



**Far North
District Council**



Te Kaunihera o Te Hiku o te Ika

AGENDA

Supplementary Reports

Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting

Wednesday, 15 April 2026

Time: 10:00 am
Location: Council Chamber
Memorial Ave
Kaikohe

Membership:

Chairperson Kelly Stratford - Chairperson
Deputy Chairperson Ann Court
Cr Rachel Baucke
Cr Felicity Foy
Cr Hilda Halkyard-Harawira
Cr Davina Smolders
Cr Arohanui Allen
Cr Chicky Rudkin
(Ex-officio Member) Kahika - Mayor Moko Tepania

Te Paeroa Mahi / Order of Business

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5.1	Kerikeri Urban Design Framework and Design Guide Project	4

5 NGĀ PŪRONGO / REPORTS

5.1 KERIKERI URBAN DESIGN FRAMEWORK AND DESIGN GUIDE PROJECT

File Number: A5630784

Author: Giles Dodson, Senior Strategic Planner

Authoriser: Tammy Wooster, Group Manager Planning and Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To introduce the Kerikeri Urban Design Framework and Design Guide project (the project) and to seek approval from the Te Kūkupa Committee for Strategy, Policy and Regulation (the Committee) to alter the scope of this project as it is proposed in the Te Pātukurea Kerikeri-Waipapa Spatial Plan (Te Pātukurea).

Te Pātukurea identifies the need for an urban design framework for Kerikeri-Waipapa, and includes this project in its implementation plan. When Te Pātukurea was developed and approved an urban design project that encompassed both Kerikeri and Waipapa was contemplated.

The scope change proposed is:

- focusing the urban design project on Kerikeri
- addressing Waipapa urban design matters via the Waipapa Structure Plan project.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

This report:

- describes the project and its development to date
- provides a rationale for focusing the project only on Kerikeri
- recommends Te Kūkupa approve this change of focus
- has been endorsed by the BOI-Whangaroa Community Board on 9 April 2026. Resolution Number 2026/33.

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy, Policy and Regulation receives this report, and:

- a) approve the recommendation to narrow the focus of the Kerikeri-Waipapa Urban Design Framework project to Kerikeri alone.**

1) TĀHUHU KŌRERO / BACKGROUND

Council adopted Te Pātukurea in June 2025¹. Translating Te Pātukurea's urban design principles into an actionable framework is a short-term project directed by Te Pātukurea's implementation plan².

As recommended by this report, the purpose of the project is to:

- give effect to the urban design principles that guide Te Pātukurea
- address key urban design challenges and opportunities in Kerikeri

¹ Te Pātukurea Kerikeri-Waipapa Spatial Plan is available here: [7c20325a1437bc62ed2ee7934b0ea346a9477919.pdf](https://www.govt.nz/assets/Uploads/Te-Patukurea-Kerikeri-Waipapa-Spatial-Plan.pdf)

² Te Pātukurea's Implementation Plan is available here: [Implementation-Plan.pdf](#)

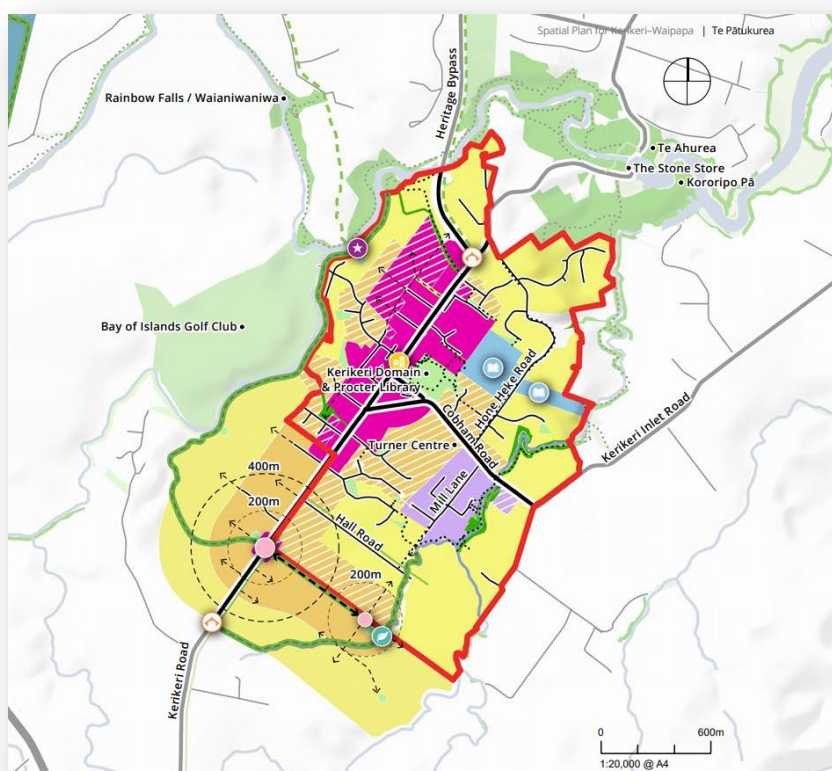
- provide a framework in which long-term community urban design aspirations in Kerikeri can be realised.

The project will produce:

- an integrated urban design framework, elaborating a design vision and implementation plan for the future Kerikeri urban area
- design guidelines informing future medium density residential and commercial development in Kerikeri.

The project scope is the proposed extent of the future Kerikeri urban area, as described in Te Pātukurea (see below). This area includes the Kerikeri town centre, existing urban area (red line, below) and the areas proposed for intensification (residential zone and medium-density residential zone) (dark yellow and light yellow outside the red line).

Fig 1. Kerikeri urban area, from Te Pātukurea



The project is consistent with current national policy direction set out in the National Policy Statement for Urban Development 2020 (NPS-UD), which requires that urban areas are well-functioning, resilient and responsive to change.

The recently announced planning sector reforms and how these will specifically affect the implementation of a local urban design framework and design guidelines is not certain at this time³. However, the changes signalled to land use and development rules, such as reduced 'visual amenity' or landscape protections may only affect a narrow dimension of urban design, which is concerned

³ At present future zoning categories and overlays, their application and related rules are unknown.

with the overall design of urban systems. The emerging picture of reform maintains a focus on ‘well-functioning urban areas’⁴.

The project plan takes account of this uncertainty through a mid-year ‘hold point’, allowing for implications of Proposed District Plan decision making and Planning Bill enactment to be understood⁵.

The project will run throughout 2026 and aims to have a completed design framework and design guidelines for adoption by Council in early 2027. The project will follow established urban design methodology, progressing through the following stages:

1. **Project establishment** - (Jan – March 2026)
2. **Discovery** – early stage research, context analysis and engagement (April -June 2026)
3. **Idea development** – focused, workshop-based idea and key moves development (July-Sept 2026)
4. **Confirmation and consultation** – testing and confirming options and community consultation (Oct-Dec 2026)
5. **Adoption and implementation** – adoption by Council and implementation (2027).

Hapū, community and stakeholder involvement

The project will collaborate closely with hapū partners and community stakeholders, in line with the engagement approach indicated in Te Pātukurea’s implementation plan.

The partnership formed with the Hapū Rōpū during Te Pātukurea has been re-established, and a community reference group (see below) is in the process of being formed. These groups will work together to provide important community voice and input into the project.

In preparing a project plan, a broader group of stakeholders with specific interest and influence relating to Kerikeri’s CBD and urban development has been identified and these participants will be directly engaged in line with project stages 2,3 4, and 5.

Local community engagement and consultation will also align with these stages. At present we are preparing for Stage 1 - Discovery early engagement during May. This will include an email newsletter to Kerikeri residents, an online survey and web-based information, and pop-up events in Kerikeri. A briefing paper outlining engagement activities will be published prior to the start of this engagement period.

