraging a vibrant CBD</li> <li>Better connectivity</li> <li>Visible hapu presence and story boards</li> </ul>
Critical Friends – representatives from Our Kerikeri, Vision Kerikeri, Kerikeri Business Assoc. and Residents & Ratepayers Assoc.		Provide update to engaged community group reps as requested by councillors	<ul style="list-style-type: none"> <li>Hapū rūpū – background, visioning, involvement in any related projects</li> <li>PDP background and update</li> <li>Spatial plan and PDP relationship, timing and influence</li> <li>SP foundation doc – brief update and overview, evidence gathered/being gathered</li> <li>CBD community plan</li> <li>Next steps and wider/public community engagement</li> </ul>

Consultation Record Summary

Page | 17

Consultation Record Foundation Document

18

## Part 8: Other key Stakeholders

Who	Date	Purpose	Discussion
Far North Holdings Ltd	From March 2022 (ongoing)	To discuss FNHL perspectives on priorities for the spatial plan; masterplan initiatives; housing solutions and new entity.	<ul style="list-style-type: none"> <li>Economic, social and cultural lens on projects however must be commercially viable and not be a cost to ratepayer</li> <li>Own and operate range of infrastructure e.g., Port Authority; involved in hospitality and tourism</li> <li>Look to how to promote and market the region</li> <li>Seek to diversify the economy away from dependence on tourism.</li> <li>Been in the housing space for 3 years - relationships with MHUD, MSD, Kainga Ora</li> <li>Leasing partner with government for community housing</li> <li>Seek housing models in Far North like those used in Hastings - council zones its own land for housing appts requirement on it for housing outcomes</li> <li>Concern regarding access to coast, oversubscribed marinas</li> <li>Need for understanding of council landholdings so that an analysis can be undertaken of opportunity/use of land</li> <li>Discussed spatial plan scenarios</li> <li>FNHL frustrated with lack of engagement with them on development of draft/proposed DP</li> </ul>
Sports Northland Stu Middleton - Sport Northland Place Manager Brent Eastwood CEO	July 2022		<ul style="list-style-type: none"> <li>Different sports codes and future options for location of facilities</li> <li>Far North Spaces and Places Plan</li> <li>Kokiri Ai Te Waka Hourua 2021-30</li> <li>Aquatic strategy and indoor courts plan underway this year</li> <li>Analysis of how much land is required for sport going forward</li> </ul>
Te Puawaitanga working group	July 2022	To update Working group on the Foundation Document and receive feedback	<ul style="list-style-type: none"> <li>No decision has been made that Bay Sports will consolidate their activities at Te Puawaitanga</li> <li>Team to meet with BaySports</li> <li>Currently Te Puawaitanga only has the authority to undertake design and works on 12 hectares of the landholdings, no sewer servicing the land</li> </ul>

Consultation Record Summary

Page | 18

Consultation Record Foundation Document

19

Who	Date	Purpose	Discussion
			<ul style="list-style-type: none"><li>• So far solutions to flooding issues have not been able to be resolved without causing downstream effects</li><li>• Reverse sensitivity issues Potential opportunity for other community infrastructure</li><li>• Civic participation through sports</li><li>• Codes that spoke to Māori youth and important to engage young people through sporting activity</li><li>• Concept of developing a sports academy</li><li>• Enabling Māori cultural norms</li></ul>

Consultation Record Summary

Page | 19

- Kerikeri-Waipapa  
economic and social  
wellbeing evidence base

**for Far North District Council**

June 2022



## Authorship

This report has been prepared by Senior Economist Nick Brunsdon.

Email:

[nick.brunsdon@infometrics.co.nz](mailto:nick.brunsdon@infometrics.co.nz)

---

All work and services rendered are at the request of, and for the purposes of the client only. Neither Infometrics nor any of its employees accepts any responsibility on any grounds whatsoever, including negligence, to any other person or organisation. While every effort is made by Infometrics to ensure that the information, opinions, and forecasts are accurate and reliable, Infometrics shall not be liable for any adverse consequences of the client's decisions made in reliance of any report provided by Infometrics, nor shall Infometrics be held to have given or implied any warranty as to whether any report provided by Infometrics will assist in the performance of the client's functions.

---



## Table of contents

<b>Introduction.....</b>	<b>6</b>
<b>Challenges and opportunities.....</b>	<b>7</b>
Horticulture .....	7
Ageing population.....	7
Strong economy and prosperous households .....	8
Enabling growth while playing to strengths.....	8
<b>Community Wellbeing Assessment.....</b>	<b>9</b>
Civic engagement.....	9
Demography .....	10
Economic quality.....	11
Household prosperity .....	11
Skills and labour force .....	12
Social connections.....	13
Health.....	14
<b>Demographic Analysis .....</b>	<b>15</b>
Population growth outpaces district .....	15
More urban growth on the cards .....	16
Kerikeri-Waipapa older, and ageing.....	16
Household growth.....	17
Smaller households in Kerikeri-Waipapa.....	17
Families with children lead household growth .....	18
Household projections are theoretical.....	19
<b>Labour Market analysis.....</b>	<b>20</b>
Labour market entry-exit ratio.....	20
Labour market to get tighter .....	20
Low unemployment rate in Kerikeri-Waipapa .....	21
Significant ethnic disparity in unemployment .....	21
Lower labour force participation .....	22
Māori participation rising, other groups falling .....	23
Growth in nearly every industry.....	23
<b>Automation susceptibilityanalysis .....</b>	<b>25</b>
Technological change isn't new.....	25
Future change is just like the past, mostly .....	25
Change is complex .....	26
Modelling the complexity.....	26
Lower-skilled roles hit hardest .....	26
Automation grows knowledge-based services.....	28

## 4 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Effect on Kerikeri-Waipapa .....	29
Beyond 2031 .....	31
<b>Comparative Advantage.....</b>	<b>32</b>
Districtwide comparative advantage.....	32
Regional comparative advantage.....	33
Industry composition.....	34
Look after own needs, then look further afield .....	35
Strong over-44 population in Kerikeri-Waipapa.....	35
<b>Commercial Amenity analysis.....</b>	<b>37</b>
Making a relevant comparison.....	37
Identifying commercial amenity.....	38
Comparing commercial amenity.....	38
Cafes, restaurants, takeaways and bars .....	38
Home, garden and hobby retail.....	38
Clothing, footwear, jewellery, accessory and department store retail.....	38
Health and fitness centres and gyms.....	39
Hairdressers, barbers and beauty.....	39
Kerikeri-Waipapa middle of the pack.....	39
<b>Appendix 1 - Wellbeing indicator metadata .....</b>	<b>41</b>
General election turnout.....	41
Volunteering Rate.....	41
Health care sector rate .....	41
Current dependency ratio – 2021 .....	41
Future dependency ratio – 2031.....	41
Employment strength .....	41
Knowledge intensive worker rate.....	41
Net growth in business units.....	41
Rental prices .....	42
Median household income.....	42
Home ownership rate .....	42
Workforce with NCEA Level 3.....	42
Unemployment rate.....	42
Crime rate.....	42
Deprivation Index .....	42
Internet access rate.....	42

## 5 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

---

Commuting times.....	42
Smoking Rate.....	43
Immunisation Rate.....	43

---

6 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

---

## Introduction

---

This economic and social wellbeing evidence base has been produced for Far North District Council to inform the spatial planning process for the Kerikeri-Waipapa area. Kerikeri-Waipapa is the largest and fastest growing centre in Far North District and is characterized by a strong horticulture industry and strongly ageing population. Kerikeri-Waipapa is a relatively young urban area compared to other parts of the Far North, and with strong growth to come, the spatial planning process represents a unique opportunity to influence the area's future. This evidence base looks at the Kerikeri-Waipapa economy and community through a variety through six distinct analyses and draws together challenges and opportunities to consider in the spatial planning process.

## Challenges and opportunities

This section draws out key challenges and opportunities for the Kerikeri-Waipapa spatial plan from the six report sections.

### Horticulture

Kerikeri-Waipapa's greatest comparative advantage is in horticulture, with the area accounting for 26% of Northland's employment in horticulture compared to 11% of overall employment in the region. Kerikeri-Waipapa has further comparative advantage in wholesaling and administrative and support services (including pack houses) which relates to horticulture. This comparative advantage stems from having suitable soils and climate for horticulture, a large cluster of workers to service orchards, and a critical mass of supporting industries.

Maintaining and growing the horticulture industry is important to maintaining Kerikeri-Waipapa's prosperity. Accelerated adoption of automation technology may adversely affect employment in horticulture and supplying industries, but it will improve the productivity of remaining jobs, meaning that the industry would grow its contribution to the area's economy with automation. Automation is forecast to enable growth in highly-skilled roles such as tradespersons, professionals and managers. Growth in highly-skilled roles is driven both by the direct need for workers to implement and maintain automation technology, but also shifts throughout the economy that come from automation. Workers in lower-skilled occupations, particularly horticulture, may be displaced by the changes, so it's important to consider how this group can be supported with local options for upskilling.

### Ageing population

Kerikeri-Waipapa has a well-established reputation as a retirement destination and this is apparent in the structure of the population, with Kerikeri-Waipapa being older and ageing faster than the Far North overall. This demographic trend creates significant challenges in the labour market, with labour market exits substantially outnumbering labour market entrants, rendering the area highly reliant on migration to maintain and grow the labour force. Looking through another lens, the area has a high and rising dependency ratio, with the working age population notionally carrying an outsized youth and older persons population. Kerikeri-Waipapa has a relatively low unemployment rate overall, which suggests there is limited spare labour locally, although local Māori face a higher unemployment rate suggesting that there is an opportunity to support unemployed Māori to enter employment and meet local labour demand. It is of heightened importance that the area attracts working age migrants (from New Zealand or overseas) to maintain the economy and provision of services locally. Kerikeri-Waipapa presents well in the commercial amenity benchmarking, although there is room to improve in terms of cafes, bars, restaurants, and takeaways which may help in migrant attraction.

Kerikeri-Waipapa's outsized share of the Far North's older population is in stark contrast to the areas undersized share of the District's health care and social assistance industry

## 8 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

employment. Kerikeri-Waipapa is the Far North's largest population centre, home to 23% of the Far North's population in 2021 and 28% of the Far North's over-65-year-old population. Despite this, Kerikeri-Waipapa accommodates only 25% of the district's health care and social assistance employment compared to 34% of the district's total employment.

## Strong economy and prosperous households

A key strength to Kerikeri-Waipapa is its strong economy and prosperous households, which leads to sustainable employment opportunities throughout the community. Kerikeri-Waipapa is distinguished from the Far North overall with higher household incomes, lower benefit dependency, lower unemployment, and lower socioeconomic deprivation. Kerikeri-Waipapa has a higher ratio of jobs to working age population and stronger business growth than the Far North overall.

Kerikeri-Waipapa's relative prosperity is evident in the comparative advantage and commercial amenity analysis. The area has an outsized share of the Far North's professional services, retail, and arts and recreation services employment, with these industries benefiting from spending by locals. Compared to comparable centres, Kerikeri-Waipapa has a high level of commercial amenity in home, garden and hobby retail, and health and fitness centres and gyms. Kerikeri-Waipapa has a moderate level of cafes, restaurants, bars, and takeaways; clothing, footwear, jewellery, accessory, and department store retail; and hairdressers, barbers, and beauty – with room for improvement across these three areas. Commercial amenity is a key plank of migrant attraction and an opportunity to create employment for all sectors of society.

Kerikeri-Waipapa's prosperity is apparent in its unemployment rate – around half of the Far North average in 2018. However, there remains considerable disparity between ethnic groups in Kerikeri-Waipapa. The unemployment rate for Māori and Pacific Peoples was more than double the overall unemployment rate in Kerikeri-Waipapa. Economic development in Kerikeri-Waipapa should ideally capitalise on and grow Kerikeri-Waipapa's prosperity while creating employment that helps address socioeconomic disparities.

## Enabling growth while playing to strengths

Development of Kerikeri-Waipapa needs to meet local needs as well as growing the area's industries of comparative advantage. Kerikeri-Waipapa is going through a period of sustained growth, leading population growth for the Far North District. This growth means that local service industries such as retail, construction, health care, and education need to be able to function and expand for the area to grow and maintain commercial amenity. At the same time, Kerikeri-Waipapa has a regionally significant comparative advantage in horticulture, administrative and support services (packhouses), wholesale trade, professional services, and arts and recreation services. Growing these regionally significant industries in Kerikeri-Waipapa is an important pathway to prosperity in Kerikeri-Waipapa and Far North District in general. These various needs may compete with each other, particularly in terms of land and labour force, but both need to be supported for Kerikeri-Waipapa to prosper.

