



Appendix 3.1 - Analysis of Esplanade Priority Areas

Esplanade Priority Areas that have been 'activated'

1. The majority of the Esplanade Priority Areas have been activated as esplanade reserves and vested in Council as Local Purpose Reserves under section 23 of the Reserves Act 1977. Land adjoining the Waipapa Stream to the north-east of the Kerikeri town centre is Crown-owned Marginal Strips. A number of these activated Esplanade Priority Areas also provide for public access in the form of FNDC walkways, including the Wairoa Stream Walkway, Kerikeri River Track and Te Araroa Trail. Refer to **Map 1 – Esplanade Priority Areas** which shows all Esplanade Priority Areas which have been activated (identified by reference to Council's 'Reserves and Open Spaces' layer).

Esplanade Priority Areas that have not been 'activated'

2. This section provides an overview and analysis of the Esplanade Priority Areas (extracted from the ODP maps) that are not already activated and vested as reserves, with supporting maps. Esplanade Priority Areas in close proximity have been grouped together on the basis of potential opportunities for future connections.

Table 1: Esplanade Priority Areas not activated and/or vested in Council as a reserve

Map reference	CMA / Waterbody	Location / Group	Adjacent PDP zoning
2	Kerikeri Inlet	Six areas along the western and southern boundary of Kerikeri Inlet where it flows into the Waipekakoura River Note: The Esplanade Priority Area adjoining 37B Kendall Road and 79 Kemp Road is vested in Council as a Local Purpose Reserve ¹	Rural Residential
3	Okura River	Extends along Okura River from the end of Okura Drive north-east towards Kerikeri Inlet Road	Rural Residential to the north and Rural Production to the south

¹ <https://prover.co.nz/>



Map reference	CMA / Waterbody	Location / Group	Adjacent PDP zoning
4	Wairoa Stream	Extends along Wairoa Stream from Riddell Road north to Campbell Lane. Area also includes unnamed river which flows from Maraenui Drive north to Campbell Lane	Light Industrial, General Residential and Rural Residential
5	Whiriwhiritoa Stream	Extends from SH10 north to where it flows into the Waipapa Stream	Sport and Active Recreation, Light Industrial, Rural Production and Rural Residential
6	Puketotara Stream	Parts of the Esplanade Priority Area along Puketotara Stream are not activated	Rural production and Sport and Active Recreation to the north and Rural Residential to the south

Map 2 – Kerikeri Inlet

3. The Esplanade Priority Areas adjoining the Kerikeri Inlet apply to sites zoned Rural Residential under the PDP. These sites range from 6,000m² to over 6ha in area and all appear to be developed for residential uses typically one to two dwellings per site. The Rural Residential zone provides for smaller lot sizes of 2,000m² - 4,000m² which is controlled by Standard SUB-S1. The existing sites are all larger than 4,000m² so have future subdivision potential which would align with the zone outcomes. Any further subdivision of these sites creating an allotment of less than 4 ha would be required to provide a 20 metre wide esplanade reserve under Standard SUB-S8.

Map 3 – Okura River

4. Land to the north of the Esplanade Priority Area is zoned Rural Residential where land has been developed for a mix of residential and rural land uses. The subdivision pattern shows larger parcels of land historically used for farming or agricultural purposes have already been subdivided to provide for smaller lots (approx. 2,000m² - 4,000m²). The subdivision potential of these sites is low given the



minimum lot sizes controlled by Standard SUB-S1 (less than 4 ha) and the larger lot sizes anticipated by the zone. Some larger parcels (approx. 1 – 5ha) remain which could trigger the esplanade reserve requirements of SUB-S8.

5. To the south of the Esplanade Priority Area is zoned Rural Production where land appears to be mostly utilised for farming purposes with a low number of dwellings. The minimum lot size for the Rural Production zone is 8ha as a discretionary activity which does not trigger the esplanade reserve requirements under Standard SUB-S8. The subdivision potential to the south of the Okura River is considered to be low as subdivision resulting in lots less than 4ha would be inconsistent with the zone outcomes.

Map 4 – Wairoa Stream

6. The section of the Wairoa Stream is adjoined by land zoned General Residential and Rural Residential where one site 26 Mill Lane is zoned Light Industrial in the PDP. The land has mostly been developed for residential uses.
7. A majority of land parcels zoned General Residential are larger holdings (2ha – 7ha) which is above what is provided for in the zone. The minimum lot sizes for the General Residential zone are 300m² as a discretionary activity and 600m² as a controlled activity under SUB-S1. If the owner of one of these sites wishes to subdivide in the future, they will need to comply with the minimum lot sizes under SUB-S1. This would also trigger the requirement for an esplanade reserve under SUB-S8.
8. For sites zoned Rural Residential, a similar observation is made as for Kerikeri Inlet (Map 2). Majority of the sites adjoining the Wairoa Stream are between 4ha and 7ha with the exception of some sites on Maraenui Drive. There is subdivision potential for these site where any allotment of less than 4ha would trigger the requirement for an esplanade reserve under Standard SUB-S8.
9. There are no minimum lot sizes as a discretionary activity for the Light Industrial zone. The land at 26 Mill Lane is 2.2ha in area and therefore has future subdivision potential which is likely to trigger the requirement for an esplanade reserve under Standard SUB-S8.

Map 5 – Whiriwhiritoa Stream

10. The southern section of the Whiriwhiritoa Stream Esplanade Priority Area is adjoining land zoned Light Industrial, Sport and Active Recreation and Rural Production.
- Light Industrial zone – The adjoining site is 3.07ha and is developed for industrial purposes. There are no minimum lot sizes as a



discretionary activity for the Light Industrial zone, therefore the site has future subdivision potential which is likely to trigger the requirement for an esplanade reserve under Standard SUB-S8.

- Sport and Active Recreation zone – The adjoining site is owned by FNDC and is 44.37ha. Subdivision in the Sport and Active Recreation zone is non-complying therefore the future subdivision potential of this site and subsequent trigger for an esplanade reserve is considered low.
 - Rural Production zone – The adjoining sites range in area from 4,700m² - 4.7ha. The minimum lot size of the Rural Production zone is 8ha. Any further subdivision of these sites would not align with the sought zone outcomes. It is considered the future subdivision potential of these sites is low.
11. The northern section of the Whiriwhiritoa Stream Esplanade Priority Area is zoned Rural Residential. Land parcels range from under 1ha to over 10ha where smaller lot sizes are anticipated in the zone. Any further subdivision of sites adjoining the Whiriwhiritoa Stream Esplanade Priority Area are likely to trigger the requirement for an esplanade reserve under Standard SUB-S8.

Map 6 – Puketotara Stream

12. Land adjoining the northern bank of the Puketotara Stream is zoned Rural Production and Sport and Active Recreation which applies to the Bay of Islands Golf Club. The sites zoned Rural Production are larger land parcels ranging from 40ha – 80ha. Given the minimum lot size for Rural Production is 8ha, the future subdivision potential and trigger for an esplanade reserve for these sites is considered low. Subdivision in the Sport and Active Recreation zone is non-complying therefore the future subdivision potential of this site and trigger for an esplanade reserve is considered low.
13. Land adjoining the southern bank of the Puketotara Stream is zoned Rural Residential. These sites are greater than 4ha and therefore have future subdivision potential which is likely to trigger the requirement for an esplanade reserve under Standard SUB-S8.