The establishment of the community reference group was the subject of previous formal reports. See: BOI-Whangaroa Community Board (2026, February 12) [Minutes of Bay of Islands-Whangaroa Community Board Meeting - Thursday, 12 February 2026](#) and to Te Kūkupa Committee for Strategy, Policy and Regulation (2026, March 18) [Agenda of Te Kūkupa Committee for Strategy, Policy and Regulation Meeting - Wednesday, 18 March 2026](#).

Further reporting to Te Kūkupa

At present additional reporting to Te Kūkupa is programmed for the during the **Options Development** phase, meeting date **9 September 2025**.

A **consultation approval report** is programmed for meeting date **3 December 2026**.

A **decision report** to Te Kūkupa/Council is programmed for **early 2027**.

⁴ Planning Bill (2025) s. 11 (1). See Planning Bill 2025 full text here: <https://www.legislation.govt.nz/bill/government/2025/0235/latest/LMS1035807.html>

⁵ The Planning Bill is scheduled for enactment in mid-2026. See: [Better planning for a better New Zealand | Ministry for the Environment](#)

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Originally, Te Pātukurea proposed an urban design project that included both Kerikeri and Waipapa. Subsequent analysis, advice and project development work indicates that a project focused on both towns is unwieldy. The reasons for this are:

- each town has a distinct identity, character and function
- each town has distinct urban design challenges and opportunities
- significant urban change is occurring in Kerikeri, requiring in-depth urban analysis and design
- distinct issues, stakeholders and community interests characterise each town, potentially requiring duplicated consultation on different proposals
- significant community interest in focused attention being paid to Kerikeri's urban design and development.

Given these reasons, the most efficient means to address urban design matters in the two towns is through separate projects. This approach can be efficiently pursued, because:

- a separate project, the Waipapa Structure Plan Project (WSP), can address Waipapa urban design matters efficiently and avoid unnecessary complexity
- urban design guidelines for medium density residential development can be adapted to Waipapa as part of the WSP work.

The proposed refinement of the urban design work programme was discussed with and has been endorsed by the Hapū Rōpū at a meeting held 20 November, 2025.

Lastly, the Te Pātukurea Implementation Plan contemplates a flexible approach to achieving the long-term objectives for Kerikeri-Waipapa. Actions within the implementation plan are 'indicative', and the changes recommended in this report are in line with this intent⁶.

For these reasons it is recommended to narrow the focus of the Kerikeri-Waipapa Urban Design project to Kerikeri alone.

The Waipapa Structure Plan project was the subject of previous formal reports. See: BOI-Whangaroa Community Board (2026, February 12) [Minutes of Bay of Islands-Whangaroa Community Board Meeting - Thursday, 12 February 2026](#) and to Te Kūkupa Committee for Strategy, Policy and Regulation (2026, February 18) [Minutes of Te Kūkupa Committee for Strategy, Policy and Regulation Meeting - Wednesday, 18 February 2026](#).

Option 1: Recommend narrowing the focus of the Kerikeri-Waipapa Urban Design Project to Kerikeri alone (recommended option).

Under this option, Te Kūkupa approves the recommendation that the project focuses on Kerikeri alone. Urban design matters in Waipapa will be addressed via the Waipapa Structure Plan.

Advantages:

- the distinct urban challenges and opportunities in Kerikeri receive sustained focus
- projects in both Kerikeri and Waipapa can proceed efficiently, without overly complex overlap, and duplicated engagement and consultation activities
- clarity of purpose and intent for both projects is maintained.

Disadvantages:

None identified.

⁶ Te Pātukurea (2025), p. 51.

Option 2: Do not approve narrowing the focus of the Kerikeri-Waipapa Urban Design Project to Kerikeri alone.

Under this option Te Kūkupa does not approve the change in focus, and it is necessary to revise the urban design project scope to include Waipapa, and also to revise the Waipapa Structure Plan project to exclude urban design matters.

Advantages:

Te Pātukurea's implementation proceeds unchanged.

Disadvantages:

This option is likely to produce significant complexity, a loss of focus, and risks pursuing an incoherent planning approach.

This option carries with it the risk of overly complex community engagement and consultation (i.e. distinct, township-specific issues being addressed simultaneously and separate design frameworks being produced).

In addition, this carries the risk of community dissatisfaction with a process that does not focus sustained attention on Kerikeri (or likewise dissatisfaction within the Waipapa community that Waipapa structure planning overlooks urban design matters), given the scale of the urban design challenges faced in Kerikeri and the high level of community interest.







TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

- The recommendation enables important Te Pātukurea implementation projects to proceed without introducing unnecessary complexity and inefficiency into the work. A clear, sustained focus on Kerikeri's challenges and opportunities can occur, reflecting the scale and pace of urban change currently underway and the high level of community interest in Kerikeri's future development.
- Narrowing the project scope provides clarity of purpose and strengthens the ability of the projects to deliver meaningful, place-specific outcomes. It also allows urban design matters in Waipapa to be addressed more appropriately and efficiently through the Waipapa Structure Plan, rather than diluting focus across two distinct townships with different identities, issues and stakeholders.
- Overall, the recommended approach reduces delivery risk, avoids duplication of effort and engagement, and ensures that both Kerikeri and Waipapa benefit from tailored, fit-for-purpose planning processes aligned with Te Pātukurea's intent.

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

The project is funded by the Annual Plan, via the Growth Planning and Placemaking operational budget. Sufficient budget has been allocated to the project during financial year 2025/2026. Funds for this project have been included in the budgeting for the 2026/2027 Annual Plan.

ĀPITI HANGA / ATTACHMENTS

1. **Te Patukurea_Kerikeri_Waipapa - A5607695**  
2. **Te Pātukurea_Urban planning and urban design principles - A5607699**  
3. **Urban design framework_stages and timeframes - A5608579**  

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.

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	The change of focus recommended in the report has a low level of significance, as determined by the Significance and Engagement Policy
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	
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 project focuses on the urban area of Kerikeri. Although Kerikeri has district-wide importance as the Far North's largest town and economic centre, specific urban design matters relating to Kerikeri do not have district-wide relevance.</p> <p>The BOI-Whangaroa Community Board's views are being sought via this report, and subsequent programmed reporting.</p>
<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.</p> <p>State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.</p>	<p>The project is engaged in active partnership with the Hapū Rōpū, the mandated mana whenua body representing eight hapū:</p> <ul style="list-style-type: none"> • Ngāti Hineira • Ngāti Korohue • Ngāti Mau • Ngāti Rangi • Ngāti Rēhia • Ngāti Torehina ki Matakā • Te Uri Taniwha • Te Whiu
Identify persons likely to be affected by or have an interest in the matter, and	The Hapū Rōpū and a community steering group will be active collaborators in this project. Broader stakeholder

how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	and local community engagement and consultation is programmed.
State the financial implications and where budgetary provisions have been made to support this decision.	None
Chief Financial Officer review.	The CFO has reviewed this report.

