

Hearing 15D - Rezoning Kerikeri-Waipapa

Monday 6 October 2025

S361 – Ian Bridle

Rezoning Request for The Ridge Development Area

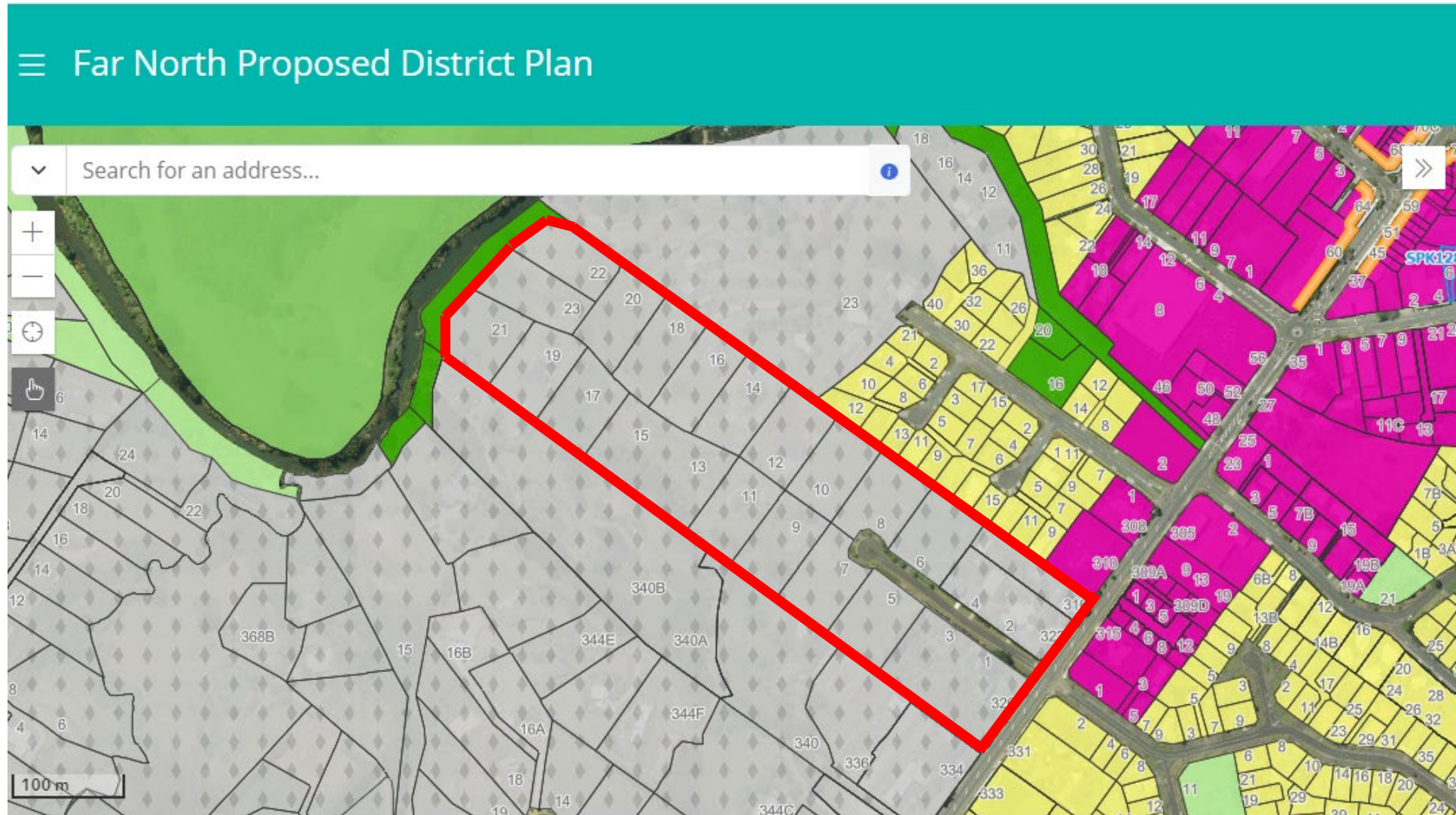
S361 - Submission Overview

Rezone from Rural Residential Zone to General Residential Zone for all properties accessed from The Ridge, Kerikeri 0230

Reasons in support of this submission;

1. Aligns with the Strategic Direction of the PDP
2. Reflects current, actual land usage
3. Infrastructure ready – all development infrastructure fully available
4. Geographical Considerations
5. Aligns to recent Changes to National Policy Statement

Planning Map – subject area bordered red



1. Strategic Direction of PDP

Rezoning The Ridge development to **General Residential** achieves the Strategic direction and objectives of the PDP. Of particular relevance;

- SD-UFD-02; Consolidate urban growth around existing reticulated networks within town centres
- GRZ-01; Provide a variety of densities, housing types and lot sizes
- GRZ-02; Consolidate urban residential development around available or programmed development infrastructure
- GRZ-04; Adequacy and capacity of available or programmed development infrastructure

1. Strategic Direction of PDP

Zoning The Ridge development as **Rural Residential** is in conflict with the Strategic direction and objectives of the PDP for the following reasons;

- RRZ-01; Is for the Rural Residential Zone to be used predominantly for rural residential activities and small scale farming activities.
 - All Lots in The Ridge development are too small (4001 m²) to support any practical farming activity.
- RRZ-03; Is for Rural Residential land to be rezoned for urban development in the future – **WHY WAIT?**

2. Current, Actual Land Usage

Actual land usage at The Ridge development conflicts with the objectives of Rural Residential land use;

- No Lots in The Ridge development are used for small-scale farming activities (RRZ-01)
- RRZ-R2 allows up to 12.5% impermeable cover. The majority of Lots in The Ridge development far exceed this limit, with associated cost and burden applying for *Discretionary Activity*. For example;
 - Lot 19 / DP 398618 (14 The Ridge) has 26.5% impermeable cover
 - 9.3% cover is sealed RoW, 17.2% is site development.
- GRZ-R2 allows 50% impermeable cover - better reflects actual land usage.