## Community Wellbeing Assessment

We have compiled and analysed community wellbeing data sources to identify strengths and weaknesses in the Kerikeri-Waipapa community. This draws upon Infometrics wellbeing framework and the Far North wellbeing framework, with comparisons to the rest of the Far North, Northland Region and New Zealand. Our analysis is structured into seven domains – civic engagement, demographics, economic quality, household prosperity, skills and labour force, social connections and health. The indicators are described in further detail in Appendix 1 - Wellbeing indicator metadata.

Kerikeri-Waipapa is strong across most of the seven economic and social wellbeing domains. The area is strong in health, social connections, skills and labour force with higher scores than the Far North overall and in many cases Northland and New Zealand. Household prosperity, economic quality, and civic engagement are generally strong, although there is weakness with higher rents, lower knowledge-intensive employment, and lower volunteering than the rest of the Far North. Demographics is a notable weak point, with an already high dependency ratio projected to rise further in the coming decade. This is unfortunately paired with a low health care sector rate, reflecting the lack of local provision of services for an ageing population.

### Civic engagement

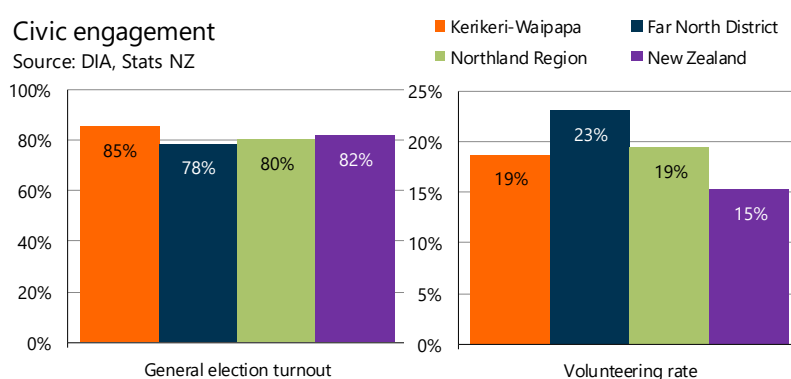
Kerikeri-Waipapa has strong civic engagement, with general election turnout and volunteering higher than the national average.

In Kerikeri-Waipapa, 85% of eligible voters voted at the 2019 General Election, compared to 78% across Far North District, 80% across Northland Region, and 82% nationally (Graph 1). Kerikeri-Waipapa reports a lower rate of volunteering (19%) than the Far North overall (23%), but level with the Northland Region (19%) and ahead of the national average (15%).

Graph 1

#### Civic engagement

Source: DIA, Stats NZ



## 10 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

## Demography

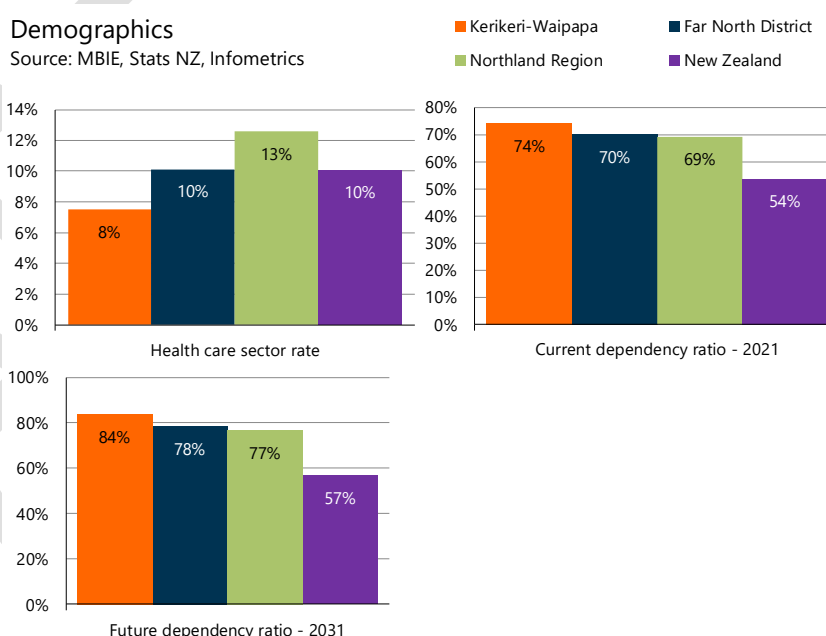
Kerikeri-Waipapa is relatively weak in the demography domain. Kerikeri-Waipapa has a high current and future dependency ratio, but a low health care sector rate (Graph 2).

Kerikeri-Waipapa has a high dependency ratio of 74%, which expresses the population under the age of 15 and 65 years or older, relative to the 15-64-year-old (“working age”) population. The area is well ahead of the Far North (70%), Northland (69%), and New Zealand (54%). Kerikeri-Waipapa’s dependency ratio is projected to deteriorate, reaching 84% by 2031, pushing further ahead of Far North, Northland, and New Zealand. This reflects that Kerikeri-Waipapa has attracted older migrants in the past, which has contributed to an older population age structure.

Graph 2

### Demographics

Source: MBIE, Stats NZ, Infometrics



Despite a high dependency ratio, Kerikeri-Waipapa has a low health care sector rate, which expresses the number of workers in the health care and social assistance sector relative to the overall workforce. Kerikeri-Waipapa has a health care sector rate of 8%, behind the Far North District (10%), Northland (13%) and New Zealand (10%). This may reflect that the nearest hospital is located in Kaikohe for historic reasons, despite Kerikeri-Waipapa having the larger population. This may present challenges for providing healthcare in the future as the area’s population continues to age.



## 11 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

## Economic quality

Economic quality indicators for Kerikeri-Waipapa are positive in terms of economic strength and business unit growth, but show a lower rate of workers in knowledge intensive industries (Graph 3).

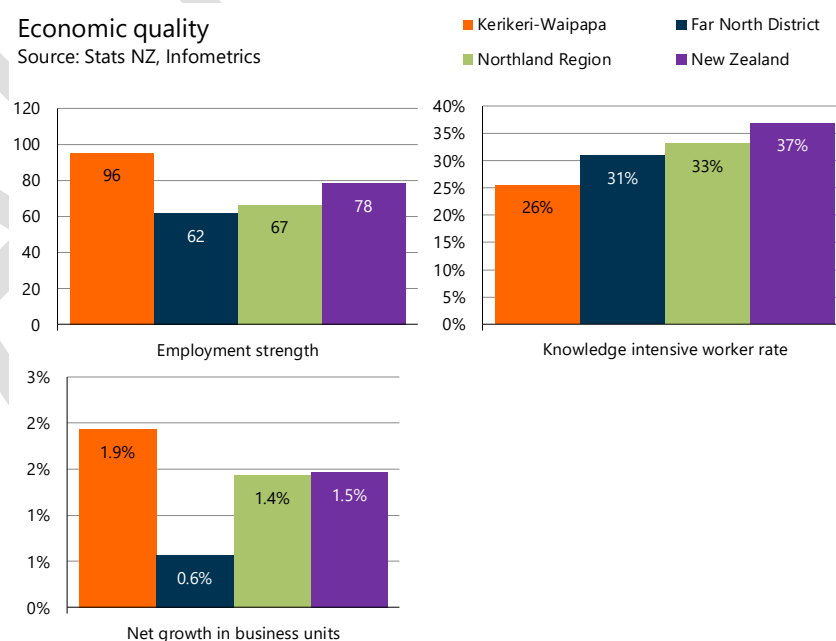
Economic strength is measured by the ratio of filled jobs to the working age population, with Kerikeri-Waipapa reporting a very strong 96, ahead of the Far North (62), Northland (67) and New Zealand (78). Kerikeri-Waipapa has also reported a strong increase in business units (the number of businesses) over 2019-2021, rising 1.9% compared to the Far North (0.6%), Northland (1.4%) and New Zealand (1.5%).

However, Kerikeri-Waipapa has a low knowledge intensive worker rate, with only 26% of workers in knowledge intensive industries, compared to the Far North (31%), Northland (33%) and New Zealand (37%). Knowledge intensive industries have at least 25% of the workforce qualified to degree level and at least 30% of the workforce in professional, managerial, scientific or technical occupations.

Graph 3

### Economic quality

Source: Stats NZ, Infometrics



The knowledge-intensive worker rate varies throughout Kerikeri-Waipapa, with a high rate in Kerikeri Central and lower rates in other parts of the area.

## Household prosperity

Kerikeri-Waipapa is strong in the household prosperity domain with a leading score in three of the four indicators (Graph 4).

## 12 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

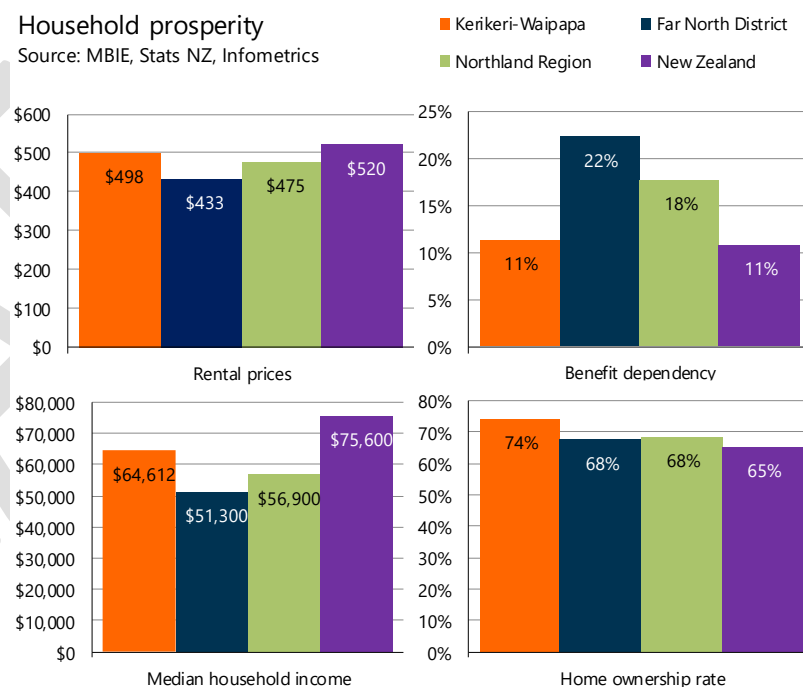
Kerikeri-Waipapa has a low rate of benefit dependency (11%) compared to the Far North (22%), Northland (18%) and equals the national average of 11%. Kerikeri-Waipapa has a relatively high median household income (\$64,612) compared to the Far North (\$51,300) and (\$56,900) across Northland, but behind the national average (\$75,600, all in 2018). Kerikeri-Waipapa has a high home ownership rate, with 74% of households living in a dwelling owned or partly owned by occupants, or in a family trust. This is well ahead of the Far North and Northland (68%) and New Zealand (65%).

Kerikeri-Waipapa has higher rents (\$498) than the Far North (\$433), although Kerikeri-Waipapa rents are comparable to the Northland average (\$475) and lower than New Zealand (\$520). This is more than compensated by higher household incomes in Kerikeri-Waipapa, meaning that the average household spends a lower share of their income in rent in Kerikeri-Waipapa than the Far North overall.

Graph 4

## Household prosperity

Source: MBIE, Stats NZ, Infometrics



## Skills and labour force

Kerikeri-Waipapa is strong in the skills and labour force domain (Graph 5).

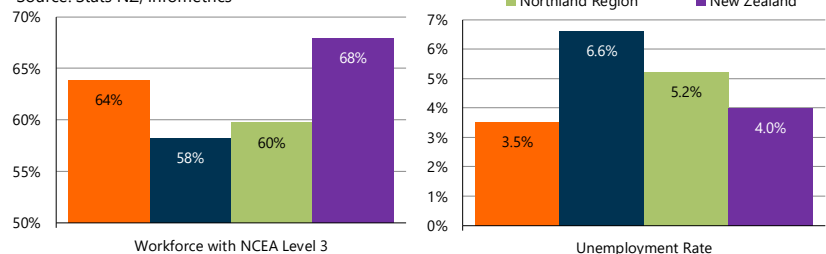
In Kerikeri-Waipapa, 64% of the workforce has achieved at least NCEA Level 3 or an equivalent overseas qualification, ahead of the Far North (58%) and Northland (60%), but behind the national average (68%). Kerikeri-Waipapa also had a low unemployment rate of 3.5% at the 2018 Census, nearly half the Far North rate (6.6%), below Northland (5.2%), and New Zealand (4.0%).

## 13 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Graph 5

## Skills and labour force

Source: Stats NZ, Infometrics



## Social connections

Kerikeri-Waipapa is strong across the social connections domain (Graph 6).