03
**Te mahere
mokowāe**
The spatial plan



Te Pātukurea | Spatial Plan for Kerikeri-Waipapa

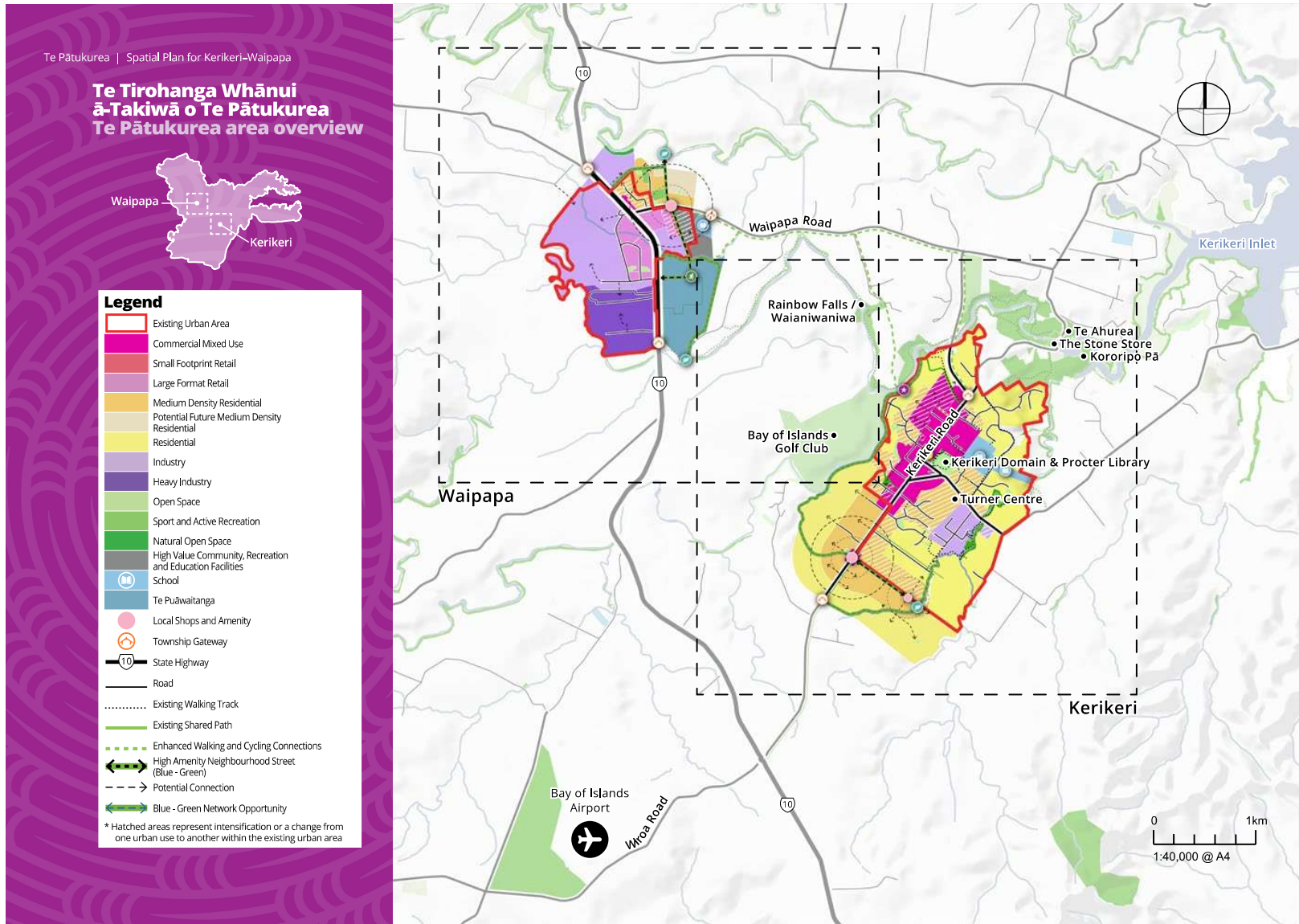
Te Pātukurea

The spatial plan maps set out in the following pages is our blueprint for urban change and visually identifies how we aim to achieve the objectives set out by our community. The plans show areas for residential, industrial and commercial growth with the aim of providing houses where people want to live outside of potential hazard zones, supporting the economies of both town centres, and opening up new opportunities to access nature.

The actions that will be required to achieve the objectives set out for the plan are contained in the Implementation plan.

Key elements of the plan include:

- Directing growth to within and immediately adjacent to the existing built-up environments of Kerikeri and Waipapa and away from rural areas
- Establishing walkable catchments to support a compact and sustainable urban form
- Providing for 20-40% of residential growth through intensification, enabling medium-density development within established centres in Kerikeri and Waipapa, where appropriate. This approach supports greater housing choice and affordability by allowing for duplexes, terraces, and walk-up apartments
- Enabling commercial and industrial growth in Kerikeri which supports its role as the key economic hub for the district
- Enabling appropriate commercial and industrial growth in Waipapa in a way that does not reduce the economic vitality of Kerikeri
- Identifying new transport connections, local green spaces, and recreational and community facilities, along with enhancements to 'blue-green' networks, to support the health and wellbeing of Te Awa o ngā Rangatira and associated wai (water) and repo (swamp/marsh), while also enhancing biodiversity
- Enabling town-centre growth and intensification of commercial development in both Kerikeri and Waipapa, including promoting a more functional layout for large-format retail within the two townships
- Appropriately accounting for additional land necessary for industrial uses and infrastructure.



Te Pātukurea | Spatial Plan for Kerikeri-Waipapa

Te mahere mō Waipapa The Plan for Waipapa

The spatial plan for Waipapa envisions the area as a growing commercial hub that complements Kerikeri, evolving into a thriving centre that supports community growth. The plan aims to develop Waipapa into a central hub for large-format retail, serving the wider area, while smaller format retail remains in Kerikeri, preserving its role as a traditional town centre.

By expanding on the existing large-format retail and encouraging complementary development, the plan seeks to attract more people from outside the area and boost the local economy. Through the implementation of the planning and urban design principles, the plan looks to

establish a sense of arrival and improve the overall appearance and quality of industrial activities when viewed from State Highway 10 over time.

Commercial Urban Change

To support this vision, the plan focuses on improving the environment and infrastructure, including roads, public transport, and pedestrian pathways, to enhance accessibility and connectivity to the commercial core.

The plan also emphasises integrating green spaces and recreational areas within the commercial zones to create a pleasant environment for visitors, and sustainable development practices will preserve the