3. Infrastructure Ready

When the PDP was in its early planning stages, The Ridge development did not have connectivity to Council reticulated sewerage services and required sufficient land for on-site effluent disposal.

- In 2022 work was completed by United Civil Construction to make reticulated sewerage services available to all Lots at The Ridge.
- All Council development infrastructures are now available at The Ridge.
- Requirements of GRZ-04 are now satisfied;
 - Adequacy and capacity of all Council infrastructures.
- There is no infrastructure cost to rezone The Ridge to GRZ

4. Geographical Considerations

Rezoning requests were largely guided by the criteria set out in the Urban Zoning Evaluation Framework, which is in Table 5 of the Rezoning Overview section 42A report. The Five (5) Criterion are addressed below;

A. Location

- The current GRZ stops at the boundary between 310 Kerikeri Road and 316a Kerikeri Road , approximately 300 meters from Kerikeri CBD.
- The Ridge development (which includes 316a Kerikeri Road) is immediately adjacent to the existing GRZ allowing for a cohesive zone.
- The proposed rezoning in this submission fulfils the requirements of the NPS-UD with respect to achieving a well – functioning urban environment and intensification in appropriate locations.

4. Geographical Considerations

B. Land Use

- The existing land use is not consistent with the purpose of the PDP proposed Zone, but is consistent with the GRZ request. SECTION 42A REPORT, sub-section 69. states, ***“In most cases, these rezoning requests would meet criterion B.”***
- The Ridge development (which includes 316a Kerikeri Road) is immediately adjacent to the existing GRZ allowing for a cohesive zone.
- The proposed rezoning in this submission fulfils the requirements of the NPS-UD with respect to achieving a well – functioning urban environment. The reasoning being close proximity (approximately 300 m) to the CBD.

4. Geographical Considerations

C. Site Suitability

- The subject site is not prone to flood and coastal hazards, being between 60 meters and 100 meters above MSL.

D. Infrastructure

- Adequate development infrastructure servicing and existing transport infrastructure exists to support requested Zone change.

E. Growth Demand

- Rezoning would not undermine the growth objectives of the Spatial Plan being met. In fact, given the proximity to central Kerikeri it would enhance the objectives of the Spatial Plan.

5. Changes to National Policy Statement

Local level decision making must consider Central Government legislation changes.

The National Policy Statement on Urban Development Capacity calls for;

- Intensification - District plans must allow more people and businesses to locate in areas near centres or employment hubs

Recent (2025) proposed changes to the Resource Management Act 1991 include;

Going for Housing Growth. Pillar 1 of this package deals with;

- Freeing up land for urban development, Increasing development capacity
- Improving land use flexibility
- Removing unnecessary planning barriers

Thank you for consideration of
this Submission

BACKUP

Table 5 - Rezoning Guidance Criteria and Evaluation Frameworks

Category	Guiding Principles / Criteria	Staff Recommendation
<p>Category 1: Certain / suitable (Live Urban Zoning)</p> <p>Suitable for urban development and 'live' upzoning, achieves appropriate urban outcomes</p>	<ul style="list-style-type: none"> A. Location: Within existing urban areas or adjacent to existing urban areas (consistent with a defensible urban boundary and achieves a well-functioning urban environment (Policy 1 of the NPS-UD), including good accessibility, and resilience to current and future effects of climate change); and B. Land use: Existing land uses are consistent with the purpose of the zone (aligned with the objectives, policies and intended outcomes for the zone); and C. Site suitability: No identified significant natural hazard risks, effects on natural environment values, and the rezoning is generally compatible with surrounding land uses; and D. Infrastructure: the land (and development enabled by the rezoning) is or will be supported by adequate development infrastructure² servicing and existing transport infrastructure (for example funding and delivery of the infrastructure e.g. the 30-year infrastructure strategy adopted as part of the Long-Term Plan). E. Growth demand: Clear evidence of growth pressure or need to provide for sufficient development capacity. In the case of land within or near Kerikeri- Waipapa the rezoning would not undermine the growth objectives and outcomes of the Kerikeri-Waipapa Spatial Plan being met. 	<p>Accept for live 'urban' zoning</p>

Boundary between 23 Aranga Road and 14 The Ridge
looking West towards the Golf Course and Puketotara Stream



Boundary between 23 Aranga Road and 14 The Ridge looking East towards Kerikeri Road showing commencement of Urban Intensification work.





Addendum – Appendix 2 Corrections

SECTION 42A REPORT

Appendix 2 – Officer's Recommended Decisions on Submissions (Rezoning Kerikeri-Waipapa)

S361.001	Ian Bridle	General Residential Zone	Support in part	Refer to the full submission for specific details for reasons in relation to the decision sought which include, but not limited to, the following: the rezoning of The Ridge to General Residential Zone is the most appropriate method for achieving the Strategic Direction and objectives of the PDP (e.g. UFD-02, RRZ-01, RRZ-03, GRZ-01, GRZ-02, GRZ-04); the impermeable coverage limitation is overly restrictive for the ridge development; availability of all Council infrastructure services at the Ridge; and geographical considerations - close proximity to The Ridge to Kerikeri CBD.	Amend to rezone from Rural Residential Zone to General Residential Zone for all properties accessed from The Ridge, Kerikeri 0230 (refer to Attachment 2 of the submission).	Reject	Section 5.2.11 Seeking General Residential zone
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Should reference Section 5.2.12, not 5.2.11