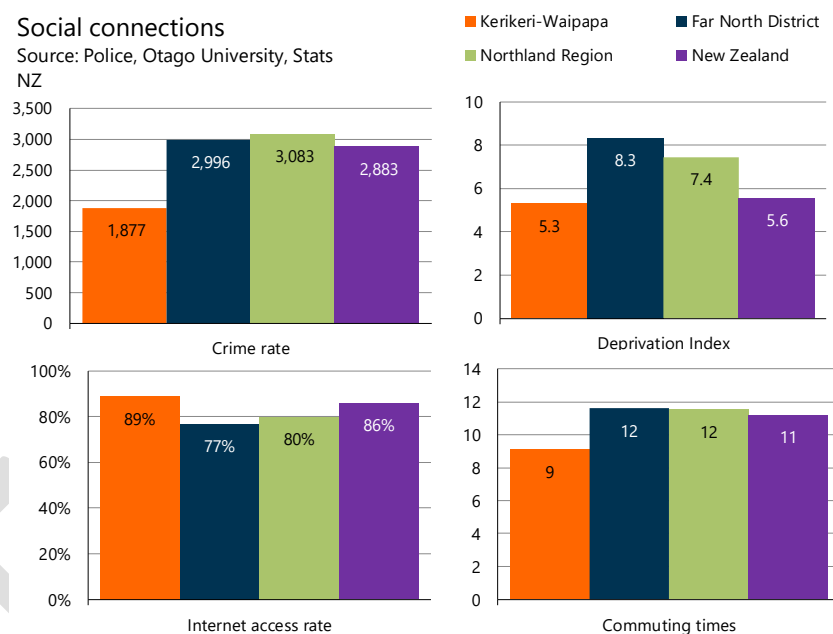
Kerikeri-Waipapa has a low crime rate of 1,877 victimisations per 1,000 residents, far lower than the Far North (2,996), Northland (3,083) and New Zealand (2,883). Kerikeri-Waipapa has a lower level of socioeconomic deprivation too, with a NZDep score of 5.3, compared to 8.3 across the Far North, 7.4 across Northland, and 5.6 across New Zealand. Kerikeri-Waipapa has a higher rate of internet access, with 89% of households having home internet compared to 77% across the Far North, 80% across Northland and 86% nationally. Kerikeri-Waipapa also reports lower commuting times, with an average commute time of 9 minutes compared to Far North (12 minutes), Northland (12 minutes) and New Zealand (11 minutes).

## 14 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Graph 6

## Social connections

Source: Police, Otago University, Stats NZ



## Health

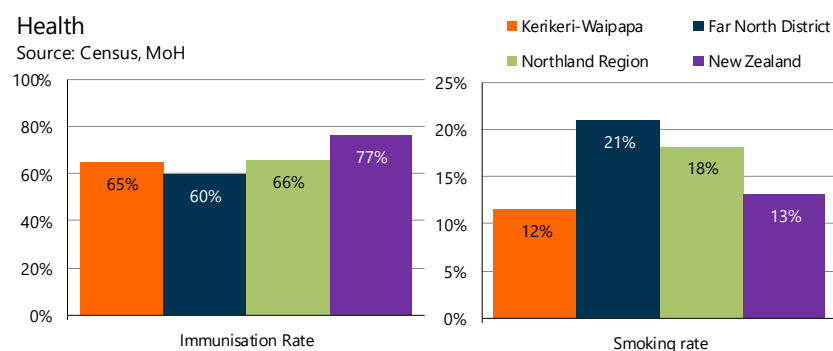
Kerikeri-Waipapa is strong in the health domain (Graph 7).

Kerikeri-Waipapa has a higher rate of immunised infants (65%) than the Far North overall (60%), although this is slightly behind Northland (66%), and New Zealand (77%). Kerikeri-Waipapa has a much lower smoking rate (12%) than Far North (21%), Northland (18%), and lower than New Zealand (13%).

Graph 7

## Health

Source: Census, MoH



## Demographic Analysis

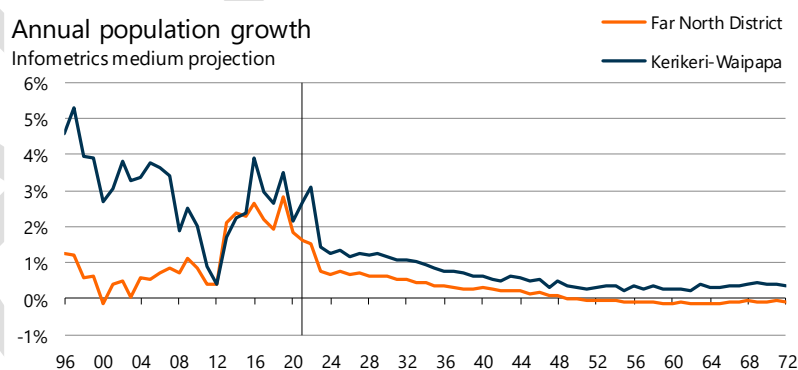
Kerikeri-Waipapa has led population growth in the Far North in the past 25 years and is projected to continue doing so for the next 50 years, with an increasing emphasis on urban growth. The area has a notably older population, and this means the population overall will continue to age

### Population growth outpaces district

Kerikeri-Waipapa's population growth has substantially outpaced the Far North District over the past 25 years. Kerikeri-Waipapa grew by an average of 3.0%pa between 1996 and 2021, compared to 1.2%pa for Far North District overall (Graph 8). Kerikeri-Waipapa is projected to grow faster than the district in future, although the margin is expected to be narrower, reflecting that growth across the rest of the district has picked up in the past decade.

Graph 8

Annual population growth  
Infometrics medium projection



Between 2021 and 2031, Kerikeri-Waipapa is projected to grow by 1.6%pa, compared to 0.9% for the Far North district overall. Kerikeri-Waipapa accounted for nearly all of the district's growth over 2001-2011, falling to 27% over 2011-2021. This share is projected to rise again, with Kerikeri-Waipapa projected to account for 43% of districtwide growth over 2021-2031, 54% over 2031-2041 and 93% over 2041-2051. This growth is projected to take Kerikeri-Waipapa from a population of 16,510 in 2021 to 19,320 in 2031, 21,000 in 2041, and 22,020 in 2051.

The Kerikeri-Waipapa structure plan area is a subset of the Kerikeri-Waipapa area, accounting for 13,620 or 83% of Kerikeri-Waipapa's population in 2021. The structure

<sup>1</sup> For this report, we have defined Kerikeri-Waipapa based on eight Statistical Area 2 (SA2) areas, in turn defined by Stats NZ. These are Kerikeri Central, Kerikeri South, Riverview, Waipapa, Lake Manuwai-Kapiro, Puketona-Waitangi, Puketotara, Rangitane-Purerua. This area is slightly larger than the Kerikeri-Waipapa structure plan area, but reflects the broader housing and labour market of the area.

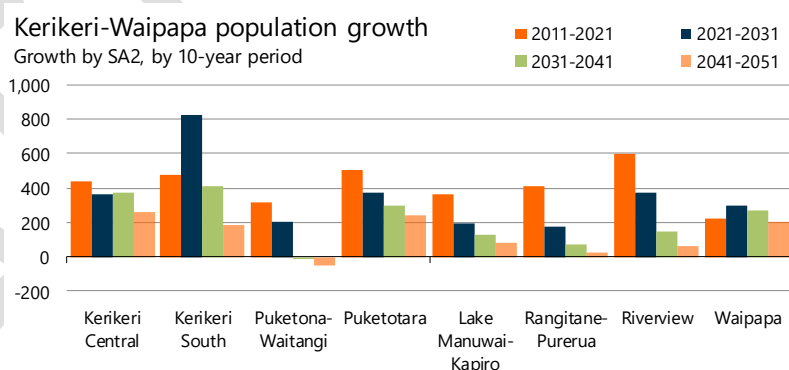
## 16 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

plan area is projected to grow at the same rate as Kerikeri-Waipapa, to 16,060 in 2031, 17,610 in 2041, and 18,570 in 2051.

## More urban growth on the cards

Over the 2011-2021 period, population growth was spread around the Kerikeri-Waipapa area, reflecting the popularity of peri-urban development and infrastructure constraints which limited the potential for more intensive urban development (Graph 9). Over 2021-2031, growth is expected to be more urban in nature, as indicated by a number of planned developments for Kerikeri Central and Kerikeri South, and enabled by the new wastewater treatment plant. Peri-urban growth is projected to continue in Puketotara, Riverview and Waipapa, but will be constrained by the expansion of horticultural land zoning. Over 2031-2041, growth is projected to be more concentrated in Kerikeri Central and Kerikeri South, again reflecting enablement of urban growth and constraints on peri-urban growth.

Graph 9



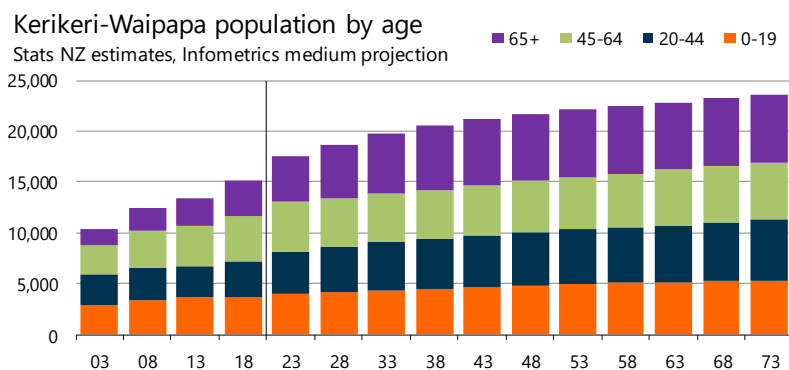
## Kerikeri-Waipapa older, and ageing

Kerikeri-Waipapa has an older population than the rest of the Far North, with an average age of 43 years in 2018, compared to 41 across the Far North District. Kerikeri-Waipapa's average age is projected to grow to 46 years by 2033, compared to the Far North which takes until 2038 to reach that level. Thereafter, the average age is expected to plateau in Kerikeri-Waipapa and the Far North.

The 45-64-year-old age group is the largest age group in Kerikeri-Waipapa with 4,490 in 2018 (Graph 10). However, this is quickly changing as those aged 45-64 shift into the 65 years and older age group, including a large part of the 'baby boomer' generation. By 2028, the 65-years-and-older age group will be the largest, with 5,230. The 65-years-and-older age group will continue growing strongly until 2043, holding steady at around 6,500 thereafter. The 45-64-year-old age group is projected to grow modestly over the long term, maintaining its size even after the 'baby boomers' have moved on as the population overall has aged.

## 17 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Graph 10

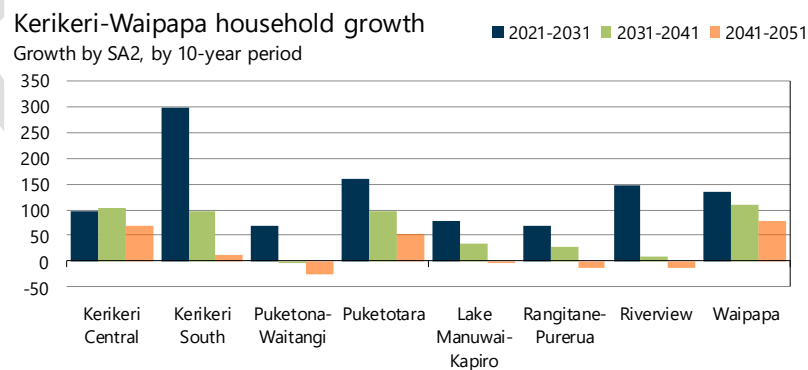


The two younger age groups – 0-19 and 20-44 years of age are projected to grow modestly over the projection period.

## Household growth

The distribution of household growth across the Kerikeri-Waipapa area largely follows the distribution of population – with the most prominent increase in households in Kerikeri South over 2021-2031, reflecting resource consents and development intentions to date (Graph 11).

Graph 11

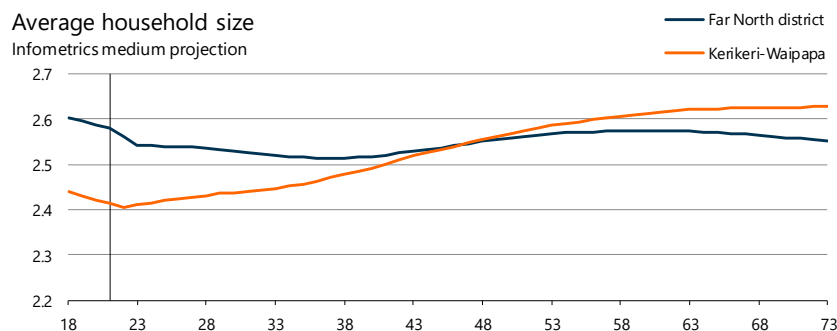


## Smaller households in Kerikeri-Waipapa

Households in Kerikeri-Waipapa consist of an average of 2.4 occupants, compared to 2.6 for the Far North District overall (Graph 12). This reflects Kerikeri-Waipapa's older population – with older people more likely to form smaller households such as couple without children or one person living alone. Younger populations tend to form larger households as there is a higher prevalence of households with children.