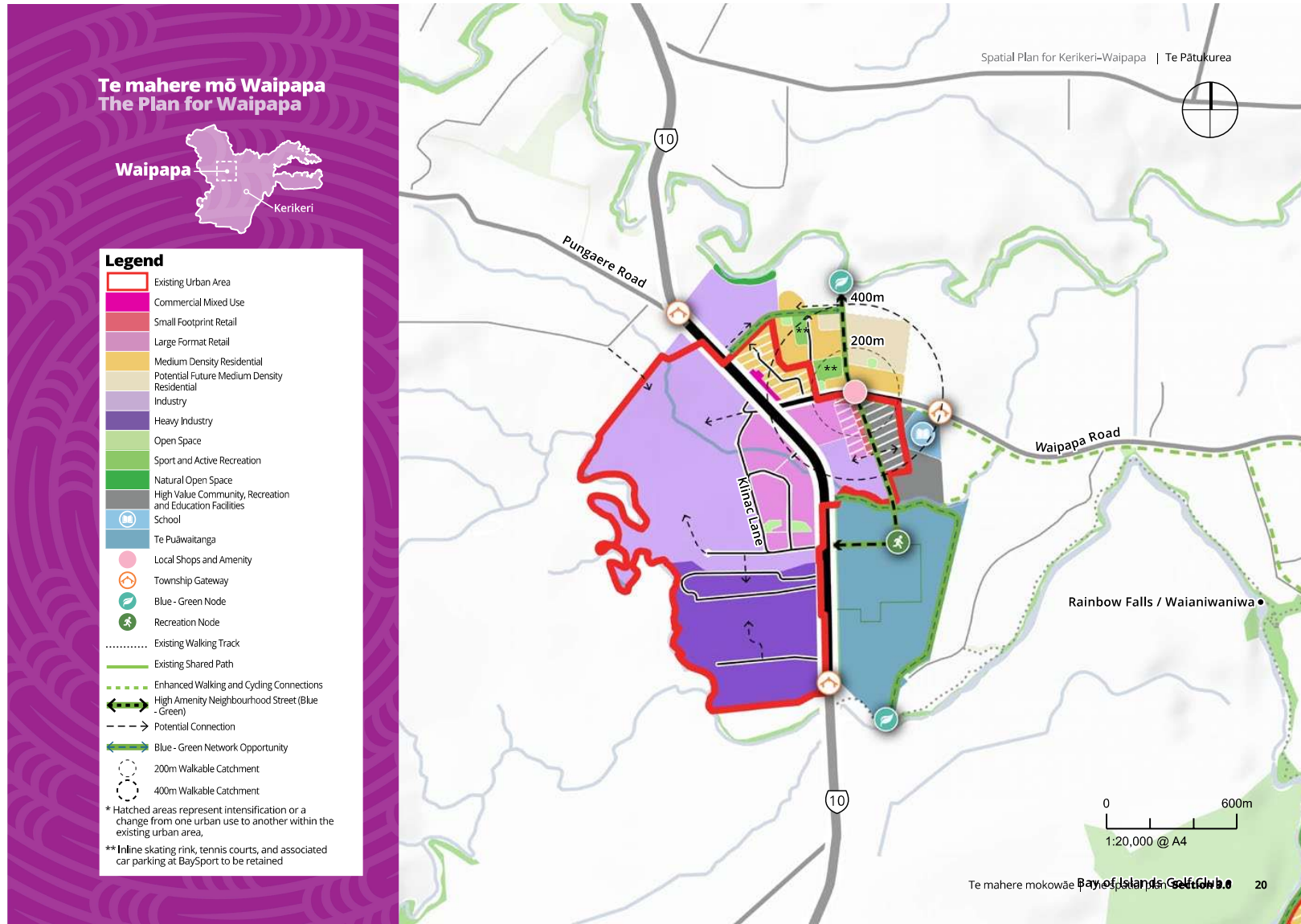
natural beauty of the area. Providing the ability for commercial areas to serve both practical needs and contribute to an engaging urban environment underpins this strategy and ensures that Waipapa will continue to grow as a place people want to call home. By strategically planning retail areas, the plan connects shopping, recreation, and residential zones, supporting a vibrant and integrated community.

Residential Urban Change

The development of new homes will be staged along Waipapa Road (northern side), offering diverse housing choices.

The plan stages new residential development along Waipapa Road (northern side), providing diverse housing choices. It allows for medium-density options like terraced houses near existing and future local shops. This approach ensures residents have easy access to local parks, shops, and amenities, all within walking distance.

Residential growth will support the development of new and improved streets and a reinvigorated town centre, with a more functional layout for large-format retail. New local shops will be integrated into the heart of the growth area, conveniently located near homes, parks, sports fields, employment centres, and other social amenities.



Te Pātukurea | Spatial Plan for Kerikeri-Waipapa

Industrial Urban Change

For industrial activities, the plan aims to expand the industrial zones to provide more land for industrial uses, supported by new roads to unlock underutilised land. Industrial areas will be strategically located to separate them from sensitive uses (e.g. houses), while also enabling opportunities for innovation and urban change. Expanding industrial areas will create more job opportunities and support local businesses. Improved infrastructure

will enhance connectivity and access to services and make industrial growth more attractive and viable for businesses considering a move to the area.

The plan also ensures that industrial developments are sensitive to surrounding land uses, including future residential and natural areas. This will be achieved through measures to address flood risks and protect sensitive ecosystems.

Community Facilities and Parks

Te Puāwaitanga is envisioned as a dynamic, district-wide sporting hub, solidifying its role as a key centre for sports facilities. This transition will enable parts of the Baysport area to be repurposed for local parks and housing, supporting the growing community while preserving recreational amenities. The future uses of Te Puāwaitanga will be guided by a future master planning process as part of implementing this plan. This approach allows us to thoroughly

explore and evaluate the available options in collaboration with our subject matter experts and the community. By taking the time to work through these options within a structure plan framework, we can ensure that the outcomes are well-informed, balanced, and aligned with community aspirations, optimising land use while delivering a cohesive urban environment that meets both current and future needs.

Blue-Green Networks

The plan promotes blue-green network connections, using land around streams and key ecological corridors to support ecological health, manage stormwater, and mitigate flood risks. This strategy also enhances public access to the awa (rivers), delivering positive social and cultural outcomes.

Transport and Connectivity

The plan introduces new intersections and connector roads to integrate growth areas with the existing road network, supporting vehicles, walking, and cycling. This enhanced connectivity will reduce reliance on State Highway 10, alleviating congestion at the Waipapa Road roundabout and supporting a more efficient local transport network.





Te mahere mō Kerikeri The Plan for Kerikeri

Urban change in Kerikeri will be concentrated in and connected to the existing urban area, promoting land and resource efficiency and limiting suburban sprawl. The unique heritage of Kerikeri will be preserved and new urban change will enhance the character and vibrancy of the town. As a major destination in the Bay of Islands, the plan aims to enhance Kerikeri’s role as a key retail, cultural, business, and tourism centre. It focuses on strengthening the town’s unique character and services to attract more visitors.

The town centre will see more investment in streets and spaces, making it more people-friendly and appealing to tourists and locals alike. Enhanced tourism will increase spending in local businesses, benefiting the local economy and creating job opportunities in retail, tourism, and other related sectors.

Commercial Urban Change

The spatial plan supports small to medium-sized businesses by encouraging mixed-use developments that boost foot traffic along a central commercial core. This approach creates more job opportunities, attracts new businesses, and ensures efficient use of existing commercial land to maximize economic output from the town centre.

The plan also focuses on improving connectivity, with proposed projects like the new Kerikeri Central Business District⁶ (CBD) Road and enhanced pedestrian and cycling connections. These improvements

will strengthen economic development and attract new investments.

The plan acknowledges the need for future projects to further define the role and character of Kerikeri. It provides opportunities for medium and some large-format retail developments within the expanded commercial area, ensuring these are integrated into the town centre to support a vibrant and engaging urban environment.

The development of a riverside ‘destination node’ will be explored.

