

# Te Pātukurea



HE ARA TĀMATA  
CREATING GREAT PLACES  
*Supporting our people*

## He Pūrongo Matapae Huarahi Tupu Growth Scenarios Report

Whiringa-ā-rangi | November 2024



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# Ngā Kaupapa

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# He Kupu Takamua

## Foreword

### *Kia ora koutou,*

Today marks a significant milestone in our journey towards creating a vibrant, sustainable and inclusive future for the Kerikeri/Waipapa Community and the wider Far North District. This report identifies our preliminary options for urban growth in Te Pātukurea. *Te Pātukurea* is the name given to the Kerikeri-Waipapa Spatial Plan by the Hapū Rōpū governance body, who have been our partners in developing these over the course of the last eighteen months.

We are excited to share with you the progress we have made so far and the draft scenarios we have developed. Our goal is to ensure that the Kerikeri-Waipapa area continues to grow in a considered way and thrive, reflecting the aspirations and needs of all its residents and those who have stake and interest in the future of this part of the Far North District.

Your feedback is crucial in identifying our preferred scenario for growth, which will be presented in the Draft Spatial Plan in early 2025. We invite you to read this report share your thoughts and provide your insights. Your input will help us create a plan that truly represents our collective vision for the future.

In closing, thanks to everyone who has taken part in the process: from our Council staff, our Hapū Rōpū governance body, elected members, to stakeholders and members of our community.

Ngā mihi nui ki a koe.



**Roger Ackers**

Group Manager - Planning and Policy

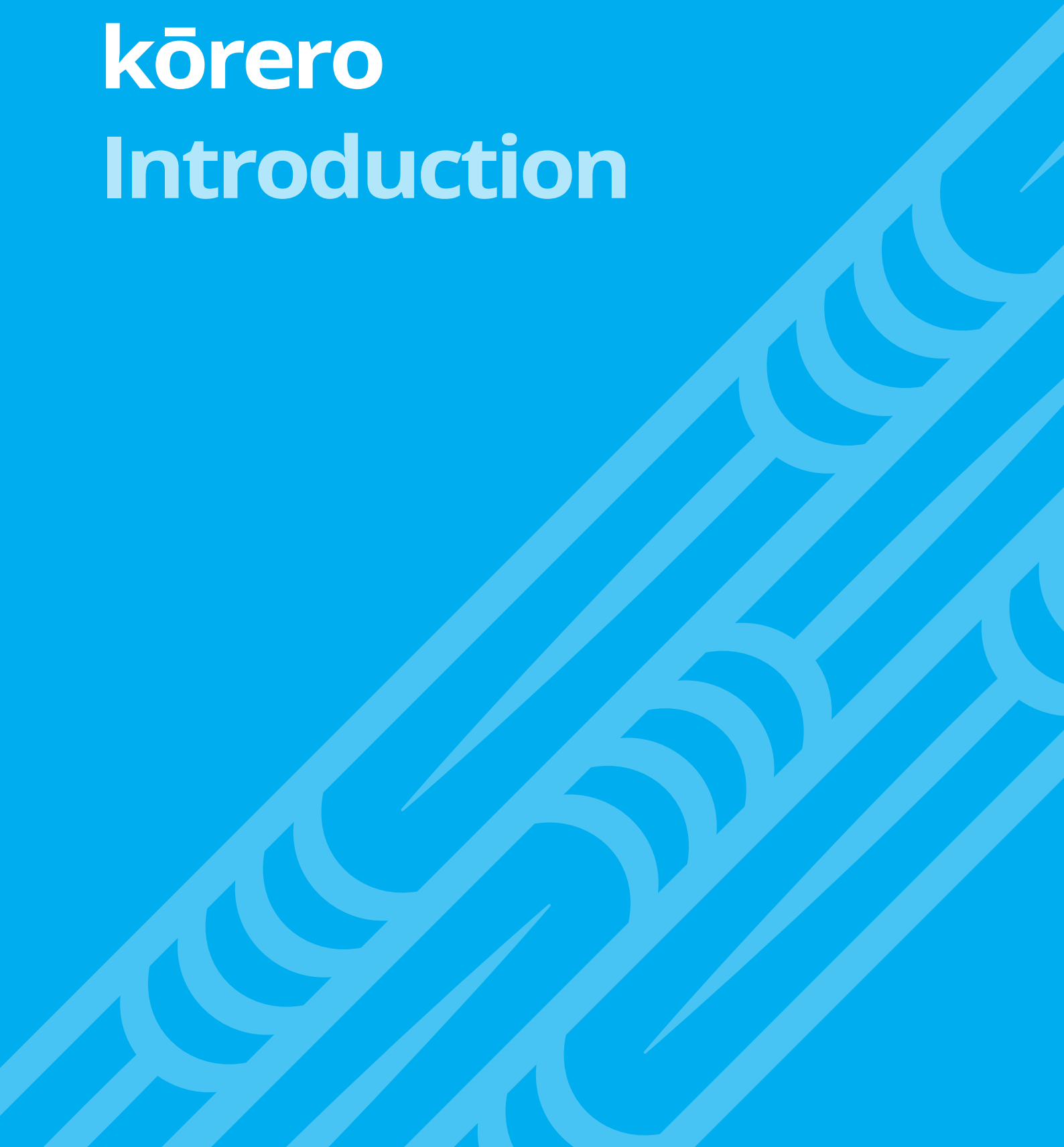




# 01

## Hei whakataki kōrero

### Introduction



## What are we doing?

**In 2007, the Council developed the Kerikeri-Waipapa Structure Plan to address population growth, changing demographics, rising commercial demand, and infrastructure capacity. It set a high-level vision for sustainable development. The Council has decided to refresh this plan and Te Pātukurea has adopted the same study area.**

More than 20,000 people are expected to call Kerikeri-Waipapa home by 2054. Because of the growth projected for this area, Far North District Council (Council) has identified a need to act and plan now. We are developing a spatial plan for Kerikeri-Waipapa to respond to growth

pressures and ensure that our future actions allow us to grow in a way that supports the wellbeing of our people, local economy, and environment while reflecting our culture.

### What is a spatial plan?

A spatial plan considers where and how we'll live by taking a long-term view of wellbeing, infrastructure and growth. It serves as a blueprint that sets the foundation for future planning and investment by the Council.

Te Pātukurea will help to identify opportunities for growth in Kerikeri-Waipapa, as well as where and how we invest resources. It'll take a 30 year-view that will provide greater certainty around:

- What Kerikeri-Waipapa will look and feel like.
- Where we can live, work and play – and how we'll get there.
- What infrastructure we need – and how we'll deliver it in the right place and at the right time.
- How we address the impacts of natural hazards and climate change.
- How we protect our environment.

### How will Te Pātukurea align with the Proposed District Plan process?

Typically, a spatial plan will inform a district plan. Spatial plans guide future zoning changes and show where new infrastructure will be needed as more land is required for businesses and housing over the long term.

We notified our Proposed District Plan (PDP) in 2022, and hearings on submissions started in May 2024 and will conclude in November 2025. Submissions received through the PDP process have informed the development of the Kerikeri-Waipapa Spatial Plan, ensuring alignment between the two projects.

Council staff are working closely together and, where possible the PDP will incorporate outcomes from the spatial plan. If outcomes sought in the spatial plan cannot be incorporated into the PDP, where appropriate it will be undertaken through future district plan changes.

# 02

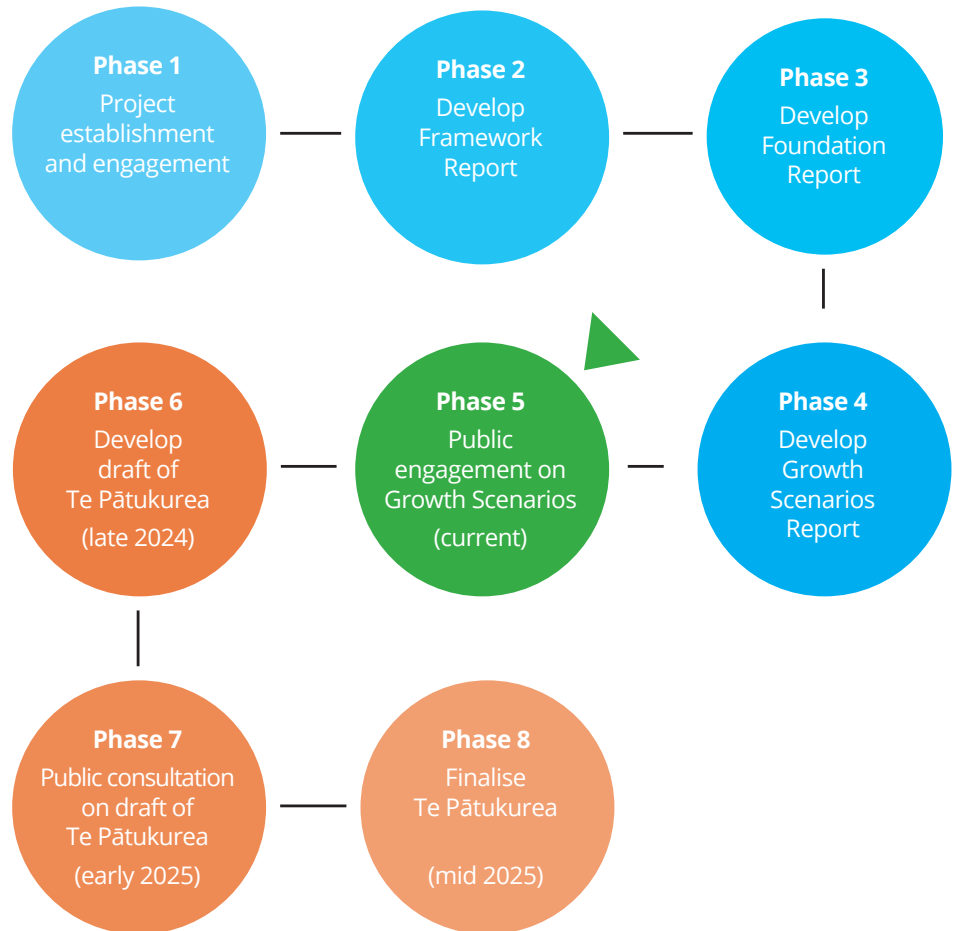
## He titiro whakamua

### Our journey so far



## Our journey so far

Figure 1: Te Pātukurea phases



### Phase 1 Early engagement and establishment

In 2021 Council determined a refresh of the 2007 Kerikeri-Waipapa Structure Plan was required. In 2022, the Te Pātukurea project was established, a Hapū Rōpū governance body was created, and engagement with key stakeholders was undertaken. In late 2023 the aspirations, challenges and emerging themes for Kerikeri-Waipapa were shared with the community through consultation on Te Pātukurea. This consultation built on earlier discussions with key groups in 2022 and sought to inform development of objectives for Te Pātukurea.



### Phase 2 Framework Document

The Framework Document outlined the Objectives and key assumptions for the spatial plan. It includes important areas to avoid (Wāhi Toitū) and areas to approach with caution (Wāhi Toiora), as well as the decision-making process and how the plan will be adopted. Essentially, this document guides decision-makers in shaping the final plan.





### Phase 3 Foundation Report

The Foundation Report investigated the current state of Kerikeri-Waipapa to understand constraints and opportunities. Along with the Framework Document, this has helped shape our growth scenarios.



### Phase 4 Growth Scenarios Report (this document)

The development of this Interim Report defines Phase 4 of Te Pātukurea. It builds on the Foundation Report and outlines the development of growth scenarios, describes what those scenarios are, and explains how they will be assessed. It also introduces the personas, offers insights into how growth will occur over time, and discusses potential funding.