## 18 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Graph 12



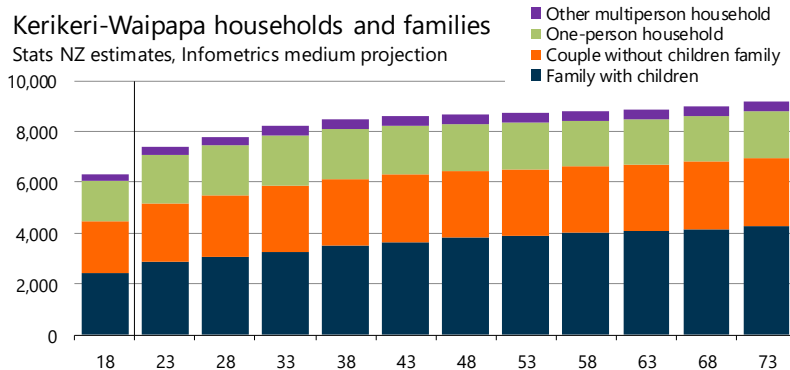
The Far North's average household size is set to decline slightly as the population ages. By contrast, Kerikeri-Waipapa's average household size is expected to rise as the area grows quickly, pulling in migrants which tend to be younger – either coming with children or approaching childbearing age.

### Families with children lead household growth

Families with children are the most common household type in Kerikeri-Waipapa and are projected to grow most strongly, increasing by 43% between 2018 and 2038 (Graph 13). Couple without children and one-person households are projected to grow solidly, increasing by 29% and 24% respectively, largely driving by an ageing population with older couples or widowers often forming these types of households. Other multi-person households – typically referred to as 'flatting' – represent a small proportion of all households, but are growing quickly, projected to increase by 42%.

Please note that some households consist of multiple families – for example, an elderly couple living with their children's family. In that example, the elderly couple would count as one family (couple without children), and the children's family would count as another family (family with children), but they would form a single household together. For this reason, the number of households is slightly less than the number of families.

Graph 13





## Household projections are theoretical

Households and average household size are estimated based on projected changes in the sex and age structure of the population (such as a growing older-age population) and trends in household formation (such as women deferring childbirth). This provides a theoretical estimate of the number of households, however, the actual number of households will depend on a sufficient number of dwellings being available. If fewer dwellings are made available, for example due to lower levels of new dwelling construction, then fewer households will be able to form, and the average household size may be higher. As a practical example, we might expect a couple with one child to form their own single-family household, consisting of three occupants. However, if the couple is unable to obtain a suitable dwelling, they may move in with one of their sets of parents, forming a multi-family household with five occupants.

## Labour Market analysis

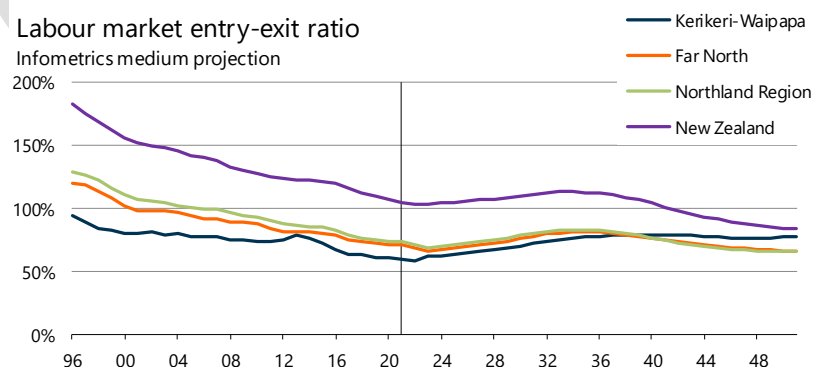
Kerikeri-Waipapa has held a tight labour market for some time, as a result of attracting older migrants and losing younger migrants. This labour market tightness has contributed to a relatively low unemployment rate and high participation rate in Kerikeri-Waipapa, relative to the Far North District overall. Labour force participation is similar across ethnicities, but there remain considerable differences in unemployment. Bringing down unemployment across non-European ethnic groups represents a considerable opportunity to grow labour supply.

### Labour market entry-exit ratio

The effect of an ageing population is neatly encapsulated in the labour market entry-exit ratio (LMEE). This ratio expresses the number of people aged 15-24 years (labour market entrants) to those aged 55-64 (labour market exits). Ideally, the number of 15-24-year-olds would exceed the number of 55-64-year-olds – a ratio well above one. A ratio above one means that there are enough young people entering the workforce to fully replace all retiring workers and allow for a little growth. Net migration can then provide a further top-up for stronger growth.

In the case of Kerikeri-Waipapa, the LMEE has sat below one for the past 25 years, a consequence of the area strongly attracting pre-retirees and retirees at the same time as consistent net migration outflows of young people. Kerikeri-Waipapa's ratio has trended down over the past decade, reaching 0.60 in 2021. The LMEE for Far North District has tracked the Northland average closely, sitting well below one for the past decade and reaching 0.71 in 2021. Nationally, the LMEE has held above one for the past 25 years, and is projected to reach its lowest point at 1.03 in 2023, slowly recovering thereafter.

Graph 14



### Labour market to get tighter

Across New Zealand, Kerikeri-Waipapa included, the LMEE is reaching its worst point due to the numerous baby boomer generation working through the 55-64-year-old age

## 21 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

group at present. This will begin to improve over the coming decade as the baby boomers turn 65 years and older, and as we bring in younger migrants by necessity to fill workforce shortfalls. This means that workforce shortfalls will get worse before they get better.

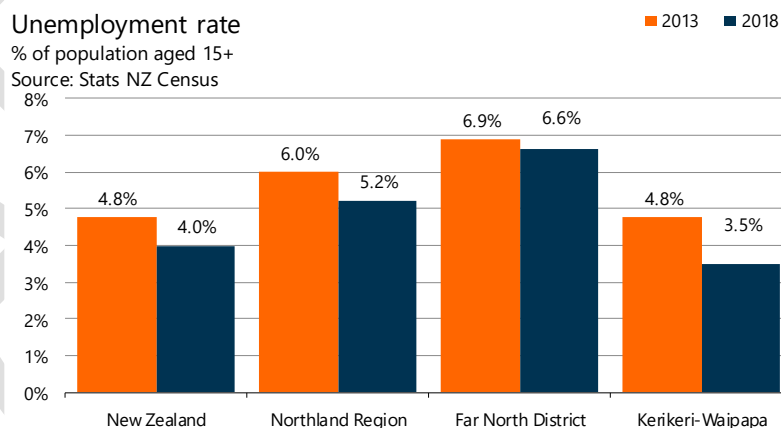
Kerikeri-Waipapa's labour market will remain tighter than the rest of the Far North for the next twenty years, but after around 2040 this relationship changes as the numerous baby boomer generation moves on and Kerikeri-Waipapa's overall population growth is projected to significantly outpace the rest of the district.

## Low unemployment rate in Kerikeri-Waipapa

Kerikeri-Waipapa's unemployment rate of 3.5% in 2018 was substantially lower than 6.5% for Far North overall and 6.0% for Northland Region (Graph 15). Kerikeri-Waipapa's unemployment rate fell sharply between 2013 and 2018, taking it below the national rate of 4.0% in 2018.

Graph 15

Unemployment rate  
% of population aged 15+  
Source: Stats NZ Census



## Significant ethnic disparity in unemployment

However, despite a low and falling unemployment rate overall, there is still significant ethnic disparity in unemployment in Kerikeri-Waipapa. As of 2018, the unemployment rate for Māori and Pacific Peoples in Kerikeri-Waipapa was 8%, compared to 3% for European and Asian ethnic groups. However, these rates showed significant improvement on the respective rates in 2013.

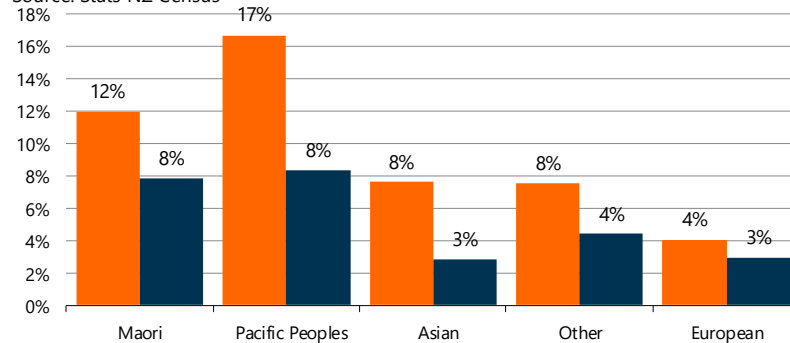
## 22 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Graph 16

## Kerikeri-Waipapa unemployment by ethnicity

% of population aged 15+

Source: Stats NZ Census



## Lower labour force participation

The labour force participation rate reflects the proportion of the population that is aged 15 or older which is either employed or looking for employment (unemployed).

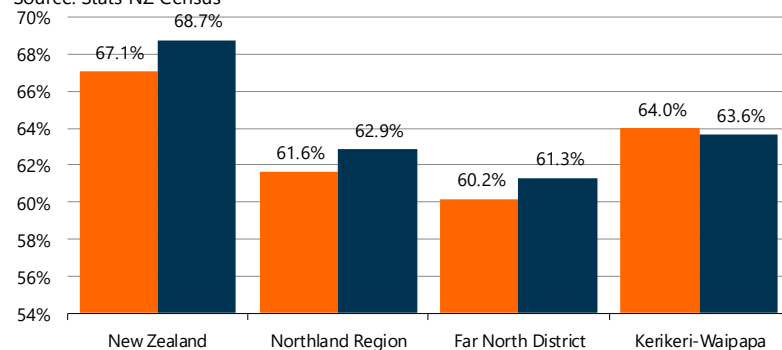
Kerikeri-Waipapa's labour force participation rate of 63.6% in 2018 is lower than the national average (68.7%), but higher than the Far North (61.3%) and Northland (62.9%) (Graph 17). Kerikeri-Waipapa bucked the district, regional and national trend by reporting a decline in participation between 2013 and 2018. This appears to be due to Kerikeri-Waipapa's ageing population, with a fall in participation of those aged 65 years and older counteracting a rise in participation in the 15-64-year-old age group.

Graph 17

## Labour force participation

People employed or unemployed, as % of population aged 15+

Source: Stats NZ Census



## Māori participation rising, other groups falling

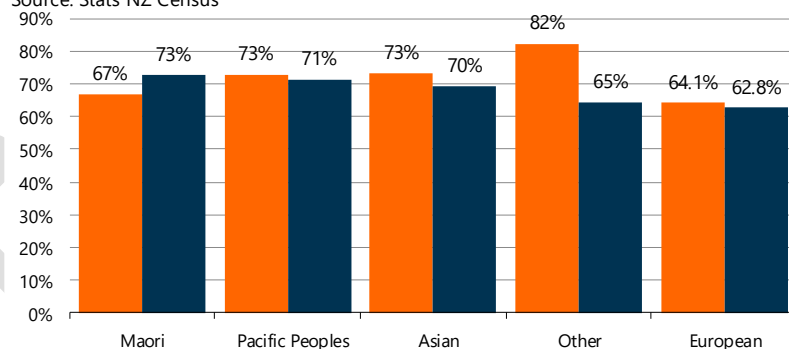
Between 2013 and 2018, Māori were the only ethnic group to report a rise in labour force participation in Kerikeri-Waipapa, with modest falls across all other groups (Graph 18). Māori participation rose to 73%, compared to European participation which fell to 63%. This difference will in part reflect differences in age structure and life expectancy, with Europeans making up a greater share of the older, retired population.

Graph 18

Kerikeri-Waipapa labour force participation by ethnicity

% of population aged 15+

Source: Stats NZ Census



## Growth in nearly every industry

Kerikeri-Waipapa has experienced broad-based growth over the past five years (2016-2021), with the number of filled jobs in 15 out of 18 industries expanding (Graph 19). This creates growth pressure across a broad range of industries and occupations. Much of this growth has been across industries which require skilled, rather than unskilled labour, such as public administration, professional services and construction.