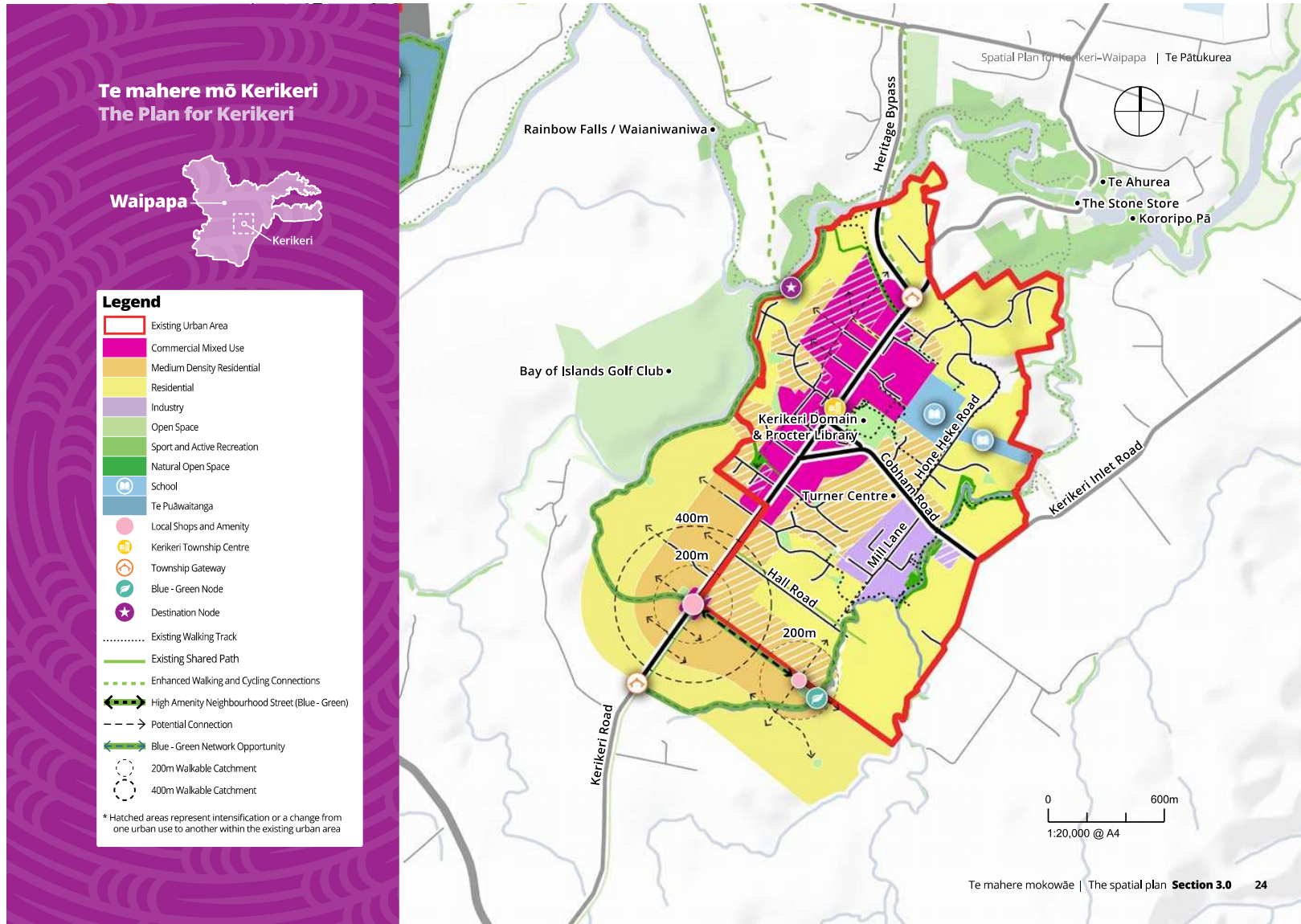
Residential Urban Change

Residential intensification will be enabled within a walkable distance of the core retail area (approximately 400 metres or a 5-minute walk). Further intensification within the commercial centre is planned through provisions in the Proposed District Plan. This will expand housing choice, improve access to essential services, and increase foot traffic, enhancing the vibrancy and economic viability of local businesses.

The plan supports the development of new streets and transport connections running parallel to Kerikeri Road, allowing a mix of commercial and medium-density residential uses to grow along this route. This will enhance commercial opportunities, increase vibrancy in the town centre, and provide homes close to schools and key amenities.

⁶ The Central Business District is the main area in the town where most shops, offices, and businesses are located.





The plan supports greenfield expansion south of the existing urban area of Kerikeri, offering a blend of low- and medium-density housing options to cater to diverse lifestyle preferences. Grouped around these

locations will be amenities such as small parks, local shops, cafes, and community facilities supporting a compact urban form that promotes walking and cycling and encourages more connected communities.



Blue Green Networks

The spatial plan integrates blue-green networks as part of this urban change, enhancing the community's connections to Te Taiao and expanding Kerikeri's network of walkways. This approach not

only improves accessibility and mobility without needing a car but also enhances environmental sustainability by promoting ecological health and flood management.



Industrial Urban Change

The spatial plan also expands the existing industrial zone to accommodate future urban change, though this growth will be limited. The plan includes providing sufficient land for light industrial activities that support the local economy, such as manufacturing, warehousing, and logistics, primarily serving residents. Infrastructure improvements, including better road connections and utilities, are highlighted to support industrial growth. Additionally, the plan aims to minimize the environmental impact of industrial activities by promoting sustainable practices and ensuring

better buffering from residential zones and adjoining waterways. Expanding the industrial area will create more job opportunities and support local businesses with infrastructure improvements enhancing the efficiency and productivity of industrial activities. In recognition of the sensitivity of the area, the plan promotes sustainable practices (including buffers and setbacks from rivers in recognition of the waterway and adjacent residential amenity) to integrate industrial land uses with the surrounding environment.



Culture identity and heritage

The plan recognises the importance of culture, identity and heritage. It includes urban design principles to enhance Kerikeri's existing identity and preserve its unique heritage. It recognises the role played by key institutions, such as The Turner Centre and Te Ahurea, in supporting and expressing local culture. The plan can

support Kerikeri's status as a bilingual town, enabling more opportunities where te reo Māori is seen, heard and celebrated. The plan also acknowledges the value of including under-represented perspectives, such as those of local young people, in shaping the culture, identity and future of Kerikeri.



Contingent Future Growth Area

Council decided to adopt Te Pātukurea – Kerikeri-Waipapa Spatial Plan, based on the hybrid growth scenario (combining elements of scenarios D and E), being the growth scenario within the draft version.

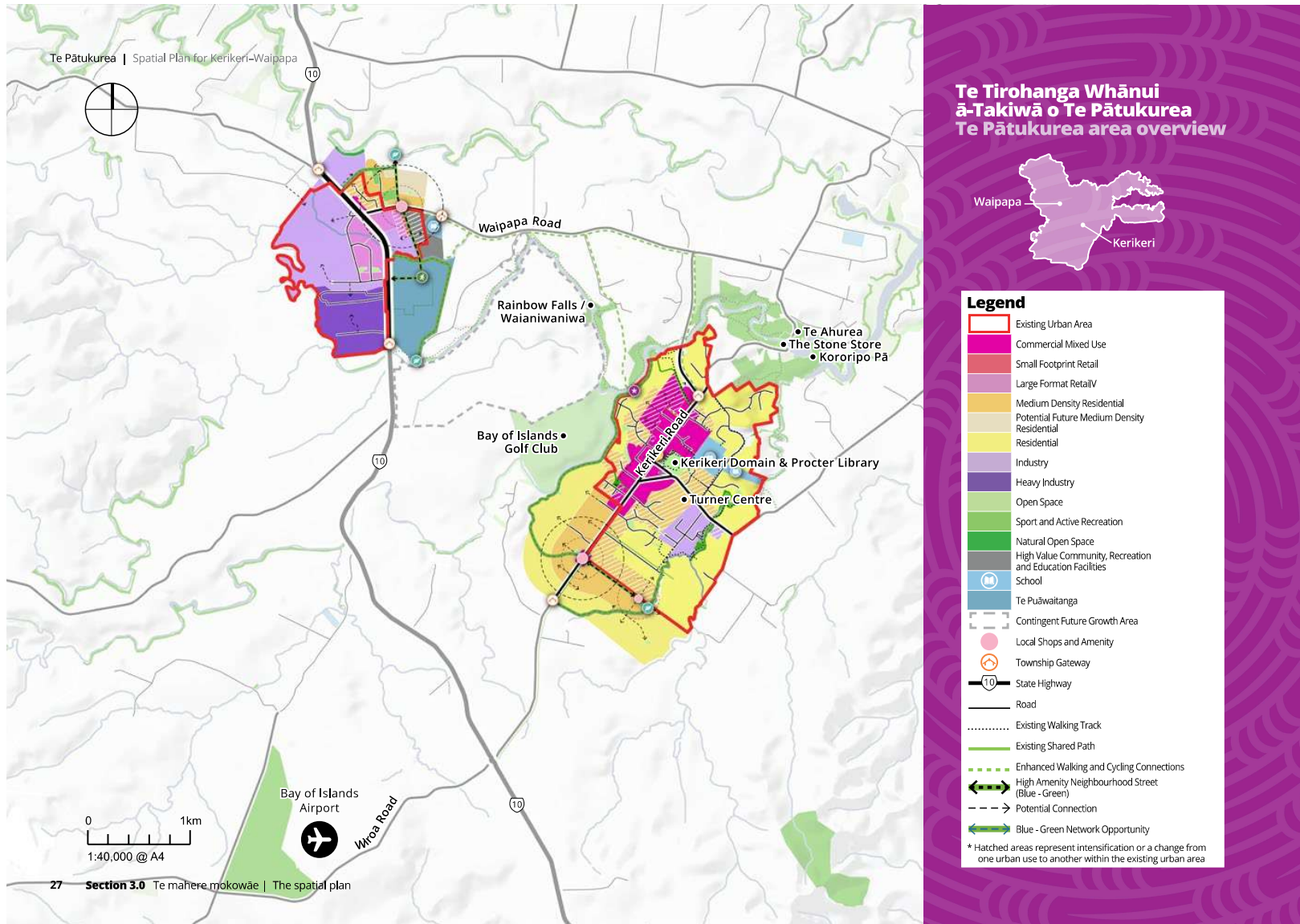
However, Council acknowledged that during consultation on the draft version of Te Pātukurea submissions were received in support of an alternative growth scenario (scenario F – Kerikeri Northwest Expansion), which proposes greenfield development in the northwest of Kerikeri, including flood mitigation infrastructure and developer-funded infrastructure.