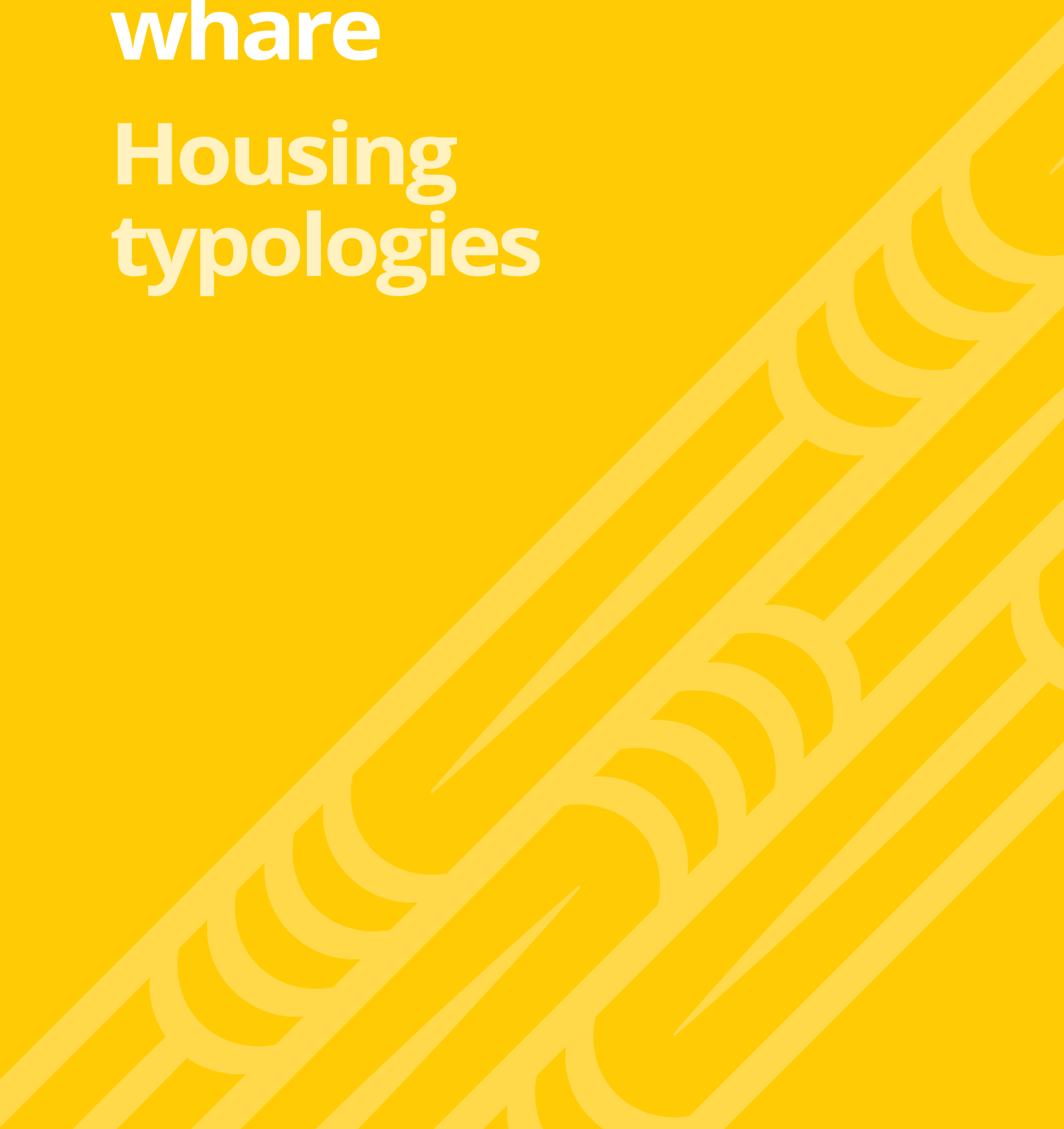
### Phase 5 Public Engagement (we are here)

We are now at the point where we need the community to provide feedback on the scenarios that we've developed. We want you to read through this document and consider which scenarios resonate with you, what may have been missed, or what needs to be re-thought. Your feedback will be used to help us to identify a preferred growth scenario, so it's important that we get feedback from all members of our community.

# 03

## Ngā momo whare

## Housing typologies



# Housing Typologies

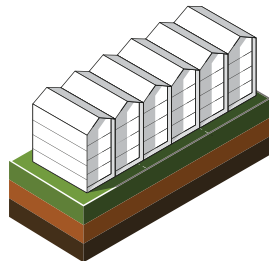
One of our key challenges is housing. To support a growing and diverse population, we need to think differently about housing. We are used to large lots and stand-alone homes, but one of our main objectives is to have a range of housing types to meet supply and accommodate our community’s different needs. This enables sufficient housing for people to affordably live, work, and play in Te Pātukurea, in the way that suits them. Figure 2 below provides examples of different housing typologies and density (note these are examples from other areas and is not reflective of our Operative or Proposed District Plan framework).

Our implementation plan will contain design guidelines to inform how we will integrate growth, including new housing, into our existing and future urban spaces. It will contain principles that will inform future district plan changes to ensure that new developments are compatible with and complement the character of their surroundings, integrate transport and land use, improve local connectivity, and promote cultural values.

Figure 2: Housing typologies

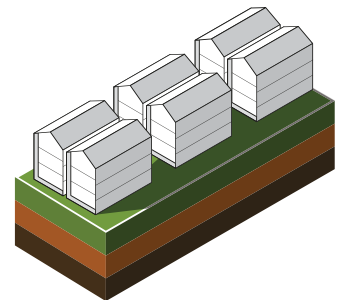
## Medium density residential

|                               |  |
|-------------------------------|--|
| <b>Density</b>                | 40 dw/ha   |
| <b>Typical housing type</b>   | Semi-attached terraced houses<br>Attached terraced houses<br>Low rise apartments |
| <b>Typical housing height</b> | 2-4 storeys  |
| <b>Typical section size</b>   | 250-300 sqm  |



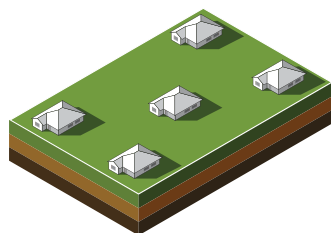
## Low density residential

|                               |                                |
|-------------------------------|--------------------------------|
| <b>Density</b>                | 20 dw/ha                       |
| <b>Typical housing type</b>   | Detached houses<br>Villa units |
| <b>Typical housing height</b> | 1-3 storeys                    |
| <b>Typical section size</b>   | 400-600 sqm                    |



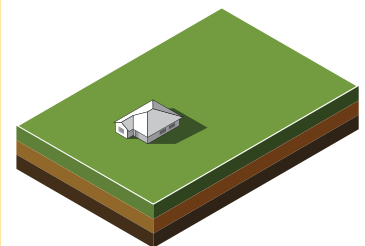
## Large lot residential

|                               |   |
|-------------------------------|---|
| <b>Density</b>                | 5 dw/ha   |
| <b>Typical housing type</b>   | Detached houses on a large section              |
| <b>Typical housing height</b> | 1-2 storeys, predominately single storey houses |
| <b>Typical section size</b>   | 2,000-4,000 sqm                                 |



## Rural residential

|                               |                                    |
|-------------------------------|------------------------------------|
| <b>Density</b>                | 1 dw/ha                            |
| <b>Typical housing type</b>   | Detached houses on a rural section |
| <b>Typical housing height</b> | 1-2 storeys,                       |
| <b>Typical section size</b>   | 1-2 HA                             |



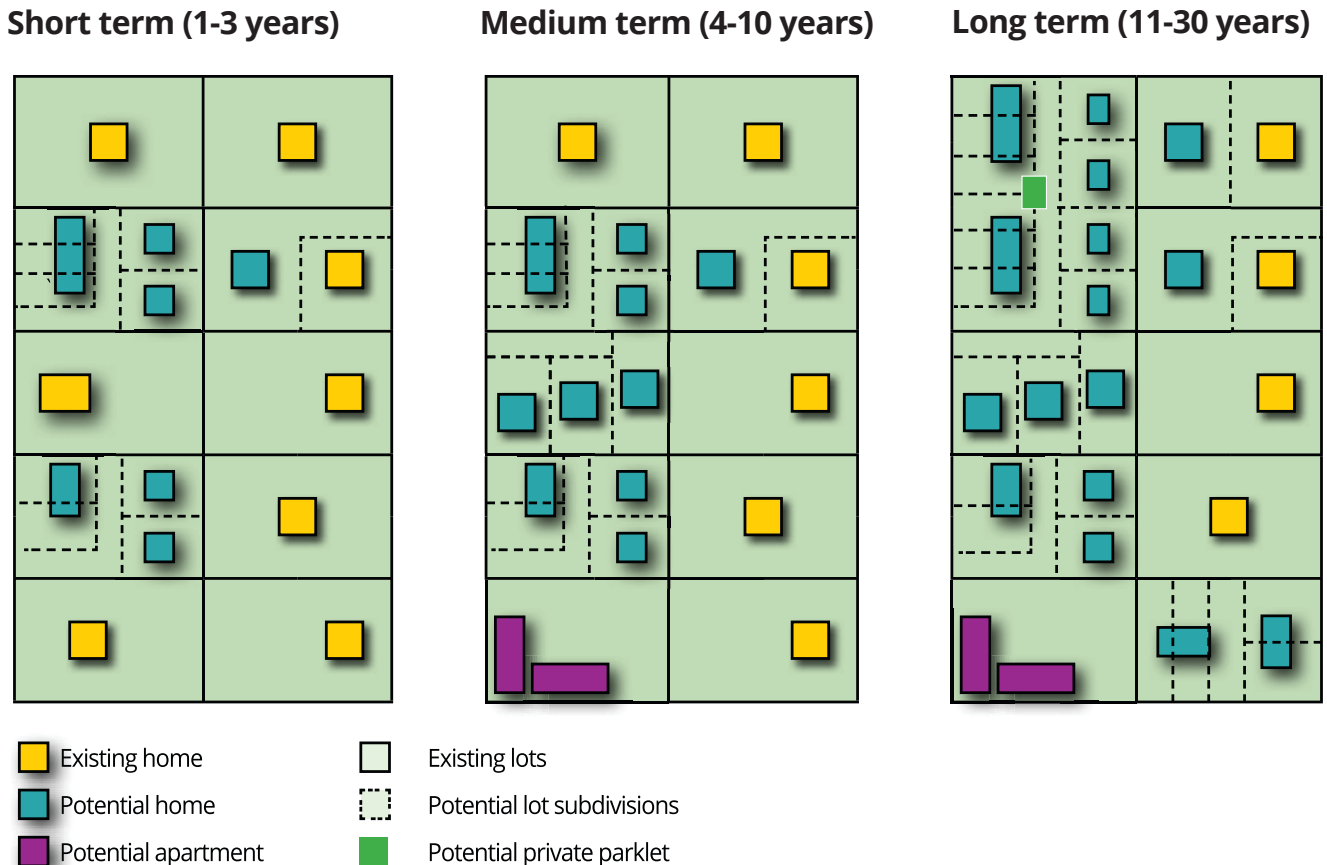
Although we are planning for growth over a thirty-year horizon, intensification will occur incrementally across this period. Development will occur both in greenfield and brownfield areas:

**Greenfields:** open land which has not previously been built on, or has a single dwelling, often farmland on the town fringes. They offer a (nearly) clean slate but require establishing all infrastructure.

**Brownfields:** pieces of land within a town that were previously developed but are now vacant or underused. There can be challenges to working within site constraints (e.g. existing buildings on site), but the site benefits from existing infrastructure and the redevelopment can help rejuvenate a wider area.

In brownfield areas, redevelopment depends on various factors and as a result, some areas may see rapid development while others remain underutilised for extended periods. This uneven progress can lead to a mosaic of different land uses and building densities within the same neighbourhood. As more projects are completed over time, these areas will gradually transform into the vibrant communities envisaged by Te Pātukurea. Figure 3 below illustrates how intensification may look in the short, medium and long term.

Figure 3: How intensification may occur over time



# 04

## Ngā momo tāngata

### Personas

Five personas, based on the type of people likely to call Kerikeri-Waipapa home over the next thirty plus years, are introduced below. We have developed them to try and tell the story of what daily life may be like under each scenario. You will see them reappear under each scenario.