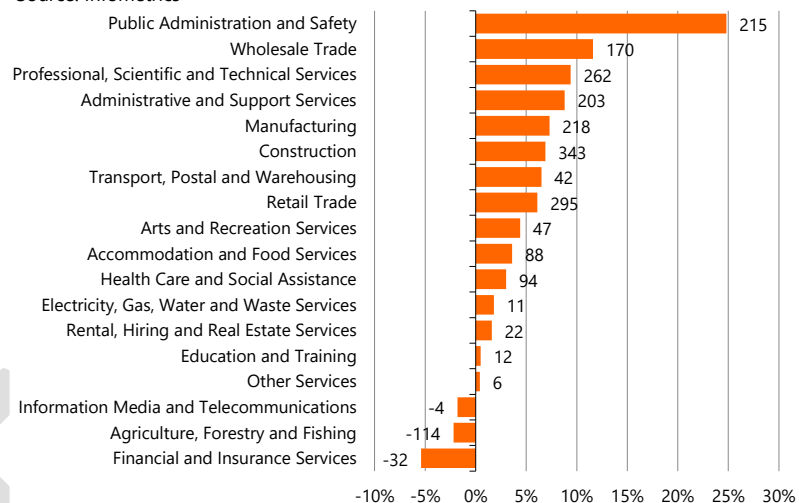
## 24 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Graph 19

## Industry growth pressures

Kerikeri-Waipapa employment growth 2016-21

Source: Infometrics



25 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

## Automation susceptibility analysis

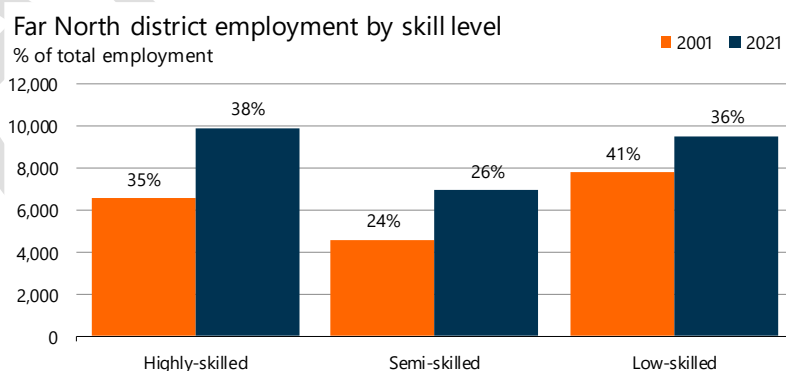
Technology has been a constant force for change in the workplace, but adoption of automation technology has accelerated the rate of change in recent years. We have forecasted the effect of automation on the Far North's occupations and industries, and extended this to Kerikeri-Waipapa. This highlights that Kerikeri-Waipapa is slightly more vulnerable to automation than Far North District overall.

### Technological change isn't new

Technological change has been a constant force throughout history and, despite often being perceived as a threat to workers at the time, has generally been positive in terms of economic outcomes. With the aid of technology, the workforce has shifted from manual labour in the primary sector, to semi-skilled work in the secondary sectors, and latterly into services, both low and highly skilled.

The skills-shift is evident in the Far North, with highly-skilled occupations, such as managers and professionals, growing from 35% of all jobs in 2001 to 38% in 2021 (Graph 20). Semi-skilled occupations, such as tradespersons, have grown from 24% to 26%. Employment in low-skilled occupations has grown slightly as overall employment has grown, but the share of total employment has eased from 41% to 36%.

Graph 20



### Future change is just like the past, mostly

Automation technology isn't particularly unique in the context of historical technological change, although there are a couple of differences to bear in mind. Firstly, upcoming technological change will affect roles, even highly-skilled ones, in the services sector, an area that has traditionally been highly dependent on labour and less capital-intensive than other parts of the economy.

Secondly, the pace of change might increase, especially in digitally enabled applications that can leverage previous technology adoption. For example, personal computers (PCs)

## 26 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

became commercially available in 1975 and took 16 years to reach 25% of the US population. However, after the internet was introduced in 1991, it only took seven years to achieve the same level of penetration, because it leveraged the prior adoption of PCs.

## Change is complex

Although technological change undoubtedly displaces jobs, the net effect of technology tends to be positive. Implementation of technology can reduce the cost of products, spurring additional demand and growing employment in higher-value areas. For example, the introduction of computer programs freed up accountants from manual preparation of journals and ledgers and enabled more time to be spent doing detailed financial analysis. Shifting workers onto higher-value tasks can lead to higher incomes and different patterns of consumption. Through complex feedback mechanisms, technological change in one industry can spur demand in seemingly unrelated industries.

## Modelling the complexity

Infometrics developed a modelling approach to understand the complexity of technological change. We draw upon the work of Frey and Osborne, which looked at 702 distinct occupations to assess their susceptibility to automation, considering the ability for current technology to perform tasks within each occupation. We have applied this to our forecasts of regional employment in New Zealand with our general equilibrium (ESSAM) model, which models interdependencies in the economy, such as the way that price changes in one industry flow through to others. This process tells us how employment by industry and occupation might change under business-as-usual (BAU) adoption of technology. We then repeat the exercise, considering the effects of accelerated adoption of automation technology. We model under the assumption that total employment will not change, however differing adopting of automation will affect how different occupations and industries grow or decline.

In our analysis here, we focus on the effect of accelerated adoption of automation technology. Automation has been a consistent force throughout history, so we want to understand where is most vulnerable to accelerated adoption, rather than the direction of automation itself. While accelerated automation may not happen, it provides a good indication of where BAU automation may happen regardless. In other words, occupations and industries which are vulnerable to accelerated automation are likely to be affected by BAU automation too.

## Lower-skilled roles hit hardest

Accelerated automation is expected to hit lower-skilled roles hardest (Graph 21). Employment under accelerated automation is projected to be 6% lower in labouring occupations compared to BAU, 9% lower in machinery operator and driving occupations, and 8% lower in clerical and administrative occupations. Employment in professional roles is projected to be 7% higher than BAU under accelerated automation, and 6% higher in managerial roles.

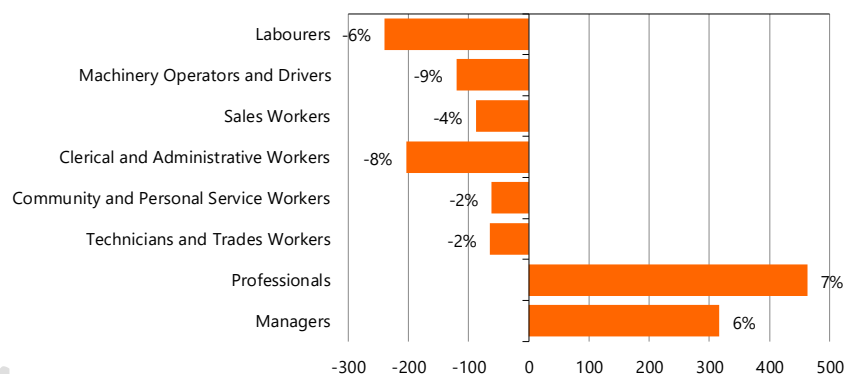


## 27 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Graph 21

## Effect of accelerated employment by occupation skill level

Far North District employment, 2031, compared to BAU automation



The effect of accelerated automation by skill level becomes clear when looking at specific occupations. Table 1 shows the top 10 and bottom 10 most affected occupations of 998 occupations in the ANZSCO classification system. The ten occupations with the largest growth under accelerated automation are predominantly managers and professionals, led by primary school teachers with 65 more jobs under accelerated automation compared with BAU. The bottom 10 occupations which are most affected are predominantly labouring and clerical, with a forecast for 57 fewer general clerks under accelerated automation compared with BAU.

Table 1

## Top and bottom 10 occupations affected by accelerated automation

Far North District

Forecast difference between accelerated automation and BAU in 2031

Top 10 occupations	Change	% change	Bottom 10 occupations	Change	% change
Primary School Teacher	65	7.9%	General Clerk	-57	-20.3%
Secondary School Teacher	56	10.0%	Sales Assistant	-54	-5.0%
Chief Executive or Managing Director	42	9.1%	Accountant	-40	-14.0%
Early Childhood Teacher	42	8.2%	Receptionist	-40	-16.3%
Corporate General Manager	38	9.1%	Mixed Crop/Livestock Farm Worker	-39	-9.7%
Office Manager	37	9.8%	Accounts Clerk	-34	-15.7%
Registered Nurse	37	10.1%	Labourers	-31	-7.0%
Project Builder	36	8.0%	Waiter	-27	-14.8%
Retail Manager	35	8.1%	Teachers' Aide	-18	-5.1%
Sales and Marketing Manager	24	8.1%	Hotel Service Manager	-17	-16.0%

The disparity between the top and bottom ten reflects that tasks performed by lower skilled roles are generally more susceptible to automation. Conversely, the tasks performed by higher skilled occupations are typically less susceptible to automation,

and face higher demand as society's incomes increase as a result of the higher productivity enabled by automation. Accountants are a notable exception – classified as professional occupation, yet facing lower employment under accelerated automation, as tasks can be automated to a degree.

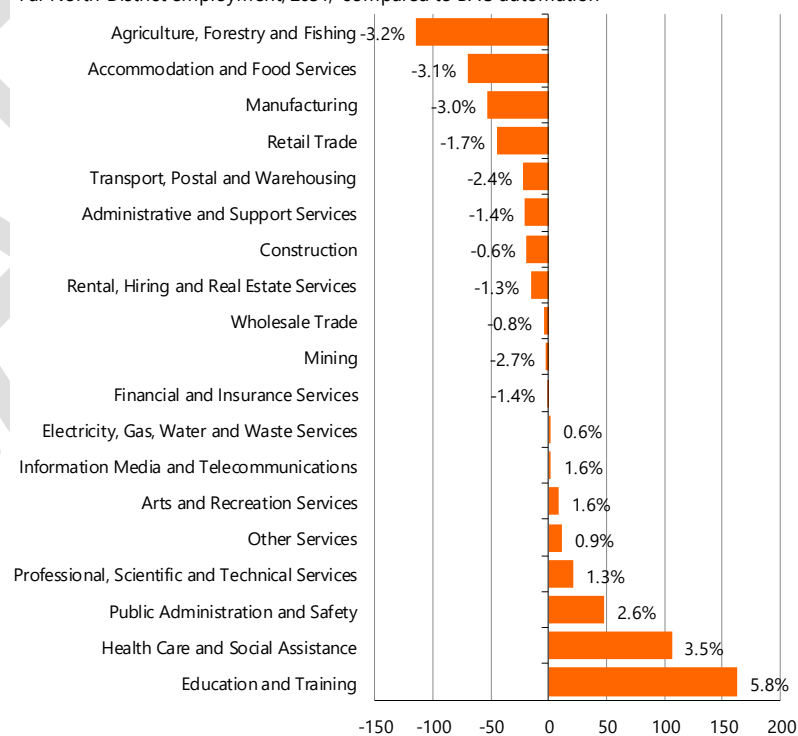
## Automation grows knowledge-based services

Accelerated automation is forecast to drive faster growth in knowledge-based services compared to BAU (Graph 22). These knowledge-based service industries include education and training (5.8% higher in 2031), health care and social assistance (3.5%), and public administration and safety (2.6%). This growth comes at the expense of a range of industries, notably agriculture, forestry and fishing (-3.2%), accommodation and food services (-3.1%), manufacturing (-3.0%), and retail trade (-1.7%).

Graph 22

### Effect of accelerated employment by broad industry

Far North District employment, 2031, compared to BAU automation



Looking at detailed industries, Table 2 shows that the largest employment gains under accelerated automation are in education, with primary (59 more jobs), secondary (41) and pre-school (34) education gaining the most jobs. Other top ten industries include large government involvement such as hospitals (32) and corrections (19), and also house construction (20). The ten industries with the largest job losses under accelerated automation are varied. Cafés and restaurants (-33) and accommodation (-19) reflect

## 29 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

increased automation displacing jobs in the tourism sector. Likewise, automation drives declines in employment across agriculture and forestry, and related manufacturing. However, horticulture is less affected reflecting the challenge of automating horticultural tasks.