To reflect the submissions and acknowledge its potential, scenario F has been added to this plan as a “Contingent Future Growth Area” subject to the following conditions:

- i. that the proposal is progressed through appropriate statutory processes (e.g., re-zoning via the District Plan);
- ii. that comprehensive flood mitigation infrastructure is designed and funded by the developer;
- iii. that necessary infrastructure is provided at no cost to Council;
- iv. that engagement with mana whenua demonstrates clear support and cultural alignment; and
- v. that any future inclusion is consistent with regional spatial planning and community aspirations;
- vi. that any future inclusion is done with support of the Golf Club.

Inclusion of scenario F in this way does not change the adopted growth scenario or the infrastructure planning basis of the Spatial Plan at this time, and any formal incorporation of this area will be subject to further consultation and/or plan review if required.

Scenario F is a conditional, developer-led Contingent Future Growth Area, shown on the map (see overleaf) using a dashed grey outline.



What urban change looks like

Intensification within existing urban areas

Te Pātukurea is designed to consolidate growth within the existing urban areas of Kerikeri and Waipapa. This consolidation is achieved by intensifying activities in and around the town centre and increasing residential density in key locations. This approach is designed to enhance the vibrancy and sense of community and optimise land use, while maintaining the environmental quality and landscape character of the townships.

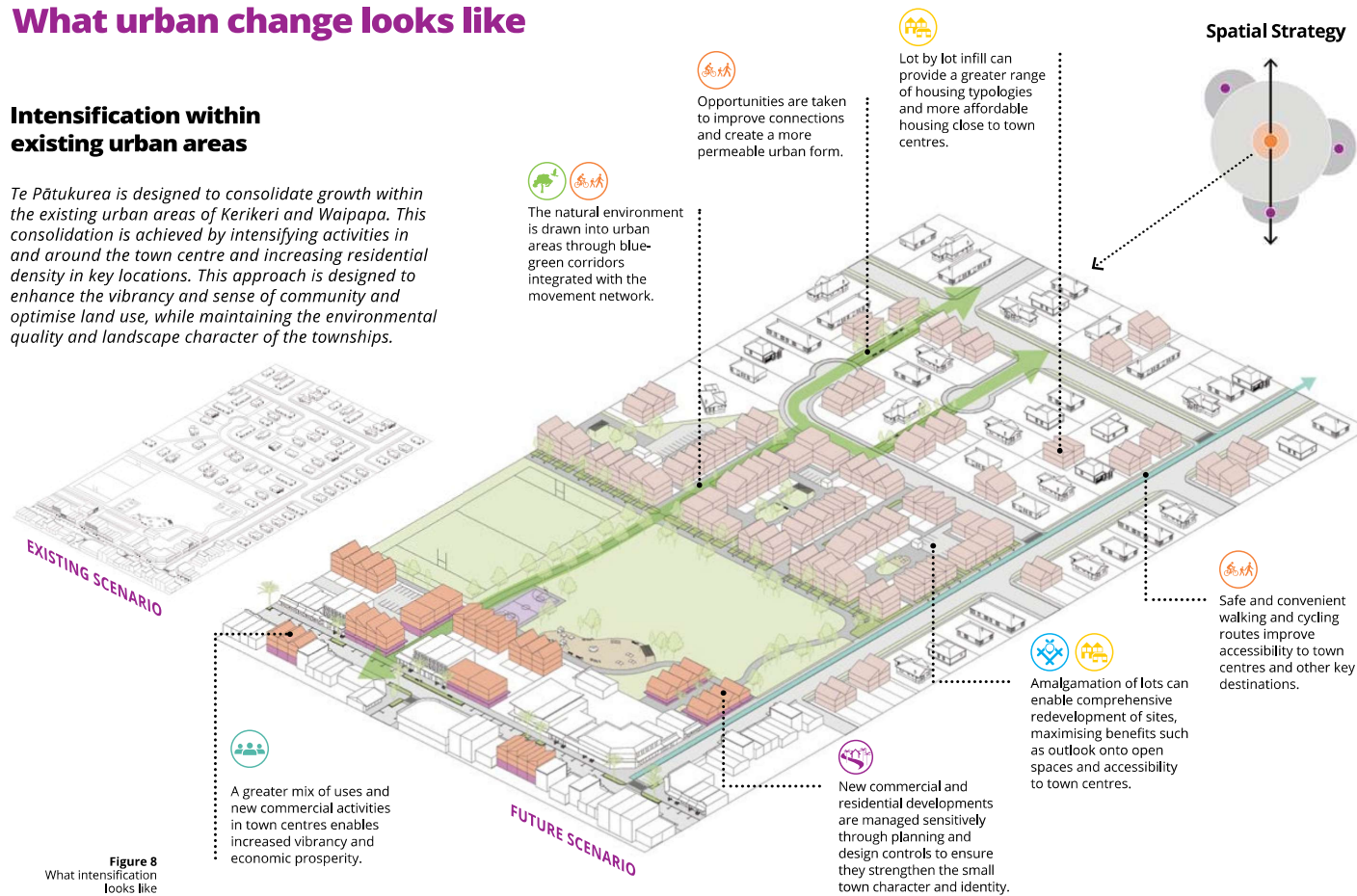
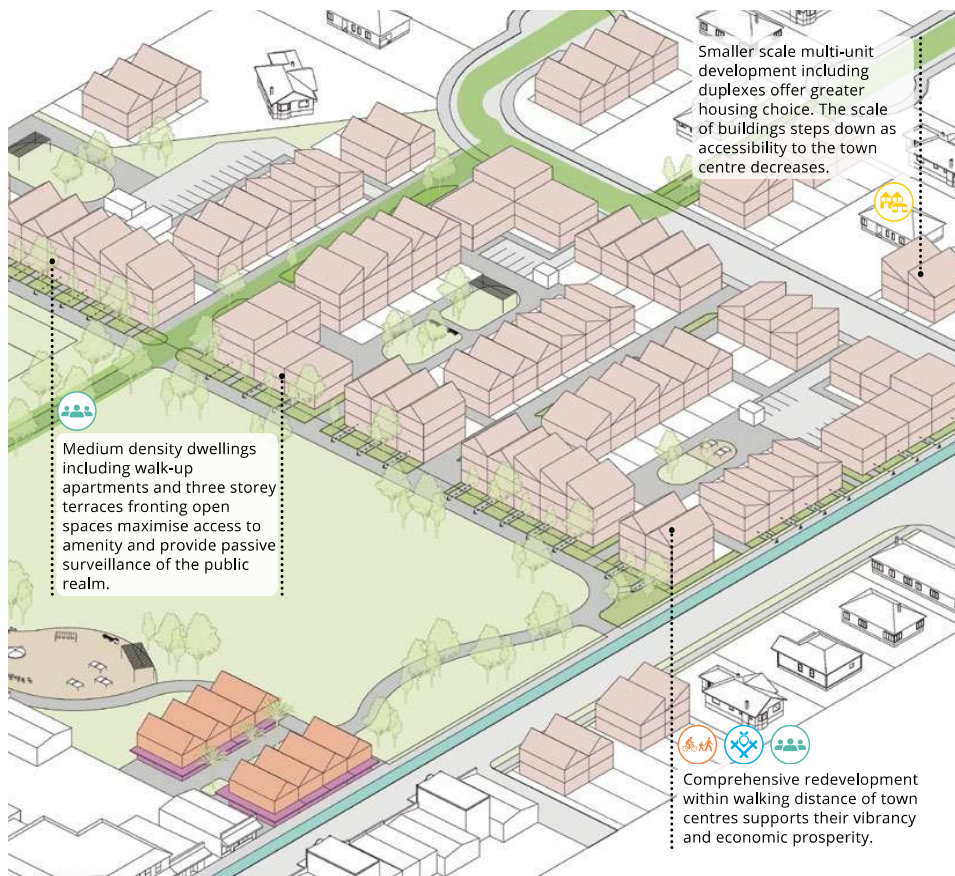