# Noah and Grace



Noah and Grace are a retired couple who recently moved to Kerikeri from Auckland. Grace grew up in the Bay of Islands and Noah emigrated from England before they met. They own their retirement village unit but are reliant on superannuation for other expenses. They no longer drive but like to take walks. Healthcare is currently sufficient for their needs; however, they are concerned they may need to move again as they get older. Most of their extended family does not live in the area, however they have developed a social group at their village.



# Ricardo



Ricardo is a professional worker who has recently bought a lifestyle block on the Kerikeri Inlet to celebrate his 50th birthday. He commutes into Kerikeri town centre daily and occasionally also drives to Whangārei for work. He lives alone with his dog but likes to dine out in the evenings and go golfing on weekends. Ricardo wants better roads in the area and improved access to the coast.

# Aroha and Tane



Aroha and Tane live in Waipapa (mid-30s) with their three children (ages 2-6). They whakapapa to the area, with whanau in Waipapa and neighbouring rohe. As a bilingual couple, it's important to them that their children understand their culture. Tane is employed as a builder; Aroha is looking to return to managerial office work after several years raising the kids. They like playing sports recreationally and look forward to their kids doing the same as they get older.

# Priya



Priya is twenty years old and lives with her parents on Kapiro Road. She is not employed but is undertaking studies remotely and helps her parents by driving her younger siblings to and from school. Priya wants to find a home to rent with her friends which would be closer to the shops and activities in Kerikeri, but she needs to find full-time work to afford that. Priya enjoys the river walks in Kerikeri and trips to the beach. She's concerned about climate change and native wildlife and wants safe cycling routes.

# Wiremu



Wiremu is 8 and lives with his mum in a house she rents on Access Road south of Kerikeri Town. He goes to Kerikeri Primary School; mum drops him off and picks him up most days, but some evenings he'll stay at a friend's place which is next to the school. In a few years he'll graduate to Kerikeri High School, across the road. For his last birthday Wiremu got his first bike, and while he feels confident, he's not allowed to ride on the streets near home because there aren't safe cycling routes near his home. Ever since a school lesson about local tuna (eels) and hauhau (mudfish) he's been obsessed with visiting the stream and goes whenever his mum will take him, but safe access points aren't easy to get to from their home.

# 05

## Ngā huarahi tupu

### Growth scenarios



## Growth Scenarios

In developing our scenarios, we have set out to achieve the objectives of Te Pātukurea

| TE PĀTUKUREA OBJECTIVES   |  |   |   |
|---|--|---|---|
| Our infrastructure is resilient to the impacts of natural hazards, growth and climate change. | We have a range of housing typologies to accommodate the different needs of our community and sufficient supply so that people can live, work, and play in Te Pātukurea affordably and in the way they want. | We can safely, easily, and efficiently use a variety of different transport modes to live, work and play within Te Pātukurea and connect with the wider district. | We protect, enhance, and are connected to both Te Taiao and the cultural and heritage values that makes Te Pātukurea special, whilst supporting economic development. |

The way we grow will be shaped by the existing context and our constraints, however setting key growth principles is also essential to establishing a strong foundation to guide our decision-making process. These principles will serve as a compass, as practical guidelines for reflecting our aspirations for sustainable growth. Our principles are:

| TE PĀTUKUREA PRINCIPLES  |  |  |  |
|--|--|--|--|
| Planning for higher growth   | Protecting horticultural land  | Support for intensification  | Establishing an 'identity'...  |
| As growth has historically exceeded projections, Te Pātukurea is planning for higher-than-expected growth. | The horticultural industry is important economically and culturally. To maintain and support this, it is critical that key horticultural land is protected from urban encroachment and unplanned rural lifestyle developments. | Intensifying within existing built-up areas is a cost-effective method of growth as it makes the most of existing infrastructure, while it also contributes to the vibrancy of town centres. Intensification can enable more housing choice and affordable options for our growing population. | ...for both Kerikeri and Waipapa recognising what makes these areas special and enhancing this will help us build a community which we are proud of, and which is uniquely ours. |



Six growth scenarios are proposed. Depending on which scenario is implemented over the long term, a different urban form and way of life will result for the residents of Te Pātukurea. In addition to a status-quo (Proposed District Plan Implementation) scenario, five scenarios have been developed which will provide for higher levels of growth.

Historically, population growth has outstripped projections, so a high-growth projection has informed the development of five of the scenarios. This is because it's better to plan our infrastructure based on growth and avoid unplanned development overloading our infrastructure. The Implementation Plan will utilise population triggers to ensure that investments in infrastructure occur as needed<sup>1</sup>.

Consistent across the growth scenarios (apart from the Proposed District Plan

implementation scenario) is an assumption that 55-60% of growth will be met via intensification within existing urban boundaries. Intensification allows for more people to live closer to the town centres to maintain and grow their vibrancy while also protecting much of our most productive rural land from urbanisation. The scenarios differ primarily in the way they distribute greenfield growth and the interventions that will be necessary to support and enable those choices.

It is anticipated that 95% of the growth in the Te Pātukurea study area will be met within the bounds of each of these proposed growth scenarios, with the remainder occurring in rural or coastal areas – there is a still role for lifestyle development to meet some of the demand, provided future residents have sufficient housing choice.

**Our process to develop these scenarios was as follows:**

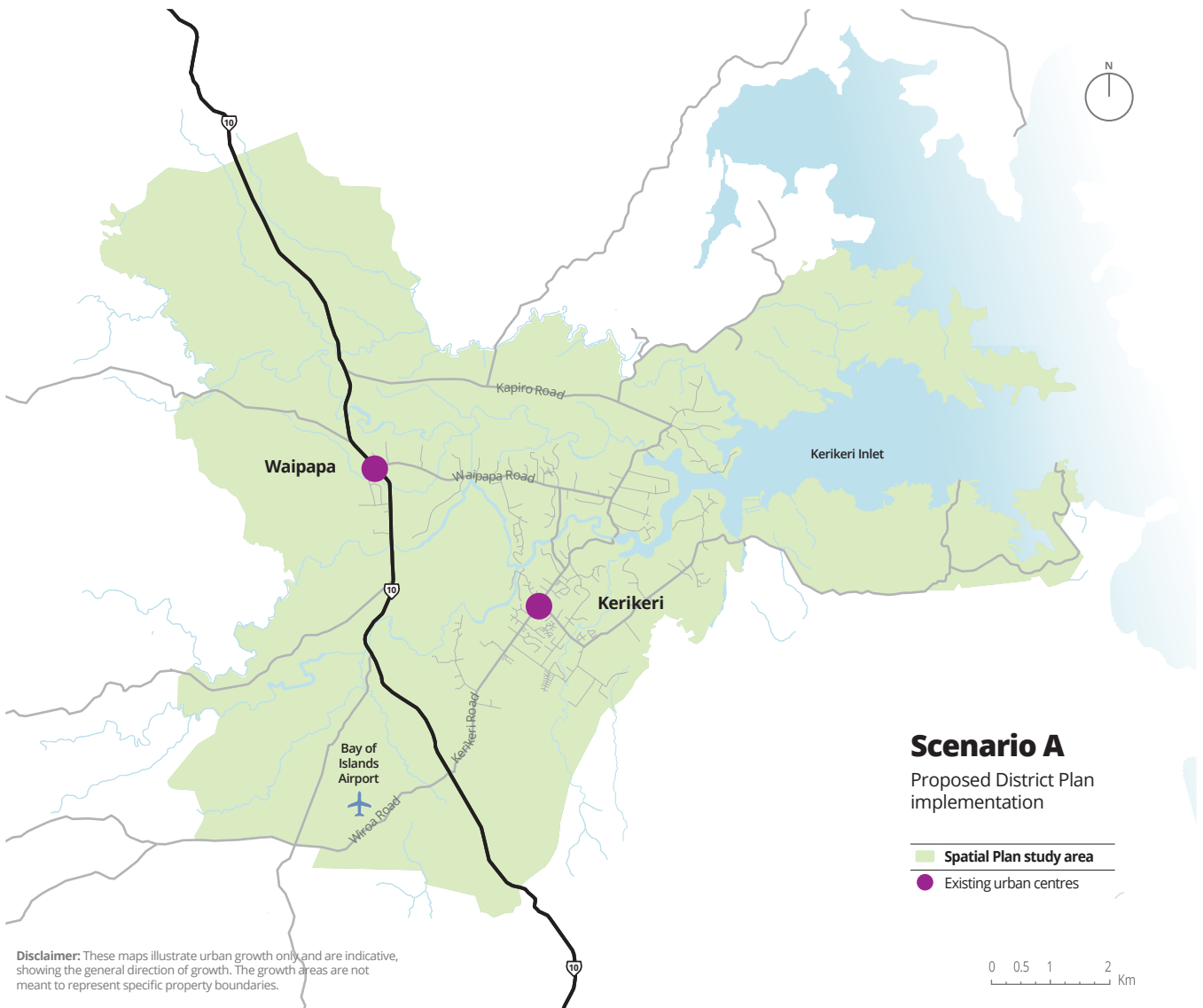
| TE PĀTUKUREA PROCESS  |  |   |   |
|---|--|---|---|
| Baseline analysis   | Option development   | Testing options   | Infrastructure analysis   |
| We used our evidence base to understand the current state of the area and undertook a baseline analysis to inform the response to growth. It considered community support and perspectives, capacity of existing and proposed infrastructure, natural hazards, cultural constraints, and other factors which could influence an area's appropriateness for supporting growth. | Using our evidence base and baseline analysis, the planning team developed preliminary options which would cater for growth, and which could achieve the objectives of Te Pātukurea in different ways. | We workshopped our preliminary options with the Hapū Rōpū, elected members, and key stakeholders to refine options. Feedback at this stage was critical in understanding the impacts of these potential scenarios and revising them as appropriate. The Hapū Rōpū have provided a Cultural Impact Assessment which is included in Appendix A. | High-level assessments for three-waters and transport were carried out to estimate the costs and infrastructure upgrades needed to support growth in each scenario. The infrastructure categories include transport, wastewater, potable water, and stormwater systems. However, due to limitations in the current stormwater model and uncertainty about the condition of existing assets, specific cost estimates for stormwater are not available.<br><br><i>These details can be found in Appendices B and C.</i> |

The various proposed growth scenarios are explained in detail on the following pages.

<sup>1</sup> An Implementation Plan will set out the actions we will take to give effect to Te Pātukurea

# Scenario A Proposed District Plan Implementation

The PDP was developed before the 2024 Market Economics Housing and Business Capacity Assessment (HBA) was completed and initially relied on previous assessments of projected growth and latent supply. This approach helped determine where it would improve zoned capacity compared to the Operative District Plan (ODP). Key changes include an increase in industrial land around Waipapa and intensification opportunities within central Kerikeri.







Increasing urban development opportunities (including intensification in “brownfields” sites) is key to improving housing affordability. Our data shows that 51% of residential building consents issued by the Council in the study area over the past ten years were outside existing urban

boundaries, highlighting that a large share of our housing is lifestyle. While this type of housing is favoured by many households, those looking for more compact and affordable options have limited choices. This housing trend is expected to continue under this scenario.