Table 2

**Top and bottom 10 industries affected by accelerated automation**

Far North District

*Forecast difference between accelerated automation and BAU in 2031*

Top 10 industries	Change	% change	Bottom 10 industries	Change	% change
Primary Education	59	4.9%	Cafes and Restaurants	-33	-4.2%
Secondary Education	41	7.4%	Supermarket and Grocery Stores	-26	-2.9%
Preschool Education	34	6.3%	Accounting Services	-24	-9.9%
Hospitals	32	6.0%	Accommodation	-19	-1.8%
Other Allied Health Services	28	4.5%	Meat Processing	-18	-6.8%
House Construction	20	2.7%	Other Agriculture and Fishing Support	-15	-4.2%
Correctional and Detention Services	19	3.8%	Dairy Cattle Farming	-15	-2.5%
Other Social Assistance Services	16	3.7%	Beef Cattle Farming	-14	-2.9%
Central Government Administration	16	2.9%	Site Preparation Services	-13	-5.3%
Child Care Services	14	6.9%	Logging	-12	-6.6%

**Effect on Kerikeri-Waipapa**

We can further understand the effect of accelerated automation on Kerikeri-Waipapa by looking at the area's share of districtwide employment in each industry, and the effect of accelerated automation at a districtwide industry level. Table 3 shows that under accelerated automation, a total of 48 fewer jobs in Kerikeri-Waipapa is expected. While we have assumed that automation will have a net-zero effect at a districtwide level, Kerikeri-Waipapa has a larger share of industries forecast to decline under accelerated automation, and conversely a smaller share of industries forecast to grow. For example, Kerikeri-Waipapa accounts for 33% of districtwide employment in 2021 and 49% of districtwide employment in horticulture. However, horticulture is expected to be slightly harder hit by accelerated automation than the rest of the agriculture, forestry and fishing industry, contributing to a larger hit on Kerikeri-Waipapa. Kerikeri-Waipapa accounts for 53% of districtwide employment in administrative and support services (including horticulture pack houses), an industry forecast to have employment reduced under accelerated automation.

## 30 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Table 3

**Accelerated automation in Kerikeri-Waipapa***Forecast difference between accelerated automation and BAU in 2031**Assumes automation effect is spread on pro-rated basis across district*

Industry	Share of district employment 2021	Change
Agriculture, Forestry and Fishing	31%	-37
Mining	4%	0
Manufacturing	40%	-19
Electricity, Gas, Water and Waste Services	44%	1
Construction	41%	-9
Wholesale Trade	70%	-3
Retail Trade	41%	-19
Accommodation and Food Services	26%	-20
Transport, Postal and Warehousing	20%	-4
Information Media and Telecommunications	25%	0
Financial and Insurance Services	47%	-1
Rental, Hiring and Real Estate Services	34%	-5
Professional, Scientific and Technical Services	56%	16
Administrative and Support Services	53%	-13
Public Administration and Safety	24%	9
Education and Training	18%	31
Health Care and Social Assistance	25%	17
Arts and Recreation Services	54%	5
Other Services	29%	3
<b>Total</b>	<b>33%</b>	<b>-48</b>

The approach of Table 3 provides a good starting point, but we also need to consider differences potential for adoption of automation technology, and differences in location of unrelated industries which grow under accelerated automation.

For example, when it comes to adoption of automation, businesses which are proximate to large centres may be a better place to adopt automation due to their larger scale, and they might find it easier to access the technical support required for adoption.

Unrelated industries which benefit from accelerated automation through broader economic shifts, such as education and healthcare, have different reasons for their spatial distribution. Healthcare employment in the Far North is clustered in Kaikohe, and to a lesser extent Kaitia, due to historic hospital locations. Growth in hospital-based care would disproportionately benefit these centres to the detriment of Kerikeri-Waipapa. Conversely, growth in community-level care would likely benefit Kerikeri-Waipapa, as home to a larger older population. Professional services have clustered in Kerikeri-Waipapa to date, and may become more concentrated under accelerated automation.

31 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

---

## Beyond 2031

Technology will continue to evolve. Current and imminent automation technology seems likely to be limited to structured environments, augmenting rather than replacing humans. By 2031, we can expect technology that is more fully autonomous and can be applied in more unstructured environments. As an example, an autonomous forklift in a warehouse is an example of a structured environment, whereas an autonomous car operating on public roads would be an example of a more unstructured environment. Of relevance to Kerikeri-Waipapa, we are already seeing automation in pack houses to sort and pack fruit, and the accelerated automation scenario reflects more of this happening in the next decade. In future, technology may evolve to enable automation in orchards to pick fruit.

## Comparative Advantage

In this section we identify industries in Kerikeri-Waipapa that have a comparative advantage. Simply put, a comparative advantage is something that an area is best at compared to other areas. Supporting and growing industries with comparative advantage is an important pathway to grow the economy and raise living standards.

A comparative advantage means that an area can produce goods or services at a lower cost than other areas. Comparative advantage can come about from natural advantages such as fertile land; having a cluster of relevant industries; or having a critical mass of population as workers or consumers.

We measure comparative advantage in terms of employment shares; if an industry in Kerikeri-Waipapa has a share of total employment larger than that industry's share in Far North District or Northland we region we conclude that the industry has a comparative advantage in Kerikeri-Waipapa. We also look at comparative advantage in a demographic sense.

Kerikeri-Waipapa has a comparative advantage in horticulture as well as horticultural-related industries within wholesale and support services. The area also has strength in professional services and arts and recreation services. Kerikeri-Waipapa has a lack of comparative advantage in public administration, tertiary education and health care, which may reflect that these services are provided in historic locations which don't reflect Kerikeri-Waipapa's recent strong population growth.

### Districtwide comparative advantage

Kerikeri-Waipapa accommodates 34% of all employment in the Far North District, based on average filled jobs over 2016 to 2021. Kerikeri-Waipapa has an over-sized share of the district's employment in industries with orange bars above the horizontal blue line, which reflects the all industry average (Graph 23). In five out of 22 industries, more than half the Far North's employment is located in Kerikeri-Waipapa, which is indicative of Kerikeri-Waipapa having a strong comparative advantage in these industries. The industries are wholesale trade, horticulture, administrative services, arts and recreation services, and professional services.

In the case of professional services and arts and recreation services, Kerikeri-Waipapa's comparative advantage may be due to having pockets of wealth and the district's largest population and business base close by. For horticulture, administrative services (including pack houses for horticulture) and wholesale services (largely relating to horticulture).

Kerikeri-Waipapa's natural advantages in horticulture coupled with a large population of potential workers are reflected in their concentration of the district's horticulture employment, as well as administrative services (pack houses) and wholesale services

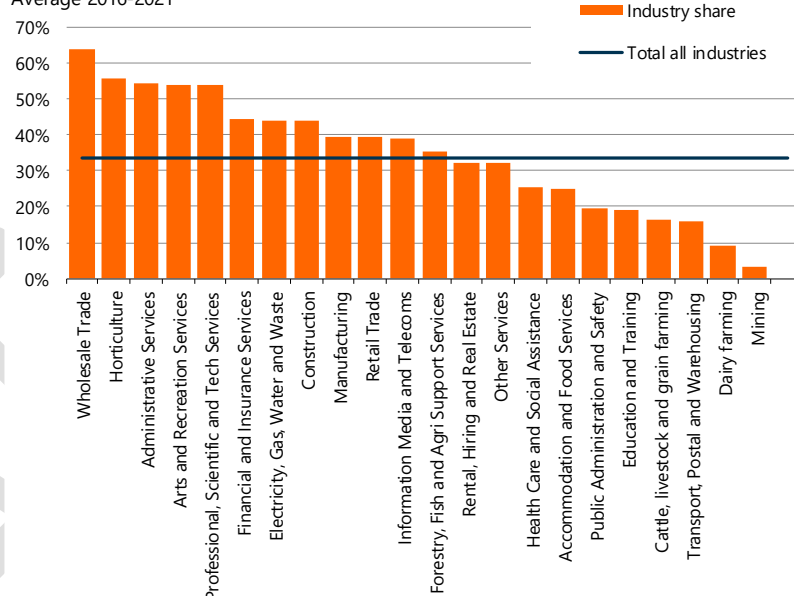
## 33 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

(dominated by horticulture-related wholesaling). Manufacturing exhibits a weak comparative advantage in Kerikeri-Waipapa, in part reflecting a highly diverse mix of smaller sub-industries within manufacturing. Kerikeri-Waipapa's weak comparative advantage in manufacturing may come from having a relatively large group of potential workers and an ecosystem of businesses and suppliers.

Graph 23

## Kerikeri-Waipapa share of Far North employment

Average 2016-2021



Conversely, industries with orange bars underneath the blue bars in Graph 23 reflect a lack of competitive advantage in Kerikeri-Waipapa. In some cases, this may be for historic reasons, for example, public administration offices, hospitals and tertiary education facilities being located in other Far North towns when Kerikeri-Waipapa had a smaller population. Kerikeri's low concentration of education and training employment may also reflect that the area has a relatively old population and therefore relatively less need for education services. Kerikeri's under-representation in dairy farming, and cattle, livestock and grain farming may reflect high land values at the urban periphery which make extensive land uses uneconomic. It is not apparent why Kerikeri has such an under-sized share of the district's transport, postal and warehousing industry, particularly given that Bay of Islands airport is located in the Kerikeri-Waipapa area.

## Regional comparative advantage

Looking at Kerikeri-Waipapa's share of Northland employment shows where Kerikeri-Waipapa has a regionally significant comparative advantage. Kerikeri-Waipapa is home to 11% of all employment in the Northland Region, represented by the blue line in Graph 24. Kerikeri-Waipapa is home to an impressive 26% of all regional employment in horticulture, and 18% of regional employment in administrative services (including

## 34 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

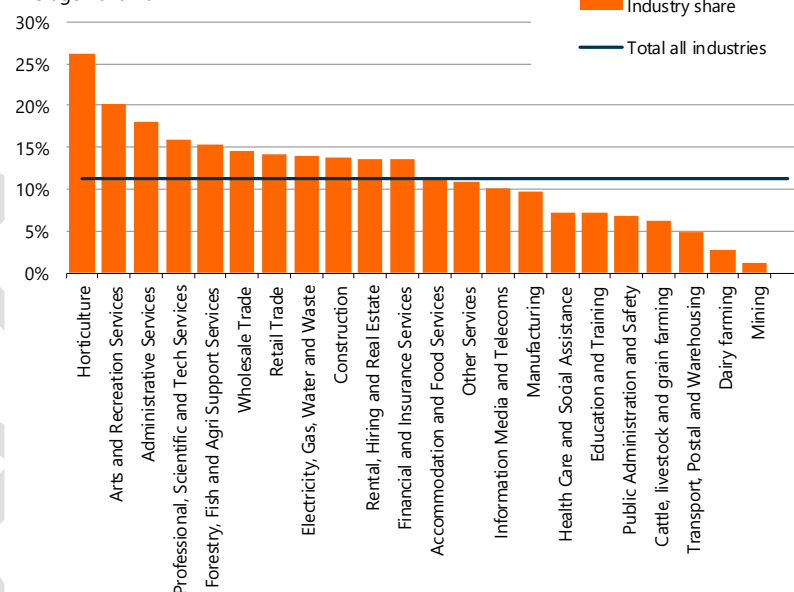
horticultural pack houses). This makes it clear that Kerikeri-Waipapa has a comparative advantage in both the horticulture and the support services surrounding it.

Kerikeri-Waipapa's concentration of regional employment in arts and recreation services, and professional services, reflects the area's pockets of wealth and comparative advantage which stems from having a large cluster of population and businesses that demand those services.

Graph 24

## Kerikeri-Waipapa share of Northland employment

Average 2016-2021



## Industry composition

Looking at employment by industry, effectively the economic composition of an area, shows a slightly different perspective to the comparative advantages revealed in the previous sections (Graph 25). Construction and retail are the largest industries in Kerikeri-Waipapa, accounting for 13% and 12% of the area's employment respectively. Kerikeri-Waipapa only has a weak competitive advantage in these industries, so their large size is reflective of demand from a large population base. Horticulture and administrative services account for a relatively modest share of Kerikeri-Waipapa employment, at 5% and 6% respectively, despite having a strong comparative advantage.

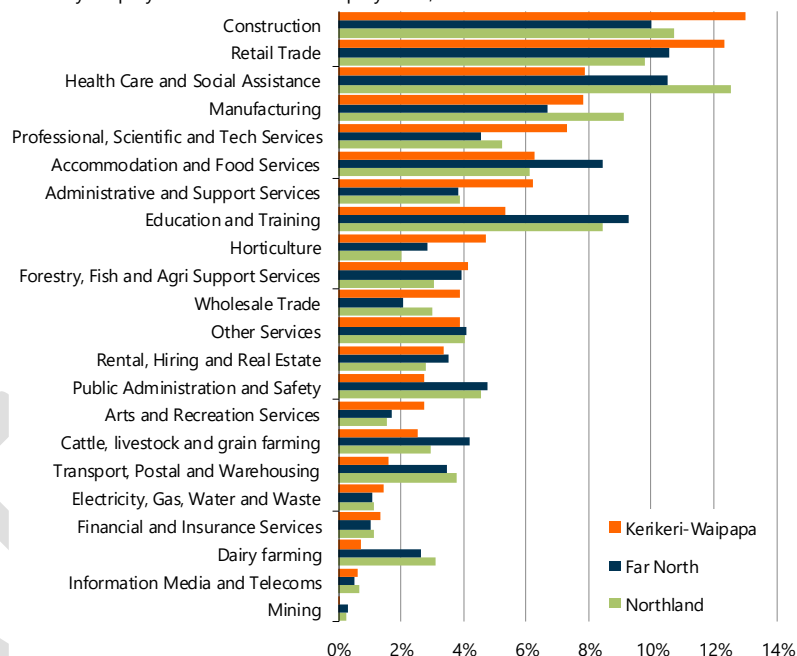


## 35 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Graph 25

## Employment by industry

Industry employment as % of total employment, in each area



## Look after own needs, then look further afield

A large population centre like Kerikeri-Waipapa needs to provide services to meet the needs of its own population, including the obvious such as construction and retail, as well as less visible support industries such as professional services, transport, and wholesale trade. It's important that these industries are able to grow in tandem with population and employment. Beyond meeting local needs, growing areas with a comparative advantage presents an opportunity to grow the economy and raise living standards, by focusing on what the area is best at and using that advantage to meet the needs of other areas. For example, growing and packing Kiwifruit for export to other parts of New Zealand or overseas.