Figure 8
What intensification looks like

Te Pātukurea | Spatial Plan for Kerikeri-Waipapa

Opportunities for a mix of housing types



29 Section 3.0 Te mahere mokowāe | The spatial plan

Figure 9: Housing mix

Medium density housing typologies

A combination of different medium density housing typologies will provide a range of housing options. Where blocks are redeveloped comprehensively densities of 40 - 48 dwellings per hectare are achievable with lot sizes of approximately 175 - 200m².

Walk-up apartments



Terrace housing



Duplexes



New Greenfield growth areas

Te Pātukurea identifies new growth areas. These will provide for urban expansion of both townships to achieve a consolidated growth pattern and a compact urban form.

These areas provide opportunities for a range of different land uses and residential housing types, including medium density development in key locations. These areas also provide an opportunity to utilise natural features to clearly delineate the edge of each township. This approach to growth will optimise land use within the townships while maintaining the environmental quality of the surrounding areas.

-  1 Important natural and cultural features such as waterways are buffered from urban uses.
-  2 Community access to waterways is enabled.
-  3 Blue - green corridors enhance biodiversity and draw the natural environment into the urban area.
-  4 Highest densities are located close to key centres.
-  5 A compact and connected urban form supports future public transport ambitions.
-  6 Smaller lot sizes closest to key centres provide opportunities for different and more affordable housing typologies.
-  7 Key urban gateways to Kerikeri and Waipapa are defined in ways that reflect the area's cultural identity.
-  8 The urban structure is connected and permeable with the greatest permeability close to key centres.
-  9 Opportunities are taken to connect new urban areas with existing adjacent urban and rural residential areas.
-  10 Safe and convenient walking and cycling routes are integrated with blue - green corridors.
-  11 New centres provide a mix of uses to support the surrounding neighbourhood and are complementary to larger centres.
-  12 Community facilities and open spaces close to key centres provide spaces to gather and connect.

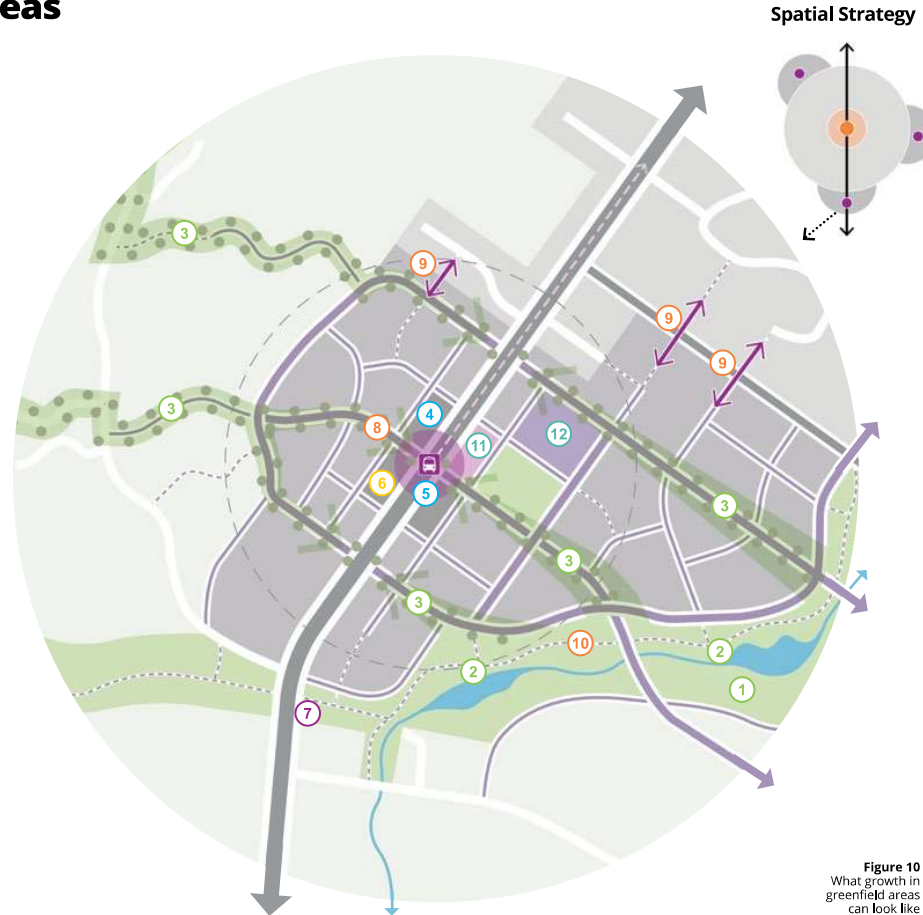


Figure 10
What growth in greenfield areas can look like

Te Pātukurea | Spatial Plan for Kerikeri-Waipapa

Planning and Urban Design Principles

A key tenet of this spatial plan is that urban change is accommodated in an appropriate way and that it avoids excessive sprawl, by considered the most suitable locations for people and businesses, and making the most use of our existing infrastructure. This means that much of the forthcoming urban change will occur within our existing urban environment. It's important to note that it won't all happen at once – change will be staged over 30 years.

Done well, intensification can enhance community vibrancy, improve safety, accessibility and connectivity, and provide greater housing choice and housing affordability, all while preserving our towns' character, our natural environment and our highly productive soils. To ensure it is done well, we have established six key Planning and Urban Design principles, which will form the basis for an Urban Design Framework that will guide the delivery of development 'on-the-ground'.

These are presented in Figure 16.