The Proposed District Plan Implementation scenario will primarily centre development on Kerikeri. Notably, significant areas around Kerikeri and along Waipapa Road will be zoned Rural Residential, which may be re-zoned in the future for urban development as demand requires. Compared with other growth scenarios, the Proposed District Plan Implementation scenario features the most significant constraints with regard to stormwater infrastructure. The current network has limited capacity, and many small retention and treatment systems may be necessary to process stormwater

generated under this scenario. While this scenario focuses urban growth in Kerikeri, there are unknown transport costs associated with the dispersed nature of rural lifestyle development. The scattered growth pattern could lead to higher infrastructure expenses for roads, with costs likely to vary based on future growth patterns and demands. This scenario is based on the PDP as it stood at the time of notification in 2022. The PDP is currently undergoing the hearing process, so zoning and rules may change as a result of submissions. For more information about the PDP, [please click on this link.](#)

| Infrastructure  | Description of upgrade   | Indicative costs / constraints   |
|---|--|----------------------------------|
|   | <ul style="list-style-type: none"> <li>• Kerikeri Road Bypass</li> <li>• Roundabout at Hone Heke Road and Cobham Road intersection</li> <li>• Connection between Hall Road and Mill Lane</li> </ul>  | <p><b>\$</b><br/>\$32M-\$43M</p> |
|  | <ul style="list-style-type: none"> <li>• Due to limited capacity in the current network, could end up with many small retention and treatment systems</li> </ul>   | <p>Significant constraints</p>   |
|  | <ul style="list-style-type: none"> <li>• Kerikeri water treatment plant upgrades.</li> <li>• A new water source or increased take from existing sources.</li> <li>• 2.5km of water pipe upgrades.</li> <li>• Additional reservoir storage</li> <li>• Booster pump upgrades at Kerikeri and Waipapa reservoirs</li> </ul> | <p><b>\$</b><br/>\$26M-\$55M</p> |
|  | <ul style="list-style-type: none"> <li>• Kerikeri wastewater treatment plant upgrades.</li> <li>• A small scale wastewater treatment plan for Waipapa.</li> <li>• 3.4km of wastewater pipe upgrades.</li> <li>• Pump upgrades (x4)</li> </ul>  | <p><b>\$</b><br/>\$18M-\$39M</p> |

## What would a future life be like under Scenario A for...?



### Noah and Grace

Kerikeri feels like the place to be right now for Noah & Grace, with more of their friends from Auckland coming to join them in their retirement village and another new retirement village opening up soon just down the road. While the town seems to have a few more people than it used to, it still feels like the same old Kerikeri they know and love. They also find themselves going to Waipapa more often – a few more of their favourite brands have opened stores there and a new lunch spot means they can make an afternoon of the trip there.



### Ricardo

Not much has changed for Ricardo out on his lifestyle block and he still enjoys golfing and taking his dog to the park. However, he was concerned to see a farm along his route into Kerikeri has been sold and a 120-house development is proposed – he worries about traffic and that more people will find his favourite quiet spots. He stays positive though – more people (and the new industrial opportunities around Waipapa) will be good for business and at least they're not being built on flood plains again.



### Aroha and Tane

All Tane's upcoming work is based in Waipapa – there's big growth in offices, warehousing, and shops. Aroha is stoked she got a job nearby too in one of these new buildings. They like having work close to home. They reckon the area is really starting to 'come into its own' now but would like to see some more homes being built here though, especially for when the kids get older.



### Priya

Priya has decided it's best to stay at her parent's place and keep saving up (rent is too expensive after all, she argues). A new retirement village has opened near home, and she's got work there as a gardener. It's hard but rewarding work and it compliments her studies in environmental science (which she's still continuing remotely). She doesn't make it into town much anymore, but still loves to meet up with her friends in Kerikeri for a movie on the weekends. If the weather is good, they'll drive out to the coast for a swim, or head inland to hike in the forest.



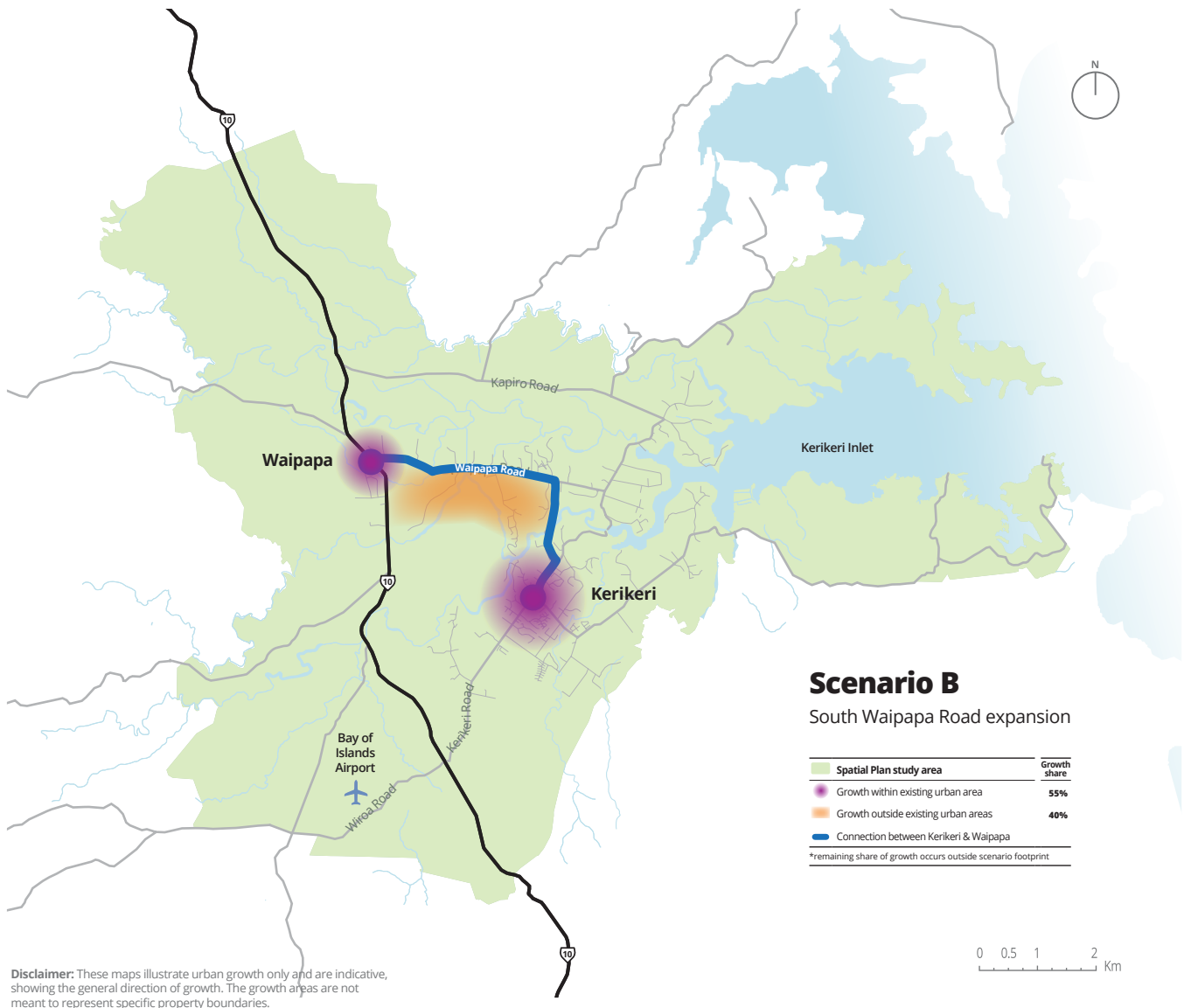
### Wiremu

Wiremu has graduated to High School, but as it's just across the road from his primary school, most things stay the same for him. His mum has been looking for a new house but with her limited budget (and few rental options overall) she can't find something appropriate for the two of them nearer town, so they stay in their converted sleepout. Wiremu doesn't mind though, as he knows his way down to the river and the neighbours are kind. In a few years he'll be able to get his own car and then won't have to rely on mum to take him around or have to stay at his friends' places. Right now, he's most looking forward to next month's sports try-outs at Te Puāwaitanga.

## Scenario B

# South Waipapa Road Expansion

The “South Waipapa Road Expansion” scenario proposes enabling medium density housing south of Waipapa road in addition to intensification in the established centres of Kerikeri and Waipapa. Intensification within these centres will allow for business and medium density residential growth, with most of the employment and commercial opportunities remaining located in the established centres.



Growth would occur at a scale that supports the provision of some local services (schools, community facilities, retail) and public transport connections between these centres. Connecting the centres would formalise a stronger urban connection between the centres of Kerikeri and Waipapa – residents in the new area will be close to both centres, and over time the two townships would begin





to be seen more as one larger combined urban area. It would require substantial investment in new connected internal streets and other infrastructure.

This area is not without some significant constraints, including with a significant portion of the area being subject to flood hazards. While mitigation measures can

reduce risk, they are costly to build and maintain and over time may need to be upgraded, potentially impacting on rates and insurance premiums. Recent events, both nationally and internationally, have highlighted the risks of placing urban

growth in flood hazard areas. Therefore, development under this scenario will need to manage flood risks by creating designated green spaces to absorb excess water or by restricting development in areas that are more prone to flooding.

### Infrastructure necessary to provide for growth:

| Infrastructure  | Description of upgrade  | Indicative costs / constraints          |
|---|---|---|
|    | <ul style="list-style-type: none"> <li>• Waipapa collector road upgrade</li> <li>• Four new/upgraded intersections</li> <li>• Pedestrian crossings and Waipapa Road shared path</li> <li>• Bus stops and public transport service (uncosted)</li> <li>• Street lighting</li> <li>• Speed limit review.</li> </ul>         | <p><b>\$\$\$</b></p> <p>\$77M-\$98M</p> |
|   | <ul style="list-style-type: none"> <li>• Significant new infrastructure for gully and river crossings to unlock these large green field development areas</li> <li>• Risk that Waipapakoura River tributary may spill onto surrounding land.</li> </ul>   | <p>Moderate constraints</p>             |
|  | <ul style="list-style-type: none"> <li>• Kerikeri water treatment plant upgrades.</li> <li>• A new water source or increased take from existing sources.</li> <li>• 7.5km of water pipe upgrades.</li> <li>• Additional reservoir storage</li> <li>• Booster pump upgrades at Kerikeri and Waipapa reservoirs.</li> </ul> | <p><b>\$\$</b></p> <p>\$44M-\$91M</p>   |
|  | <ul style="list-style-type: none"> <li>• Kerikeri wastewater treatment plant upgrades<sup>2</sup></li> <li>• 8.2km of new or upgraded wastewater pipes</li> <li>• Pump upgrades (x6)</li> <li>• New pump stations (x5).</li> </ul>  | <p><b>\$\$</b></p> <p>\$34M-\$72M</p>   |

2 Assuming all growth will be serviced by the Kerikeri Wastewater Treatment Plant.



## What would a future life be like under Scenario B for...?



### Noah and Grace

As the area around their retirement village grows, Noah & Grace notice some new shops opening near their place. It seems like a lot of families are moving into the area, and they love hearing the kids playing in the river on sunny weekends. The larger population has enabled growth in the medical services available nearby, helping to alleviate one of their key concerns about living away from a larger city. They also think they've sold their oldest daughter on moving her family up into one of the new terraced houses developed nearby – it's much cheaper than Auckland! A new bridge across the river gives them new walking routes, keeping them active and giving them new options when they go out for lunch.



### Ricardo

A close friend has bought a new place just off Waipapa Road. With the new bus to Kerikeri, Ricardo has enjoyed eating out on more evenings, knowing he can have a wine and then safely head back to his friend's place. He still likes his rural property, but having made more friends at the montly social in the shared courtyard and seeing the convenience of this place (walking distance to the town centre and the golf course) he's tempted to also move to the new development. Ultimately, he decides to stay out by the coast, but he now has a retirement plan in mind.



### Aroha and Tane

The construction enabled by the new plan will keep Tane busy for a long time. Together with streetscape improvements (enabled by development contributions from these projects), some previously tired areas are getting a comprehensive rejuvenation. With more family moving to the area from the countryside, he finds it rewarding to work on the houses they will live in, and it means a lot that new streets reflect the area's original names and stories. Growth in Waipapa means more childcare options near home. Aroha has taken a new job in an office in Kerikeri and with the new shared path she sometimes chooses to bike in (and doesn't have to worry about parking).



### Priya

The new development just off Waipapa Road means Priya and her friends could agree on a house to rent as it's a nice midpoint for those working in Kerikeri and in Waipapa, and they won't all need a car. The new footbridge over the river makes biking to Kerikeri (and her job in a nearby new business park) a daily highlight. Their new house used to be farmland; they'll try growing their own vegetables in the back yard, but there's conveniently a new superette just a block away too. She still babysits her siblings sometimes, but with her old room freed up, her parents have also taken in an international student who helps with that day-to-day.