## Strong over-44 population in Kerikeri-Waipapa

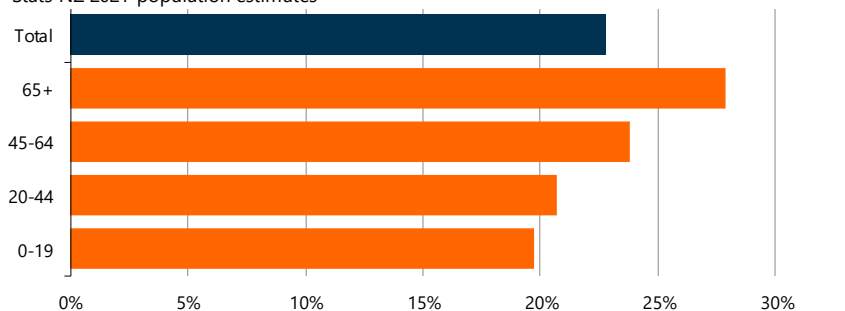
Kerikeri-Waipapa has an out-sized share of the Far North's over-45-year old population. Kerikeri-Waipapa was home to 23% of the Far North's total population 2021, but 24% of the district's 45-64-year-olds and 28% of over-65-year-olds. Conversely, the district is has an under-sized share of under-45-year-olds, with 21% of the district's 20-44-year-olds and 20% of 0-19-year-olds.

## 36 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Graph 26

## Kerikeri-Waipapa share of Far North population by age

Stats NZ 2021 population estimates



Kerikeri-Waipapa is an attractive destination for retirees and pre-retirees which means it has attracted people in those specific age groups more so than other age groups. Despite having an out-sized share of the older population, Kerikeri-Waipapa has an under-sized share of the Far North's healthcare, with only 25% of the district's health care jobs located in Kerikeri-Waipapa, compared to 34% of all employment. This likely reflects the continued operation of the district's primary hospital at the district's historic main centre of Kaikohe. This suggests that there is an opportunity to grow healthcare services in the Kerikeri-Waipapa community.

## Commercial Amenity analysis

Commercial amenity considers the various aspects of a local economy which contribute to amenity or quality of life in an area – including amenity like shops, cafes and activities. We have benchmarked commercial amenity in Kerikeri-Waipapa in relation to similar sized centres to identify Kerikeri-Waipapa's strengths and weaknesses.

Overall, this indicates that Kerikeri-Waipapa has a solid commercial amenity offering, although cafes, restaurants, takeaways and bars could be improved. Even in areas of strength, these industries will need to grow as the population grows, in order to maintain the level of amenity.

### Making a relevant comparison

In order to make a relevant comparison with Kerikeri-Waipapa, we have identified eight centres which are broadly comparable in terms of size and nature (Table 4). Guided by Stats NZ's Functional Urban Area classification<sup>2</sup>, we identified eight comparable centres with a similar urban function – being of a scale to be somewhat self sufficient and supporting smaller neighbouring areas, as well as being serviced by a nearby regional centre. This reflects the regional role of Kerikeri-Waipapa – it is largely self-sufficient for its own needs; it supports smaller nearby centres such as Kaikohe, Paihia and Kawakawa; however, it still relies on Whangarei for more specialist services.

Table 4

#### Comparator centres for Kerikeri-Waipapa

Source: Infometrics, Stats NZ

Territorial authority	Centre	Population (2021)	Employment (2021)
Tasman District	Motueka	8,280	4,340
Matamata-Piako District	Morrinsville	8,410	3,816
Far North District	Kaitiā	14,850	5,979
Hastings District	Havelock North	15,140	5,439
<b>Far North District</b>	<b>Kerikeri-Waipapa</b>	<b>16,470</b>	<b>8,808</b>
Waimakariri District	Rangiora-Kaiapoi	21,390	9,407
Waipa District	Cambridge	26,490	11,571
Ashburton District	Ashburton	26,560	14,809
Whanganui District	Whanganui	45,770	19,912

<sup>2</sup> Stats NZ classifies Functional Urban Areas based on SA1 areas – we have slightly enlarged these areas to follow SA2 boundaries, which allows use of a richer set of data.

## Identifying commercial amenity

We have identified commercial amenity by looking at industries which predominantly service the needs of the public and contribute towards quality of life. The industries have been grouped into five groupings to accommodate overlaps between industries.. For example, a sit-down meal could be purchased from a café, restaurant or bar so these have been grouped together. Similarly, clothing can be purchased from a specialist clothing store or a generalist department store.

We considered including performing arts (artists and venues) and amusement/recreation activities (e.g. gaming arcades or bowling alleys), however employment in these areas varied too widely to draw robust comparison between centres.

## Comparing commercial amenity

We have assessed commercial amenity by looking at employment per capita in each of the five industry groupings. Using a per capita basis enables an accurate comparison across centres with varying populations. This approach assumes that higher employment per capita in each of the five industries represents a higher level of commercial amenity – for example, that more restaurant staff means more restaurants with a wider range of cuisines.

Differences in commercial amenity can arise through a number of reasons, including availability of suitable zoned commercial land, local preferences, income levels or historic legacies. Ideally, the spatial planning process will identify any unmet need for suitable zoned commercial land. Local preferences may explain some differences in commercial amenity, for example a preference to recreate through outdoor activities rather than indoor gyms. However, relative shortfalls in commercial amenity may affect the ability to attract migrants and tourists into the area, particularly if they have different preferences.

### Cafes, restaurants, takeaways and bars

There are 20.2 cafe, restaurant and takeaway bar filled jobs per 1,000 residents in Kerikeri-Waipapa, well ahead of Kaitia and Morrinsville, and behind Rangiora-Kaiapoi, Cambridge, Ashburton and Whanganui (Table 5). Havelock North has 50% more staff per capita than Kerikeri-Waipapa, suggesting a particular strength in hospitality offering in Havelock North.

### Home, garden and hobby retail

Kerikeri-Waipapa has the highest number of jobs per capita in home, garden and hobby retail out of the nine centres, with a wide range through the remainder of the pack. Kaitia and Havelock North have less than half the per capita filled jobs as Kerikeri-Waipapa. Rangiora-Kaiapoi has a similar level of per capita jobs to Kerikeri-Waipapa, and the remaining centres have notably fewer jobs per capita.

### Clothing, footwear, jewellery, accessory and department store retail

The level of clothing, footwear, jewellery, accessory and department store filled jobs in Kerikeri-Waipapa is comparable to most of the nine centres, with 8.7 filled jobs per 1,000

## 39 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

residents. Motueka and Morrinsville are particularly strong in this field, and Havelock North and Kaitia have a notably weaker offering.

### Health and fitness centres and gyms

There is a wide range in health and fitness centres and gym offering between the nine centres, with Rangiora-Kaipoi and Kerikeri-Waipapa out in front with 2.2 and 2.0 filled jobs per 1,000 residents. Notably Whanganui, despite a significantly larger population than the rest of the nine centres, has a weak per-capita health and fitness industry, at a similar level to Kaitia and Havelock North.

### Hairdressers, barbers and beauty

Most centres have around four to five hairdresser, barber and beauty filled jobs per 1,000 residents, including Kerikeri-Waipapa with 4.3. Morrinsville has a notably stronger offering with 7.7 filled jobs per 1,000 residents, and Kaitia much lower with 1.6 jobs per 1,000 residents.

Table 5

#### Commercial amenity per capita

Employment (filled jobs) per 1,000 residents

Source: Infometrics, Stats NZ

Centre	Cafes, restaurants, takeaways and bars	Home, garden and hobby retail	Clothing, footwear, jewellery, accessory and department store retail	Health and fitness centres and gyms	Hairdressers, barbers and beauty
Motueka	37.7	14.7	10.1	1.7	5.0
Morrinsville	17.6	13.7	10.4	0.1	7.7
Kaitia	11.7	8.7	6.1	0.6	1.6
Havelock North	30.6	7.5	2.3	0.7	5.6
<b>Kerikeri-Waipapa</b>	<b>20.2</b>	<b>20.3</b>	<b>8.7</b>	<b>2.0</b>	<b>4.3</b>
Rangiora-Kaipoi	22.6	19.0	9.7	2.2	5.4
Cambridge	25.2	12.8	6.4	1.1	4.9
Ashburton	25.5	13.9	8.9	1.0	4.2
Whanganui	20.9	11.1	6.7	0.7	3.2

## Kerikeri-Waipapa middle of the pack

Table 6 shows the centres ranked by their per capita commercial amenity across the five industry groupings, with Kerikeri-Waipapa highlighted as being in the middle of the pack overall. Kerikeri-Waipapa is leading in terms of home, garden and hobby retail (first); and health and fitness centres and gyms (second). Conversely, it shows that Kerikeri-Waipapa has a middle-ranking for cafes, restaurants, takeaways and bars (seventh); clothing, footwear, jewellery, accessory and department store retail (fifth); and hairdressers, barbers and beauty (sixth). Overall, this indicates that Kerikeri-Waipapa has a solid commercial amenity offering, although cafes, restaurants, takeaways and bars could be improved. Even in areas of strength, these industries will need to grow as the population grows, in order to maintain the level of amenity.

## 40 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

Table 6

**Commercial amenity per capita ranking**

Employment (filled jobs) per 1,000 residents

Source: Infometrics, Stats NZ

	Cafes, restaurants, takeaways and bars	Home, garden and hobby retail	Clothing, footwear, jewellery, accessory and department store retail	Health and fitness centres and gyms	Hairdressers, barbers and beauty
Highest	Motueka	<b>Kerikeri-Waipapa</b>	Morrinsville	Rangiora-Kaipoi	Morrinsville
	Havelock North	Rangiora-Kaipoi	Motueka	<b>Kerikeri-Waipapa</b>	Havelock North
	Ashburton	Motueka	Rangiora-Kaipoi	Motueka	Rangiora-Kaipoi
	Cambridge	Ashburton	Ashburton	Cambridge	Motueka
	Rangiora-Kaipoi	Morrinsville	<b>Kerikeri-Waipapa</b>	Ashburton	Cambridge
	Whanganui	Cambridge	Whanganui	Whanganui	<b>Kerikeri-Waipapa</b>
	<b>Kerikeri-Waipapa</b>	Whanganui	Cambridge	Havelock North	Ashburton
	Morrinsville	Kaitaia	Kaitaia	Kaitaia	Whanganui
Lowest	Kaitaia	Havelock North	Havelock North	Morrinsville	Kaitaia

Kaitaia ranks quite lowly across the five commercial amenity industries, which may reflect the area's relatively low population compared to the comparator centres, meaning that it may lack critical mass to support some types of commercial amenity. This may also reflect lower incomes in the area which in turn affects demand for commercial amenity. Put another way, the fact that Kerikeri-Waipapa has only a slightly larger population than Kaitaia yet has a significantly strong commercial amenity offering highlights Kerikeri-Waipapa's significant role as a hub for commercial amenity in the district.

## Appendix 1 – Wellbeing indicator metadata

---

### General election turnout

The average turnout for the most recent general election. Currently this is the 2021 general election. Turnout is calculated as the percentage of enrolled electors who cast a vote in the local area, by area of residence. Data sourced from the Electoral Commission.

### Volunteering Rate

The number of people who recorded to be undertaking “Other Helping or Voluntary Work for or Through Any Organisation, Group or Marae” as an unpaid activity in the four weeks prior to the Census, as a proportion of the total stated in each area. Data sourced from the 2018 Census.

### Health care sector rate

The number of workers employed in the health care sector (ANZSIC Division Q, Health Care and Social Assistance) as a proportion of total workers in an area. Data is sourced from Infometrics for the year to March 2021.