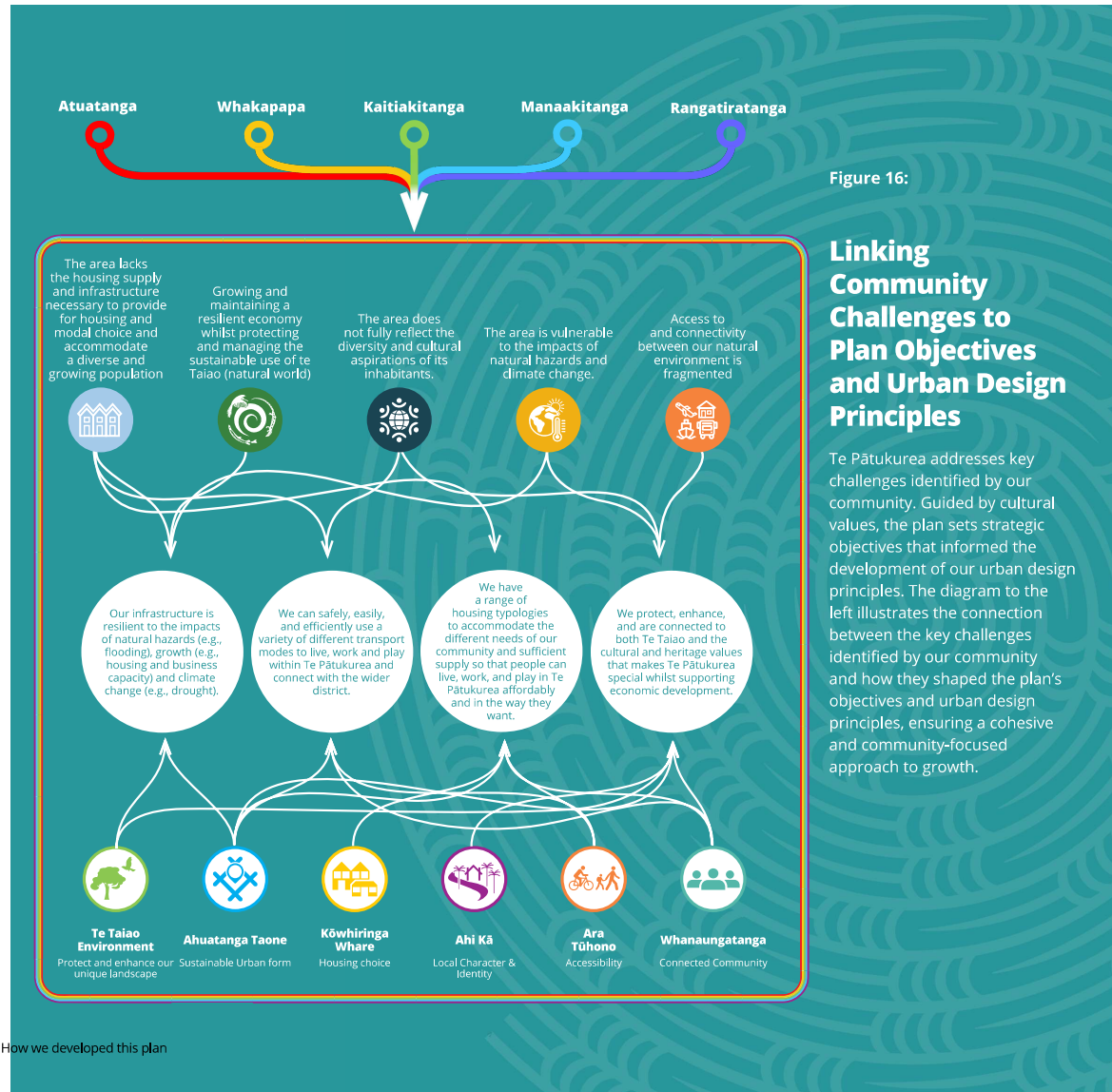








Figure 16:

Linking Community Challenges to Plan Objectives and Urban Design Principles

Te Pātukurea addresses key challenges identified by our community. Guided by cultural values, the plan sets strategic objectives that informed the development of our urban design principles. The diagram to the left illustrates the connection between the key challenges identified by our community and how they shaped the plan's objectives and urban design principles, ensuring a cohesive and community-focused approach to growth.

<p>Te Taiao Environment</p> 	<p>Ahuatanga Taone Sustainable Urban Form</p> 	<p>Kōwhiringa Whare Housing Choice</p> 	<p>Ahi Kā Local Character & Identity</p> 	<p>Ara Tūhono Accessibility</p> 	<p>Whanaungatanga Connected Community</p> 
<p>Protect and enhance our unique environment</p> <ul style="list-style-type: none"> • Exercise kaitiakitanga through appropriate buffering and separation of urban areas from natural and cultural features of significant importance. • Acknowledge the relationships between people and the natural environment by providing for mahinga kai gathering, access to waterways, enhanced biodiversity and protection of taonga species. • Draw the natural environment into urban areas through blue-green corridors that are integrated with the movement network and social infrastructure. 	<p>Achieve an effective and efficient pattern of development</p> <ul style="list-style-type: none"> • Ensure a compact and efficient urban form which is supportive of future public transport aspirations. • Locate medium density housing closest to town and neighbourhood centres and social infrastructure. • Support a mix of activities and people-focused public spaces in town centres to encourage their use and increased vibrancy. • Consider grouping activities which are complementary to each other to support efficient patterns of development. • Enable the efficient provision of infrastructure through medium density housing in appropriate locations. 	<p>Foster increased diversity in housing choices</p> <ul style="list-style-type: none"> • Support Rangiratanga by providing a wider range of housing typologies to ensure suitable and affordable housing options for all ages, household sizes, and lifestyle preferences. • Encourage housing that enables people to remain living in their community as they age. • Ensure different housing typologies integrate well into the urban environment and contribute positively to the local character. 	<p>Reinforce an authentic local character and identity</p> <ul style="list-style-type: none"> • Contribute to the strong sense of place through story telling that nurtures mana whenua and European cultural narratives and natural and horticultural landscapes. • More clearly define an authentic built character which is reflective of place. • Develop unique identities for Kerikeri and Waipapa which build on their distinctive local character and celebrate their differences. • Strengthen the small-town village character and charm of Kerikeri. • Improve the sense of arrival into Kerikeri and Waipapa by defining key urban gateways reflective of cultural identity. 	<p>Create a safe, efficient, and legible movement network</p> <ul style="list-style-type: none"> • Create a connected and permeable urban structure with a clear hierarchy of streets and key routes. • Ensure high accessibility to town centres, employment, recreational and community infrastructure through a legible and connected network. • Reduce the need for local car trips and promote physical activity by providing safe and convenient walking, cycling, and micromobility options which are accessible for all ages and abilities. 	<p>Foster social cohesion and community connectedness</p> <ul style="list-style-type: none"> • Ensure collaborative processes underpin decisions that affect the wider community. • Locate social infrastructure such as parks and community facilities which support community connectedness. Encourage supporting social infrastructure, such as schools, to co-locate with other community facilities where possible. • Encourage a range of activities that contribute to vibrant and economically successful centres which provides opportunities for all, including supporting tourism. • Create safe and socially connected neighbourhoods through spaces for social interaction and gathering which express our cultural values, arts and local identity.



HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Kerikeri urban design framework

Project stages & timeframes

Date 2026

Project stage & activities	Timeframe
1. Project foundation Project development, scope and methodology; engagement strategy developed Elected member engagement: report	March 2026
WE ARE HERE	
2. Discovery Background review and context/SWOT analysis; vision and objectives established in partnership/collaboration and through workshop methods; early ideas developed Early input community engagement Workshop 1	April - June 2026
3. Options development and testing Early ideas refined into concepts and options developed, ongoing community and partner engagement Mid-point community engagement Workshop 2	July - Sept 2026
4. Confirmation and consultation Feedback synthesised, integrated framework drafted; draft design guide developed; outputs confirmed, and peer reviewed Community consultation on draft framework and design guide Elected member engagement: Information report/approval for consultation Consultation summary: report	Oct - Dec 2026
5. Adoption Council adoption of urban design framework Elected member engagement: Final report	Feb/March 2027
6. Implementation, monitoring and review Implementation of the framework/guide.	2027 onwards