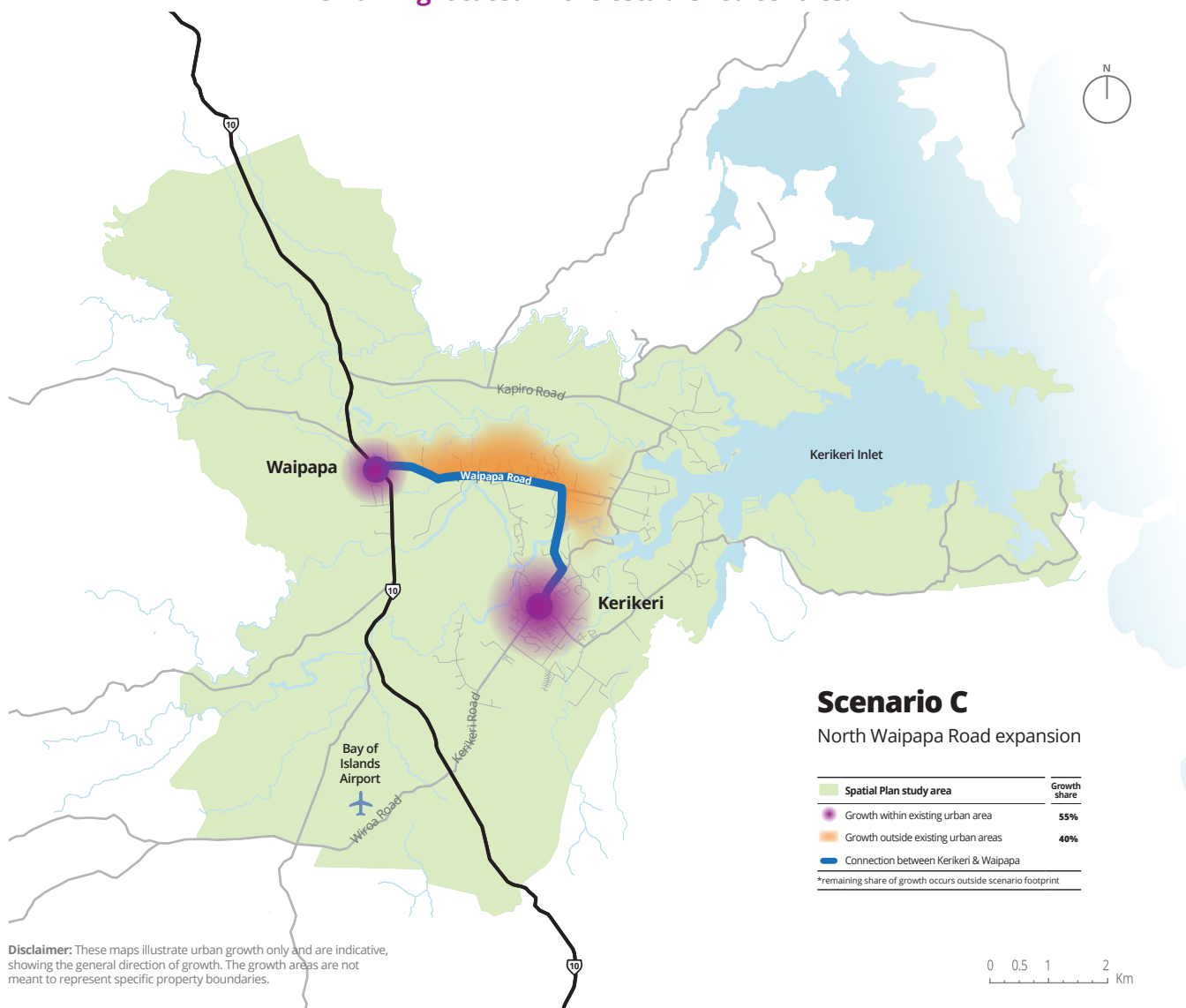
### Wiremu

Wiremu and mum have moved to a new townhouse just south of Waipapa Road. He loves it – he can bike down the quiet streets to Rainbow Falls and spend hours looking for lizards with his friends (so long as he's home before dark). When the farm next door floods in heavy rain, Wiremu likes watching the ducks enjoy the water. He still spends some evenings at his friend's place near the school, but with so many kids moving in nearby he's made new friends who live closer and sometimes has them all over to his place too.

## Scenario C

## North Waipapa Road Expansion

The “North Waipapa Road Expansion” scenario proposes medium density housing north of Waipapa road in addition to intensification in the established centres of Kerikeri and Waipapa. Intensification in these centres will allow for business and medium density residential growth, with most of the employment and commercial opportunities remaining located in the established centres.







Waipapa Road has capacity to support more growth, and, like the “South Waipapa Road Expansion” scenario, this scenario offers a practical opportunity to support public transport by focussing development near a key route. Growth occurs at a scale that supports the provision of local services (schools, community facilities, retail) and public transport connections between these centres.

Growth to the North of Waipapa Road benefits from a location which has some of the fewest mapped constraints in all of Te Pātukurea. This means future residents will benefit from a lower risk to life and property from natural hazards without the need to build and maintain engineered solutions. There are also fewer restrictions relating to versatile soils and land instability, and the constraints with managing stormwater is comparatively low.

The area north of Waipapa Road has been described in early community consultation as a logical place to grow and intensify in a way that is consistent with the existing development pattern. With plenty of existing businesses and several large land parcels, this area could support growth which provides a continuity of place. Over

time, growth between Kerikeri and Waipapa will lead to the two townships beginning to be seen as one larger combined urban area. This scenario will convert a significant portion of rural land within the study area into urban zoning, opening up the greatest amount of land for urban growth.

### Infrastructure necessary to provide for growth:

| Infrastructure  | Description of upgrade   | Indicative costs / constraints          |
|---|--|---|
|    | <ul style="list-style-type: none"> <li>• Waipapa collector road upgrade</li> <li>• Five new/upgraded intersections</li> <li>• Pedestrian crossings and Waipapa Road shared path</li> <li>• Bus stops and public transport service (uncosted)</li> <li>• Street lighting</li> <li>• Speed limit review.</li> </ul>      | <p><b>\$\$\$</b></p> <p>\$77M-\$98M</p> |
|   | <ul style="list-style-type: none"> <li>• The topography is favourable for stormwater management.</li> <li>• There may be the opportunity to enlarge existing stormwater management areas and ponds. Alternatively, sufficient area is available for new devices and stormwater controls.</li> </ul>                    | <p>Minor constraints</p>                |
|  | <ul style="list-style-type: none"> <li>• Kerikeri water treatment plant upgrades</li> <li>• A new water source or increased take from existing sources</li> <li>• 7.2km of water pipe upgrades</li> <li>• Additional reservoir storage</li> <li>• Booster pump upgrades at Kerikeri and Waipapa reservoirs.</li> </ul> | <p><b>\$\$\$</b></p> <p>\$43M-\$91M</p> |
|  | <ul style="list-style-type: none"> <li>• Kerikeri wastewater treatment plant upgrades<sup>3</sup></li> <li>• 8km of new or upgraded wastewater pipes</li> <li>• Pump upgrades (x6)</li> <li>• New pump stations (x5).</li> </ul>   | <p><b>\$\$</b></p> <p>\$34M-\$71M</p>   |

<sup>3</sup> Assuming all growth will be serviced by the Kerikeri Wastewater Treatment Plant

## What would a future life be like under Scenario C for...?



### Noah and Grace

The new housing north of Waipapa Road includes lots of affordable options and as a result the village Noah and Grace live in has finally been able to attract more healthcare workers. This means that when they're feeling unwell, they don't have to travel far anymore, and they can be seen quickly by someone familiar with them. Also, the new medical support facilities in their retirement village gives them peace of mind they can stay in their spot as they get older. As their community continues to evolve nearby, Noah and Grace have made new friends at a book club that has started at a new café in this development. It's a little far for them to walk both ways, but it's a nice route on new tree-lined streets so they share a ride up to the club and then walk back home downhill.



### Ricardo

With the new developments come more people using Ricardo's preferred boat ramp – the one on Landing Road. He has met a few other keen kayakers recently, but it does get busy on weekends. Thankfully a few new coastal access points are proposed to cater for the population growth. Ricardo also sees the impact of the new developments in the improvements to Waipapa Road. New alternative routes and safe bike lanes mean the streets are better utilised, improving his commute. There's also now a new bakery on his route into town.



### Aroha and Tane

The nearby growth has enabled improvements to Waipapa Road such as lighting and wider paths that now make it safer for the kids to bike to their friends' places. Aroha also uses this route to cycle to her job, located in a new office by the roundabout at the top of the Heritage Bypass. Downstairs is a new café, and as Tane works on the building sites just to the north they often meet there for lunch. He's proud to be working on a development which provides a variety of housing options, including homes designed for big families and for single people and which provide accessibility support for the disabled or elderly – it's unfortunately rare to find all these options together and he looks forward to seeing them all enjoying their new shared park in a few years' time.



### Priya

Priya found a new place at a great price, a brand new terraced house halfway along Waipapa Road, not far from the bridge to Kerikeri. Now, thanks to her new e-scooter, she's so close to NorthTec that she plans on spending more time on-campus – especially as she can then just scoot to her new job in Kerikeri town centre, see her friends, and get dinner there too. She's more independent than ever and loves her new affordable home that's just the right size for her. She values being car-free now and getting the connection to nature she felt she missed when driving..



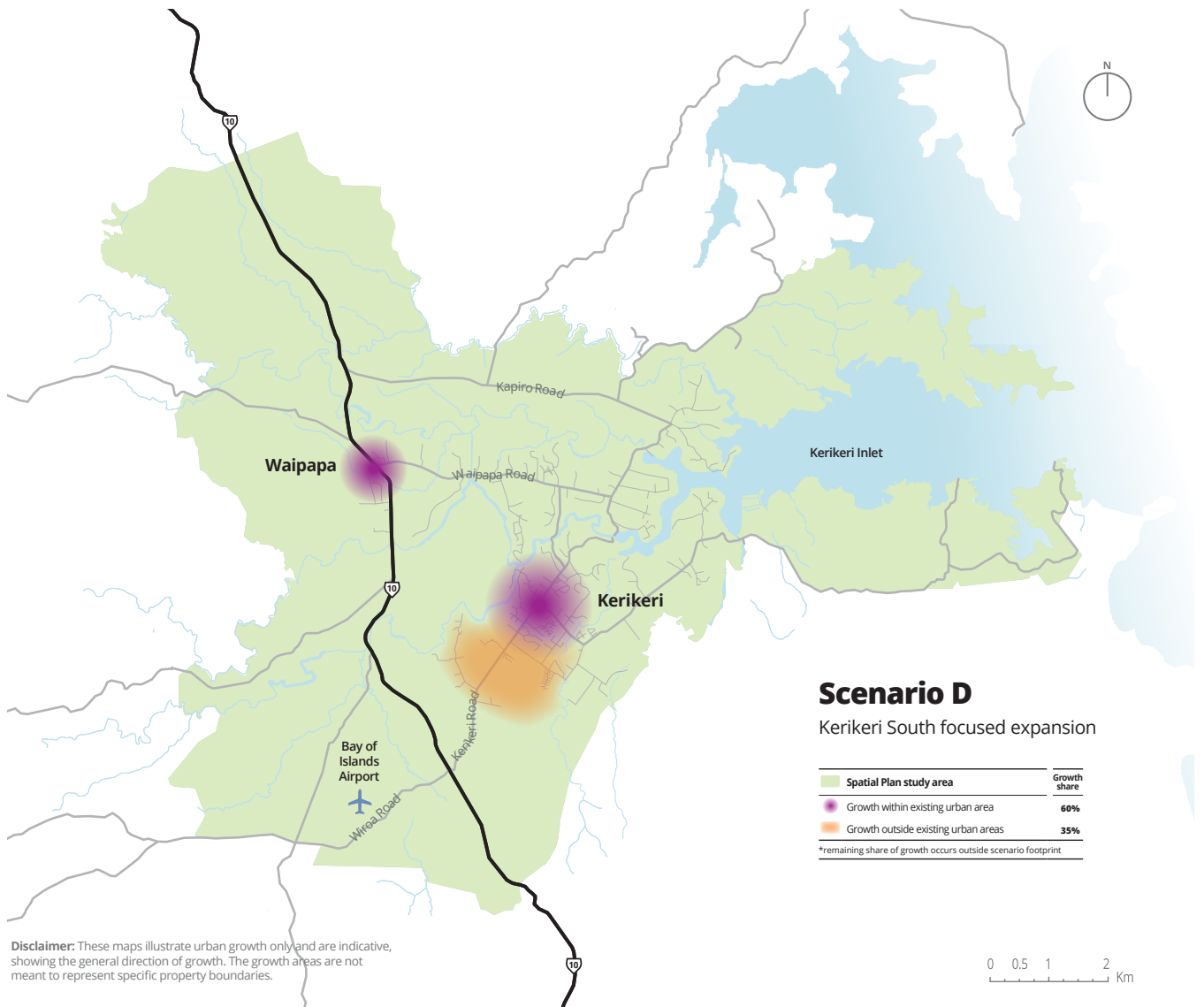
### Wiremu

Wiremu and mum moved into one of the first units in a new development north of Waipapa Road. A new rent-to-buy scheme gives them an opportunity to own which they otherwise couldn't afford. Wiremu loves watching the houses going up around him and wants to become a builder now. Their new home is super close to the sports fields and the bus to school. He now does judo too, with another boy who just moved into the area next door; they bike together to Waipapa for it along the new shared path. Their new home is also near Waipapa Stream; Wiremu is amazed to explore the tracks and waterfalls that are new to him.