### Current dependency ratio – 2021

Calculated for 2018. The dependency ratio is the number of under 15-year olds and over 65-year olds as a ratio of the rest of the population (working age). Population data is sourced from Statistics New Zealand, and is for June years.

### Future dependency ratio – 2031

Calculated for 2028. The dependency ratio is the number of under 15-year olds and over 65-year olds as a ratio of the rest of the population (working age). Population data is sourced from Infometrics medium population projection for FNDC.

### Employment strength

The number of jobs in the area, measured over the year to March 2021, as a proportion of the estimated resident population aged 15-64 as at June, multiplied by 100. Data is sourced from Infometrics and Statistics New Zealand.

### Knowledge intensive worker rate

Knowledge-intensive industries are industries that satisfy two criteria: at least 25 per cent of the workforce must be qualified to degree level and at least 30 per cent of the workforce must be employed in professional, managerial, as well as scientific and technical occupations. Data is sourced from Infometrics for the year to March 2021.

### Net growth in business units

42 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

---

Growth in the number of geographic units over the 2019-2021 period. Data sourced from Business Demography, Statistics New Zealand.

#### Rental prices

The annual average mean rent for an area, over the year to March 2022, for all private rented properties, sourced from the Ministry of Business, Innovation, and Employment's (MBIE) rental bond database.

#### Median household income

Annual median incomes of households in occupied private dwelling. Data sourced from the 2018 Census.

#### Home ownership rate

Total households in dwellings owned or partly owned as well as Total households in dwellings held in a family trust as a percentage of total households stated. Data sourced from the 2018 Census.

#### Workforce with NCEA Level 3

The percentage of the working age population (15-64 years) with a NCEA level 3 qualification or above. Data sourced from the 2018 Census.

#### Unemployment rate

The number of people who were unemployed as a proportion of the total number of people employed and unemployed. Data sourced from the 2018 Census.

#### Crime rate

The crude crime rate is calculated as the number of crimes committed and recorded (victimisations) in an area per 100,000 residents. Data sourced from the New Zealand Police and Statistics New Zealand for the year to March 2022

#### Deprivation Index

The average relative index of deprivation for an area, based on the New Zealand Index of Deprivation for small areas compiled by the University of Otago. The Index measures relative social deprivation across New Zealand, related to their relative access or level of communication, income, employment, qualifications, home ownership, support, living space, and transport. The Index ranges between 0 and 10, with 0 representing the lowest levels of relative deprivation in an area, and 10 representing the highest levels of relative deprivation in an area. Data sourced from the University of Otago and based on the 2018 Census.

#### Internet access rate

The percentage of households with internet access at home. Data sourced from the 2018 Census.

#### Commuting times



43 Kerikeri-Waipapa economic and social wellbeing evidence base – June 2022

---

The average commute time to work, in minutes by road. The place of work (SA2) and place of residence (SA2) of each employed person was identified using 2018 Census data. Using Google Maps the commute time of each person was measured (from the centroid of the residence SA2 to the centroid of the workplace SA2). People who identified as working from home in the 2018 Census are effectively treated as having a zero-minute commute, so a high number of residents working from home brings down the average. Working from home includes the modern concept of performing office-based jobs remotely, but also those whose residence and work is collocated such as living on a farm or a bed and breakfast.

#### Smoking Rate

The number of people who were recorded as regular smokers as a proportion of the total people stated in an area. Data sourced from the 2018 Census.

#### Immunisation Rate

The number of eligible children in the area who were fully immunised at 6 months of age. Data sourced from the Ministry of Health. Data was provided by Health Domicile code and then estimated at a SA2 level, averaged over 2014-2018.

## 1.1 Roles and Responsibilities

Title	Membership / Commitment	Role / Responsibilities
<b>SP Committee</b>		<ul style="list-style-type: none"> <li>• To input at key milestones (workshops)</li> <li>• To give direction on approach, content, targets etc</li> <li>• To approve draft Spatial Plan for formal consultation</li> </ul>
<b>Hapū Governance Group</b>	<p>Membership as follows:</p> <ul style="list-style-type: none"> <li>• Ngāti Rēhia</li> <li>• Te Uri Taniwha</li> <li>• Ngāti Hineira</li> <li>• Te Whiu</li> <li>• Ngāti Rangi</li> <li>• Ngāti Mau</li> <li>• Ngāti Korohue</li> </ul> <p>Support from Celia Witehira</p> <p>Meet monthly – coordinated around key milestones and following SG meetings.</p> <p>FNDC will provide administrative support and will work with iwi/hapū to land on an appropriate level and form of remuneration for members of the iwi/hapū Governance Group.</p>	<ul style="list-style-type: none"> <li>• To provide iwi / Hapū advice and views prior to going to SP Committee</li> <li>• To ensure Hapū views are recognized and captured</li> <li>• To develop a mana enhancing agreement with Ngāti Rēhia leading this process. This will involve wananga and hui.</li> <li>• Fulfilling Council's partnership obligations</li> <li>• To review and provide feedback at key milestones in liaison with the Steering Group</li> <li>• To endorse the Spatial Plan</li> </ul>
<b>Project Steering Group (PSG)</b>	<p>Membership as follows:</p> <ul style="list-style-type: none"> <li>• Darren Edwards (GM Strategy &amp; Policy) – Project Sponsor and Chair</li> <li>• Andy Finch (GM Infrastructure)</li> <li>• Roger Ackers (Manager Strategy Development) – Council Project Lead</li> </ul>	<ul style="list-style-type: none"> <li>• Monitors the strategic direction of the project and ensures alignment with organisational goals</li> <li>• Provides governance / input for the Project, and provide assurance to Council</li> <li>• Provide review and input at key milestones before going to SP Committee</li> <li>• Ensures the approach and project is well understood across the organisation</li> </ul>

Title	Membership / Commitment	Role / Responsibilities
	<ul style="list-style-type: none"> <li>• Helen Ronaldson (Manager Infrastructure)</li> <li>• Greg Wilson (Manager District Plan)</li> <li>• Patrick Smith Pouhau Te Hono - Manager Te Hono)</li> <li>• Rochelle Dean (Manager - Environmental Services)</li> </ul> <p>Meets around key milestones –</p> <ul style="list-style-type: none"> <li>• Proposed Approach</li> <li>• Scenario Development</li> <li>• Foundation Document</li> <li>• Draft Spatial Plan</li> </ul> <p>The above are the decision makers – supported by advisors:</p> <ul style="list-style-type: none"> <li>• Ree Anderson - Consultant Advisor / Document Development Lead</li> <li>• Ewen Skinner – Project Manager</li> </ul>	<ul style="list-style-type: none"> <li>• Ensures integration with other areas of Council</li> </ul>
<b>Project Sponsor</b>	Darren Edwards	<ul style="list-style-type: none"> <li>• Accepts overall accountability for the delivery of the project</li> <li>• Authorises the high-level objectives of the project</li> <li>• Agrees to the project scope, deliverables, schedule, resources and budget</li> <li>• Secures the necessary authorisation, funding and resources</li> </ul>
<b>Council Project Lead</b>	Roger Ackers	<ul style="list-style-type: none"> <li>• Reviews status and progress of project (receives regular - fortnightly updates)</li> <li>• Oversees liaison with key stakeholders and Council</li> </ul>

Title	Membership / Commitment	Role / Responsibilities
		<ul style="list-style-type: none"> <li>• Monitors issues and risks with the project and ensures these are being actively managed and resolved</li> <li>• Provides a contact point where key decisions can be reviewed and made, and escalated issues can be discussed and resolved</li> <li>• Coordinates any communications and media</li> </ul>
<b>Consultant Advisor / Document Development Lead</b>	Ree Anderson	<ul style="list-style-type: none"> <li>• Reports to PSG and Council Project Lead</li> <li>• Preparation of Foundation Document and Spatial Plan Document – analysis and review of inputs and writing document</li> <li>• Coordinates inputs into Spatial Plan (internal and external)</li> <li>• Coordinates Evidence Development stage</li> <li>• Developing briefs/scope for external work</li> <li>• Facilitates Developer / Property Industry Workshop</li> </ul>
<b>Project Manager</b>	Ewen Skinner	<ul style="list-style-type: none"> <li>• Support to Consultant Advisor / Document Development Lead and Council Project Lead</li> <li>• Preparation of status reports</li> <li>• Preparation of detailed programme of works, schedule tasks and monitor progress</li> <li>• Develop and maintain the risks and issues register and escalate risks and issues (with recommendations)</li> <li>• Help coordinate strategic and technical advice on work packages</li> <li>• Assist in ensuring delivery of planned tasks are on time and to the required level of quality and format</li> <li>• Assist in coordination of Project Team and Reference Group inputs</li> </ul>
<b>Project Team</b>	Led by Ree Anderson who will develop the Spatial Plan with input from both external and internal	<ul style="list-style-type: none"> <li>• Coordination of input and support from SMEs on topic areas</li> <li>• Assist in the coordination and input from the Reference Group and its members –</li> </ul>

Title	Membership / Commitment	Role / Responsibilities
	<p>resource</p> <p>Council members:</p> <ul style="list-style-type: none"> <li>• Roger Ackers (Council Project Lead)</li> <li>• Briar Corbett (Engagement)</li> <li>• Celia Witehira (<i>Ngāti Rēhia</i>)</li> <li>• Owen Davis (Shorestone Consulting – Development Expert)</li> <li>• Conor McIntosh (The Property Group – GIS Support)</li> <li>• Admin Support – Helen Wing-Cumming</li> <li>• PM Support – Ewen Skinner</li> </ul> <p>Optional:</p> <ul style="list-style-type: none"> <li>• Matt McCambridge (Comms)</li> <li>• Kirsten Griffith (Population statistics and projections)</li> <li>• Donald Sheppard (Climate Change</li> </ul>	<p>particularly around scenario development and draft Spatial Plan workshops</p> <ul style="list-style-type: none"> <li>• Ensure interrelationships between other areas of council are clearly understood, communicated and inputs are coordinated</li> <li>• Ensure any changes to the project's scope, planned deliverables, timescales are properly scoped, communicated and managed</li> <li>• Plan and coordinate engagement – initial and informal. Including the development of any content and IT support</li> <li>• Plan and coordinate Communications</li> <li>• Provide Planning Support – including mapping, research and analysis</li> <li>• Plan and facilitate iwi engagement</li> <li>• Provision of supporting statistics and information</li> <li>• Provision of Climate Change Inputs</li> </ul>
<b>Subject Matter Expert (SME) Working Group</b>	<ul style="list-style-type: none"> <li>• Sheryl Gavin (Manager Community Development and corporate planning)</li> <li>• Ana Mules (Community Development)</li> <li>• Kim Cottle (Team Leader infrastructure, 3 waters and transport)</li> <li>• Ross Baker (Open Space and Reserves)</li> <li>• Andrew McPhee (District Plan)</li> <li>• Janice Smith (finance)</li> </ul>	<ul style="list-style-type: none"> <li>• As a group to provide specialist advice into the Spatial Plan at key milestones - scenario development and draft Spatial Plan workshops</li> <li>• Meet up to 4 times on project (up to Foundation Document preparation)</li> <li>• As individuals to provide specialist advice into specific areas of the Spatial Plan</li> <li>• To ensure that wider council issues and implications taken into account and there is coordination / consistency across wider council</li> </ul>

Title	Membership / Commitment	Role / Responsibilities
	<ul style="list-style-type: none"> <li>• Jaime Dyhrberg (transformation and change)</li> <li>• Briar Macken (policy and bylaws)</li> <li>• Esther Powell (consents)</li> </ul>	

## 1.2 Other Resources

Specific requirements are:

### External

Requirement	Comments
Development Feasibility Study	<ul style="list-style-type: none"> <li>• Required to inform Spatial Plan and Foundation Document – procurement for work put on hold. Still to be completed.</li> </ul>
Current State Assessment	<ul style="list-style-type: none"> <li>• Required to inform Foundation Document and Spatial Plan – completed in August 2022 by Fluid Industries Limited.</li> </ul>
The Property Group	<ul style="list-style-type: none"> <li>• GIS and mapping support -0 completed for Foundation document.</li> </ul>
League of Live Illustrators	<ul style="list-style-type: none"> <li>• Graphic Design Support – to be engaged for both Foundation Document and Spatial Plan</li> </ul>
Ngāti Rēhia ( <i>Celia Witehira</i> )	<ul style="list-style-type: none"> <li>• Provide <i>Ngāti Rēhia</i> input into the Spatial Plan and supporting documentation</li> </ul>
Infometrics	<ul style="list-style-type: none"> <li>• Population and Economic profiles for Kerikeri-Waipapa - completed</li> </ul>