## Scenario D

# Kerikeri South Focused Expansion

This scenario proposes mainly implementing the PDP except for areas of higher growth in Kerikeri and to the south (along the main transport corridor and water supply pipeline, and near the wastewater-serviced area). By implementing the PDP more land is also unlocked for commercial /industrial growth in Waipapa. With rural land between them, the two centres will remain distinct entities.







Development within greater Kerikeri will allow more people to live in proximity to the key retail and cultural centre of Te Pātukurea and previous consultation has shown little opposition to growth here. Development in this area offers an opportunity to create a new “gateway” to Kerikeri and could reinvigorate some of the currently more deprived areas in Te Pātukurea.

There are very few mapped constraints in this area, meaning that, like the “North Waipapa Road Expansion” scenario, there will be a lower natural hazard risk to property and future residents here. This area is also well located for providing new residents with easy access to social infrastructure (such as schools, shops, and healthcare).

Investment to upgrade existing pipe networks will be required to facilitate growth, and topography and surface water protection zones may pose challenges to managing stormwater. However, this

area is well located for making the best use of existing assets, with lower costs for providing transport and some three waters infrastructure than other scenarios.

### Infrastructure necessary to provide for growth:

| Infrastructure  | Description of upgrade   | Indicative costs / constraints         |
|---|--|--|
|    | <ul style="list-style-type: none"> <li>• Kerikeri collector road upgrade</li> <li>• Three new/improved intersections</li> <li>• Pedestrian crossings and Kerikeri Road shared path.</li> </ul>   | <p><b>\$\$</b></p> <p>\$47M- \$64M</p> |
|    | <ul style="list-style-type: none"> <li>• Topography in the southern areas is generally higher in elevation, which may limit suitable outlet/discharge locations to existing water courses</li> <li>• Investment into upgrading existing pipe networks will be required to manage growth</li> <li>• Surface water protection zones to the Kerikeri River network may make water quality criteria more rigorous for developers.</li> </ul> | <p>Moderate constraints</p>            |
|  | <ul style="list-style-type: none"> <li>• Kerikeri water treatment plant upgrades</li> <li>• A new water source or increased take from existing sources</li> <li>• 3.2km of water pipe upgrades</li> <li>• Additional reservoir storage</li> <li>• Booster pump upgrades at Kerikeri and Waipapa reservoirs.</li> </ul>   | <p><b>\$\$</b></p> <p>\$38M-\$80M</p>  |
|  | <ul style="list-style-type: none"> <li>• Kerikeri wastewater treatment plant upgrades</li> <li>• A small scale wastewater treatment plan for Waipapa</li> <li>• 3.3km of new or upgraded wastewater pipes</li> <li>• Pump upgrades (x4)</li> <li>• New pump stations (x2).</li> </ul>  | <p><b>\$\$</b></p> <p>\$30M-\$63M</p>  |

## What would a future life be like under Scenario D for...?



### Noah and Grace

Growth in this area is beyond the comfortable walking distance of Noah and Grace, however they see the impacts of that growth spilling over into the centre of Kerikeri where they go on sunny days – there are new shops and hospitality spots, and more people walking about with the new housing going in. With the generally taller and denser buildings in town, Noah and Grace appreciate the well designed, sunny public spaces where they can catch up with friends and watch the younger generations play. They feel lucky to be able to manoeuvre around these amenities in their mobility scooters on the wider footpaths, while also so close to the river and the countryside.



### Ricardo

Ricardo still lives on his lifestyle block and drives into Kerikeri for work, but he's noticed that the new development occurring along Kerikeri Road means there are new shops and restaurants and he's loving the new energy and activation that results from having a mix of business and residential activity in the main street – the place is alive past 5pm. Bars and restaurants are starting to cluster into a new precinct near the park. Street improvements have inspired him to buy an e-scooter to leave at his office so he can get around town quickly without having to look for a park.



### Aroha and Tane

Aroha and Tane now spend most of their time in Kerikeri rather than Waipapa, but it's close enough that Tane can drop off Aroha at work and the kids at school and daycare before continuing to site, all in 20 minutes. Recent growth in Kerikeri means that some national companies are now opening local offices here; Aroha works for an accountancy in a new building. On a clear day she can just see the glimmering water of the Kerikeri Inlet from the third floor.



### Priya

Priya and her best friend split the rent on a new walk-up apartment building on Kerikeri Road, just south of the supermarket. It's easy to take care of and warm and dry in winter – a perfect first home. She's a two-minute walk to her new job at an organic food store. New residents in the area mean business is booming and she'll take over accounts when her studies finish next year. As new developments happen, streams previously on private land are now publicly accessible; she helps a local environmental group plant stream banks on weekends. Priya gets lots of free fresh fruit and vegetables including some tropical fruits that now grow up here, as she is part of the community food-garden group that established in the new public reserve.



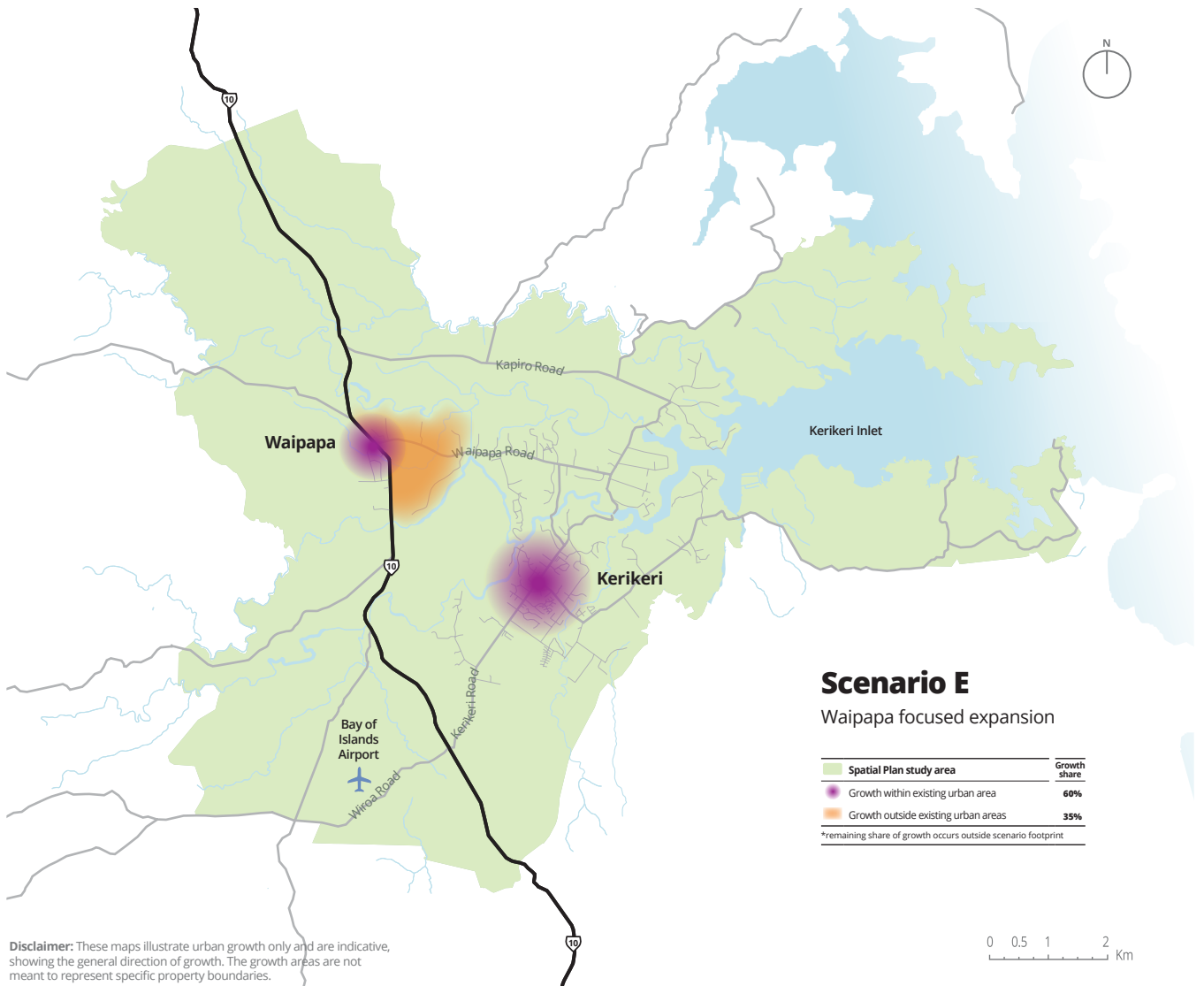
### Wiremu

A new block of flats in south Kerikeri provides Wiremu and his mum an affordable place to buy that suits their needs. It is connected to the public water, wastewater and stormwater systems, so it's easy to take care of, close to town and school, and it has a shared backyard where he can play while neighbours help watch over him. It's located on a side street off Kerikeri Road, and as the new street connections in the area are quiet and the main roads have appropriate signals, Wiremu can now safely bike to school and to see his friends. His mum appreciates the extra time in the mornings and evenings and is proud of how independent he can now be.



## Scenario E Waipapa Focused Expansion

This scenario envisions focusing additional growth in Waipapa while implementing PDP in Kerikeri and other areas. This scenario would enable an expansion of Waipapa, increasing housing opportunities to the east of the existing urban centre and growing the fledgling town centre area. Some intensification and capacity increases in Kerikeri will still be provided for by the PDP.



**Disclaimer:** These maps illustrate urban growth only and are indicative, showing the general direction of growth. The growth areas are not meant to represent specific property boundaries.

Private and public investment in Waipapa could be supported with the development of a new innovation precinct and new housing typologies. Growth under this scenario leverages the opportunity to develop the area as a hub for living, not just focussed on commerce and industry. It allows Kerikeri to retain its distinct character while Waipapa can establish and grow its own unique identity.

It is important to note that flood hazards constrain development potential in several parts of Waipapa, particularly to the west of the existing retail centre. This means that growth would most likely need to be focussed east of State Highway 10 (SH10), including around the existing residential neighbourhood and sports fields areas. As some areas of Waipapa are intended to accommodate heavy industry, care to provide







sufficient separation between these uses will be necessary.

Growth in Waipapa, even that very close to the existing town centre, is likely to be greenfields. This provides the opportunity to enable medium density in a convenient location, increasing housing choice and helping deliver more affordable housing options. Medium density housing, such as

terraced houses or low-rise apartments, can house more people at a lower cost, while also fostering a more vibrant local economy by increasing the number of residents who live within walking distance of their town centre; enabling more housing near this growing employment and retail hub would allow more people to reduce their dependence on cars.

### Infrastructure necessary to provide for growth:

| Infrastructure  | Description of upgrade   | Indicative costs / constraints         |
|---|--|--|
|    | <ul style="list-style-type: none"> <li>• Waipapa collector road upgrade</li> <li>• Four new/improved intersections</li> <li>• Bus stops and public transport service (uncosted)</li> <li>• Pedestrian crossings.</li> </ul>  | <p><b>\$\$</b></p> <p>\$72M-\$93M</p>  |
|  | <ul style="list-style-type: none"> <li>• Existing stormwater infrastructure east of Waipapa is very limited, and significant investment into capturing, managing, and treating stormwater will be required.</li> </ul>   | <p>Moderate constraints</p>            |
|  | <ul style="list-style-type: none"> <li>• Kerikeri water treatment plant upgrades</li> <li>• A new water source or increased take from existing sources</li> <li>• 7.2km of water pipe upgrades</li> <li>• Additional reservoir storage</li> <li>• Booster pump upgrades at Kerikeri and Waipapa reservoirs.</li> </ul> | <p><b>\$\$</b></p> <p>\$44M- \$92M</p> |
|  | <ul style="list-style-type: none"> <li>• Kerikeri wastewater treatment plant upgrades<sup>4</sup></li> <li>• 8.7km of new or upgraded wastewater pipes</li> <li>• Pump upgrades (x6)</li> <li>• New pump stations (x6).</li> </ul>   | <p><b>\$\$</b></p> <p>\$42M-\$89M</p>  |

4 Assuming all growth will be serviced by the Kerikeri Wastewater Treatment Plant

## What would a future life be like under Scenario E for...?



### Noah and Grace

While the growth in Waipapa doesn't change their day-to-day life much, Noah and Grace have enjoyed a few group trips to the new cafes opening there and it's their new go-to shopping spot. Te Puāwaitanga has become a regional destination now too; last week their grandkid came up from Auckland to play in a football tournament. They're also excited to learn that a new comprehensive medical facility is opening there – this means they'll won't need to stress about travelling further afield should anything go wrong.



### Ricardo

With all the growth in Waipapa, Ricardo has joined the trend and moved his office there too. He likes being closer to his supplier and now that there are more choices for cafes and restaurants in Waipapa, he can entertain clients there too. He still plays golf on weekends and is excited to hear a new course is now also proposed on nearby land that occasionally floods and is deemed unsuitable for housing.



### Aroha and Tane

Most of Tane's jobs are so close now that he sometimes walks home for lunch. Aroha now also works locally - for a new cultural tourism operator based next to Waipapakoura River. They appreciate still spending lots of time together as a family. With new childcare and entertainment options opening they can now meet most of their needs close to home. A papakāinga development nearby means some of their wider whānau will be moving closer soon too.



### Priya

Priya hadn't previously thought of living in Waipapa, but the new shops and houses are showing it's where the action is happening now. She rents a new townhouse with her friend near the football fields and she loves dining out now and then at the new restaurants and bars popping up in Waipapa. It's an easy drive or bike-ride to her parents and into Kerikeri but mostly she just bikes around Waipapa now because everything is so close. She now has a job with one of the 'big-box' stores; and in her spare time she advocates for new bike lanes and wetland restoration and wants to make her mark on what feels like a 'new' town.



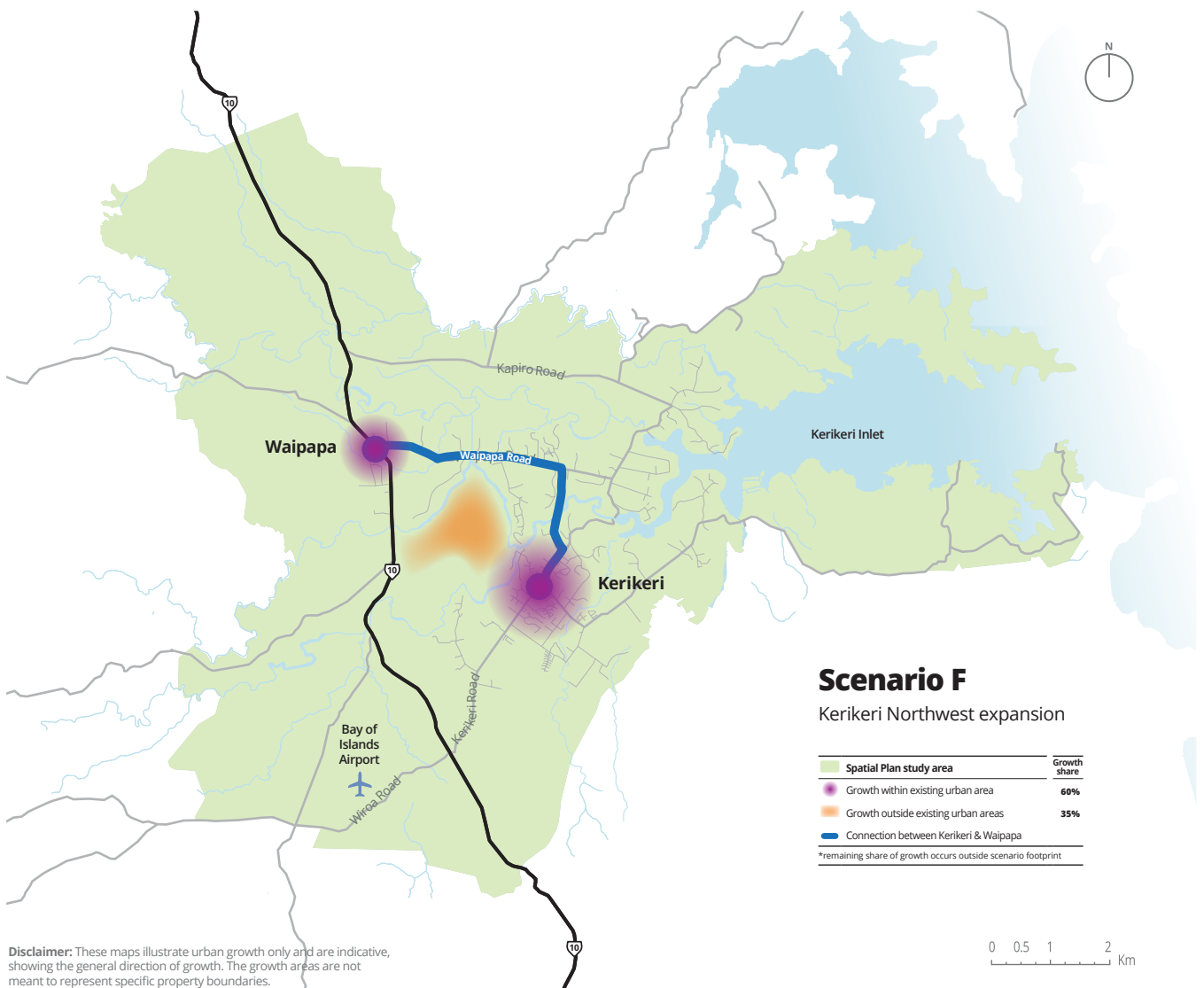
### Wiremu

Moving to Waipapa didn't change too much for Wiremu, except now he rides the bus to school rather than getting dropped off by mum, he's looking forward to using the cycle route between home and school when he's a little older. He still stays at friends near the school some nights, but now he also spends a lot of time adventuring outside with new friends at the cub scout club near home. As he gets older, he'll play more sports, and living close to BaySport and Te Puāwaitanga will save his mum lots of time driving him around because he will be able to walk or bike there instead. His mum sometimes lets him get takeout from some of the cool new food places in Waipapa.

## Scenario F

# Kerikeri Northwest Expansion

This scenario includes the Kiwi Fresh Orange Co. land, which is currently subject to a zone change request under the PDP. It focuses on greenfield growth to the northwest of the Bay of Islands Golf Club Kerikeri, extending west to SH10 and north, with the Kerikeri River forming the northern and eastern boundary. The Golf Club land is excluded from this scenario. The PDP will be implemented outside of this area, resulting in appropriate brownfield intensification in Kerikeri & Waipapa.







Large parts of this area are prone to natural hazards (specifically flood hazards) and, unlike the other greenfield options, are not adjacent to existing three waters services (wastewater, water, and stormwater) or transport infrastructure. Additionally, this area is largely disconnected from existing urban areas due to significant river boundaries.

This scenario has been included in response to stakeholder feedback and high public interest in this proposed private development. While it does not align with our assessment framework, which discourages development in flood-prone areas and aims to leverage growth along existing infrastructure routes, we want

the community to have the opportunity to consider this growth option and take it into account when providing feedback. Additional developable land could be provided through flood mitigation.

However, these measures will need to be maintained and potentially upgraded over time. This may also have an impact on rates and insurance premiums.

### Infrastructure necessary to provide for growth:

| Infrastructure  | Description of upgrade  | Indicative costs / constraints           |
|---|---|--|
|    | <ul style="list-style-type: none"> <li>• Three new/improved intersections</li> <li>• Potential upgrade to Golf View Road</li> <li>• Potential upgrade to Aranga Road / Kerikeri Road</li> <li>• Bus stops and public transport service (uncosted).</li> </ul>   | <p><b>\$\$</b></p> <p>\$56M- \$74M</p>   |
|    | <ul style="list-style-type: none"> <li>• Existing stormwater infrastructure in Scenario F is very limited. Significant new infrastructure will be required for large-scale development, and flood mapping shows extensive flood-prone areas, reducing the available land for development.</li> </ul>                  | <p>Significant constraints</p>           |
|  | <ul style="list-style-type: none"> <li>• Kerikeri Water treatment plant upgrades</li> <li>• A new water source or increased take from existingsources</li> <li>• 3.1km of water pipe upgrades</li> <li>• Additional reservoir storage</li> <li>• Booster pump upgrades at Kerikeri and Waipapa reservoirs.</li> </ul> | <p><b>\$\$\$</b></p> <p>\$38M- \$79M</p> |
|  | <ul style="list-style-type: none"> <li>• Kerikeri wastewater treatment plant upgrades</li> <li>• A small scale wastewater treatment plant for Waipapa</li> <li>• 6.8km of new or upgraded wastewater pipes</li> <li>• Pump upgrades (x3)</li> <li>• New pump stations (x4).</li> </ul>                                | <p><b>\$\$</b></p> <p>\$38M- \$81M</p>   |

## What would a future life be like under Scenario F for...?



### Noah and Grace

The new development isn't far from Noah and Grace's retirement village, and they've noticed all the new people coming to the shops. One they met was a doctor, who is joining the local clinic to support the population growth the area is seeing. They seem like lovely people - including quite a few families - and they hope that the new supply will include some more affordable options so their daughter could consider making the move to Northland too. They do appreciate having an extension to the network of paths and trails in the area - most of these ones are wide and smooth, which is essential for them and means they can use their mobility scooters to go further.



### Ricardo

Ricardo got in early and snapped up one of the new properties overlooking Waipেকakoura River. He's enjoyed his time out on the inlet, but there have been some really nice houses proposed in this area and he still gets to hear the water and it's right next to the golf course - what could be better! He knows he's paying a premium for the place but that's to be expected when they're building all that infrastructure. Plus with land prices still going up he's going to sell his large rural section to a developer which will more than cover the cost. It's also just down the road from the airport; he's keen to bring some friends up from the big city some time and show off the new Kerikeri.



### Aroha and Tane

Aroha and Tane are waiting for the next stage of development in the Kiwi Fresh area to be announced. They missed out on the first stage but still think that a place here will make it easiest for them splitting the time between Kerikeri and Waipapa, at least when the road to Kerikeri eventuates. For now, only houses have been built, so they have little reason to visit the area, but they notice it has already led to more people visiting the shops in Waipapa. They hope this also means more kids - potentially enough for another school in Waipapa, maybe even a kōhanga reo if they're lucky?



### Priya

Priya was originally concerned at the prospect of development occurring in flood plains when we need to be restoring wetlands. But now that it's happening and there are a bunch of new walking trails under construction she enjoys cycling along the new greenway route that cuts through to Kerikeri. She liked the look of the area and has thought about moving there with her friends, but it seems pretty 'high-end' and there's nowhere for rent yet so she decides to stay at her parents and save up for a while longer.



### Wiremu

Wiremu's mum has been looking for a newer home with lower rent, but, as most development in the area is now large family homes near the golf course, they end up staying in their current place south of Kerikeri. She hopes the plans for a wastewater treatment plant just across the river from them doesn't affect them or the river - she doesn't want to have to stop Wiremu from visiting! Wiremu loves riding his bike on the several new safe trails near their place. He's also made friends with some of the kids who have moved to this area and they're learning kapa haka together at the Waipapa Community Hall one night a week.

# 06

**Te tupu  
o te pūtea**

**Funding  
growth**



## Funding Growth

**Spatial planning enables us to project where and how we will meet the challenges of providing for growth and the methods we will use to fund that. The costings relating to the specific council actions undertaken to implement Te Pātukurea will be finalised in future Long-Term and Annual Plans, however the potential strategies and tools which may be used will be overviewed here and in Te Pātukurea’s Implementation Plan.**

Proactively directing growth and coordinating infrastructure to align with it is more cost-efficient than retrospectively adapting to out-of-sequence developments. Additionally, the ambition in Te Pātukurea to deliver more growth through intensification means we will get greater ‘bang-for-buck’ from our infrastructure (the cost of providing and maintaining infrastructure is lower when you have more people using each meter of pipe and road).

Investment to support new growth will be a collaborative effort involving developers, council, and the community. We invite the community to share their innovative ideas for funding solutions. A diverse range of measures will be considered, including development contributions, financial contributions, general rates, partnerships with governmental and non-governmental organizations, and community-driven initiatives. By working together, we can create sustainable funding approaches that benefit our entire community. Utilisation of value capture methods, such as targeted rates, can also help ensure those who gain the most benefit from new assets cover more of the costs. Legislation such as the Infrastructure Funding and Financing Act 2020 provide the framework for the use of some of these tools. Explanations for these terms is provided in the table below.

In addition to helping cover the financial costs of growth, some developers may also help to contribute by providing necessary infrastructure (including roads and pipes for example), and/or through providing affordable housing and community facilities (or the land to be used for these purposes).

Funding through long-term revenue streams will be balanced with responsible financing which seeks to spread the upfront costs of infrastructure over its lifespan. Like most of the country, delivering three waters and transport infrastructure will require ongoing significant investments. Partnership with Central Government agencies and the Local Government Funding Agency (LGFA) will help provide diversified financing sources for larger projects and over the long-term. The evidence base underpinning Te Pātukurea will be able to be used to support the case for funding.

Funding and financing must be guided by principles that ensure equitable economic development and contribute to overall community wealth. At the same time, we must acknowledge that significant infrastructure investment is needed, regardless of how we decide to provide for growth. A larger population base could provide a better return on infrastructure investments by spreading costs across more people. By collaborating with local businesses, residents, and hapū, we can leverage key institutions and enhance local economic competitiveness. Focusing on local procurement and fair employment practices will help boost the Kerikeri-Waipapa economy as we work towards a more prosperous future.

|   |   |
|---|---|
| <p><b>Development Contributions</b></p>         | <ul style="list-style-type: none"> <li>• Fees collected by local councils from new developments to help pay for the additional demand they place on community services and infrastructure, like roads, parks, and public spaces.</li> </ul>   |
| <p><b>Financial Contributions</b></p>           | <ul style="list-style-type: none"> <li>• Payments or land provided by developers to support the costs of necessary infrastructure and community facilities. They must be used for the purpose they are collected.</li> </ul>  |
| <p><b>Targeted Rates</b></p>                    | <ul style="list-style-type: none"> <li>• Charges levied on properties within a certain area to fund specific projects or services that directly benefit that area (such as new sewer systems or street improvements). They allow the costs of improvements to be covered by those who will gain most benefit from them, rather than spreading the cost across the whole district.</li> </ul>  |
| <p><b>Public-Private Partnerships (PPP)</b></p> | <ul style="list-style-type: none"> <li>• Collaborative agreements between private business and the public sector (Government and councils) to finance, build, and operate key infrastructure projects. The partnership leverages private expertise and funding, with the private sector taking on some of the risks and costs for a long-term pay-off.</li> </ul>   |
| <p><b>Land Value Capture (LVC)</b></p>          | <ul style="list-style-type: none"> <li>• A method where the increase in property values due to public investment in infrastructure or services (like new wastewater services or a park), is partially recovered by local governments. The additional value created by these improvements is "captured" through special levies, meaning that those which gain a financial benefit from public investment help contribute more to that investment.</li> </ul> |
| <p><b>Tolls and user charges</b></p>            | <ul style="list-style-type: none"> <li>• Usage charges are collected from those who use specific infrastructure or services (such as reticulated water), scaled in order of how much they are used. They help fund ongoing maintenance and ensure those who use them contribute to the costs in accordance with how much they use them.</li> </ul>  |
| <p><b>Government funds and grants</b></p>       | <ul style="list-style-type: none"> <li>• National funds are often a critical component of major regional infrastructure, and some assets (such as State Highways) are funded by central government. The Waipapa roundabout is an example of a government-funded investment.</li> </ul>  |
| <p><b>Public financing</b></p>                  | <ul style="list-style-type: none"> <li>• Local government may also fund investment through borrowing. Financing can spread the costs of an asset over many years, deferring upfront payment to better align with the usage of the improvements. Usually, a council will borrow through the LGFA (Local Government Funding Agency), a secure government-backed organisation.</li> </ul>  |



# 07

**Ngā Mahi  
i muti atu**

**Next steps**



## Ngā Mahi i muti atu Next steps

### *We want to hear your thoughts*

This Report represents a mid-point in the development of Te Pātukurea. Based on initial engagement and ongoing workshops with key stakeholders, we've developed several potential scenarios for accommodating the growth projected for this area we're now asking for your feedback on them.

We're keen to hear if you have a preferred scenario, what you like, what you'd like to change, do you have another scenario and

any other insights or thoughts you have. We're also keen to hear from you if you've got any more specific locational information which may inform the development of the final spatial plan or its implementation.

Submissions will be open from 1 November 2024 to 29 November 2024. Please visit [fndc.govt.nz/te-patukurea-kerikeri-waipapa-spatial-plan](https://fndc.govt.nz/te-patukurea-kerikeri-waipapa-spatial-plan) for more information and to make a submission.

### **Development of the final Plan and the adoption process**

Feedback from community submissions will inform our analysis and help to identify a preferred growth scenario – this may refine one of the scenarios, be a hybrid of more than one, or bring in new areas.

What we ideally need to know from your feedback is what shape Kerikeri / Waipapa should take in the future, the direction we should grow, how you would like to travel, and what types of facilities we will need as we grow.

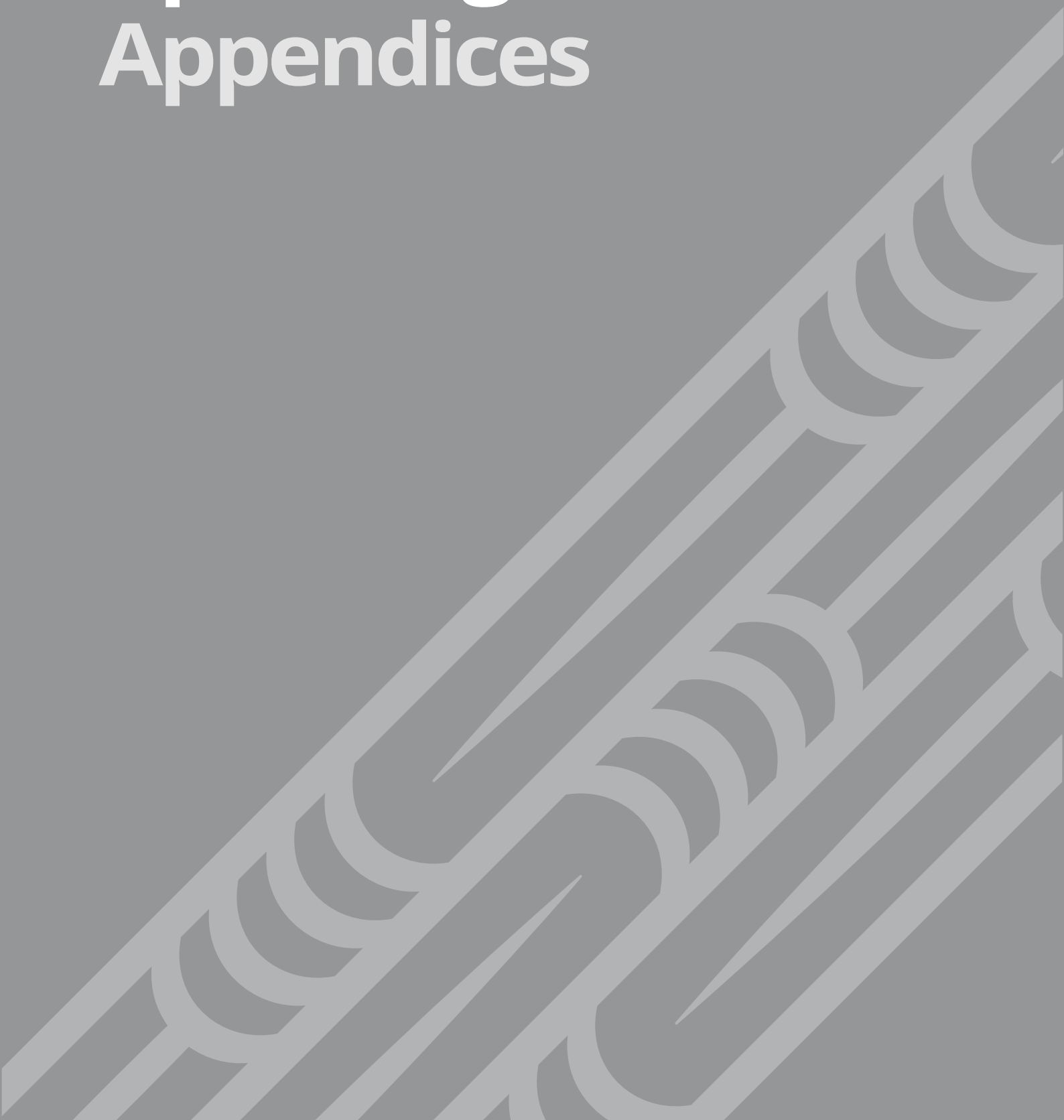
This emerging preferred scenario will be tested through infrastructure modelling and iteratively refined through workshops with key stakeholder groups, Hapū Rōpū and

Elected Members. The updated plan in its draft final form will require endorsement by both Hapū Rōpū and the Council. This is anticipated to occur in early 2025.

At this point we will re-engage with you to gain insights, thoughts, and perspectives from the community on the "draft spatial plan". We will then update the draft plan to reflect feedback, incorporating any additional learnings from Hapū Rōpū and key stakeholders. The finalised Te Pātukurea and its Implementation Plan will follow a council endorsement process that will enable public participation and be fully transparent. Adoption is planned for mid-2025.

# 08

## Āpitihanga Appendices





# A Āpitiḡanga Appendix

## Cultural Impact Assessment of Growth Scenarios

Click or scan the QR code  
to follow the link  
to *Appendix A*





**B** Āpitianga  
Appendix

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## 3 Waters Assessment Report

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Click or scan the QR code  
to follow the link  
to *Appendix B*





**C** ĀpitiHanga  
Appendix

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# Transport Assessment

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Click or scan the QR code  
to follow the link  
to *Appendix C*





