



8 October 2025

Ms Audrey Campbell-Frear Presentation to Independent Hearings Panel

Hearing 15D Zoning

B&A

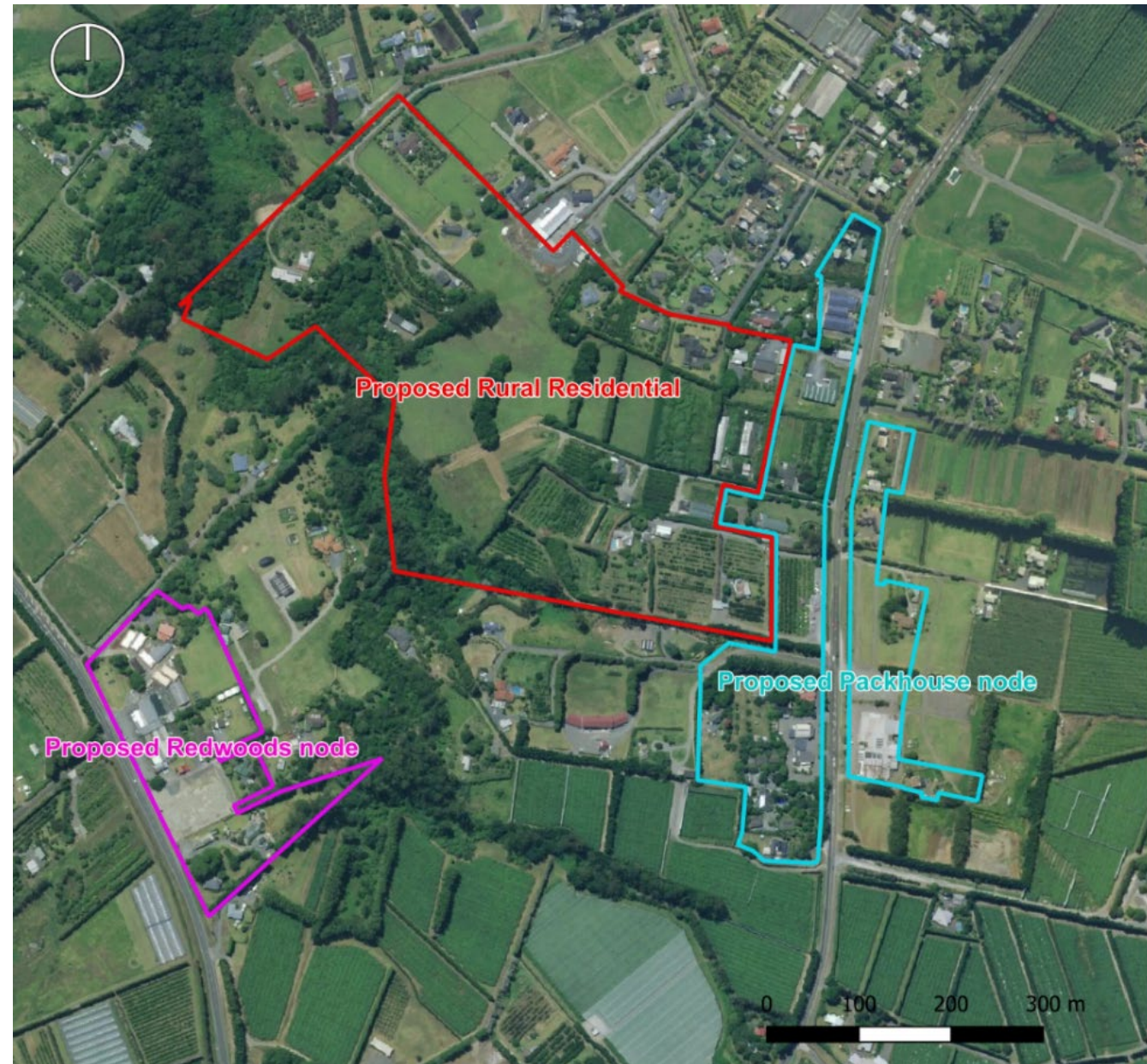
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Summary of Relief Sought

- Delete the proposed Horticulture Zone/Precinct (HZ)
- Review the Rural Residential zone (RRZ) on the edge of Kerikeri and zone land to the south west
- Review the suite of commercial zones, zoning Kerikeri business centre and main commercial strip an appropriate commercial zone
- Rezone both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri township to an appropriate commercial zone

Recommended Zoning

- Location 1: South of Dove Lane, adjacent to the notified RRZ.
- Location 2: Kerikeri Packhouse commercial node.
- Location 3: Redwoods commercial node.



An aerial photograph of a horticulture zone, showing rows of plants in raised beds. The image is overlaid with a dark green semi-transparent band containing the title text.

Horticulture Zone

Appropriateness of Horticulture Zone/Precinct

My Hearing 9 evidence raised numerous concerns about the HZ criteria and proposed spatial distribution of the Zone being:

- Spatially limited to Kerikeri Area – horticultural activities occur across the District.
- Spatially limited to have access to water source – water sources are subject to change and available outside of Kerikeri
- Spatially limited to proximity to infrastructure to support horticulture - packhouses are not spatially limited in location - permitted to establish packhouses in RPROZ; and
- Kerikeri/Waipapa Horticulture Industry is not “unique”.

Appropriateness of Horticulture Zone/Precinct

- S42A has considered HZ spatial extent:
 - Using different criteria to the S32.
 - Using recommended changes to notified policy 1, which includes criteria to establish buffers.
- S42A has not considered the location specific assessment provided in evidence.
 - Soil and climate characteristics do not make it suitable for horticultural use (PREC1-P1a.i)
 - Access to Kerikeri Irrigation Scheme water to support horticultural activities is not possible for sites < 2ha in land area (PREC1-P1 a. ii).
 - Land is already fragmented and will not create buffer to manage reverse sensitivity (PREC-P1 b)

Location 1 Soil

- 9.5ha of LUC 4 mapped by NZLRI
- 14.2ha LUC 2 mapped by NZLRI
- 8 titles - 3.8ha within the LUC 2 area range in size from 0.32ha - 0.62ha - little if any area available for land-based primary production.
- 5 titles – 8.4ha within LUC 2 area available for land based primary production – site specific mapping reduces this to 5.3ha.



Location 2 Soil

- 5.4ha LUC 2 mapped by NZLRI
- 2.25ha within the LUC 2 area range in size from 0.05ha – 0.44ha - little if any area available for land-based primary production.
- 0.87ha of HPL available over 2 titles.

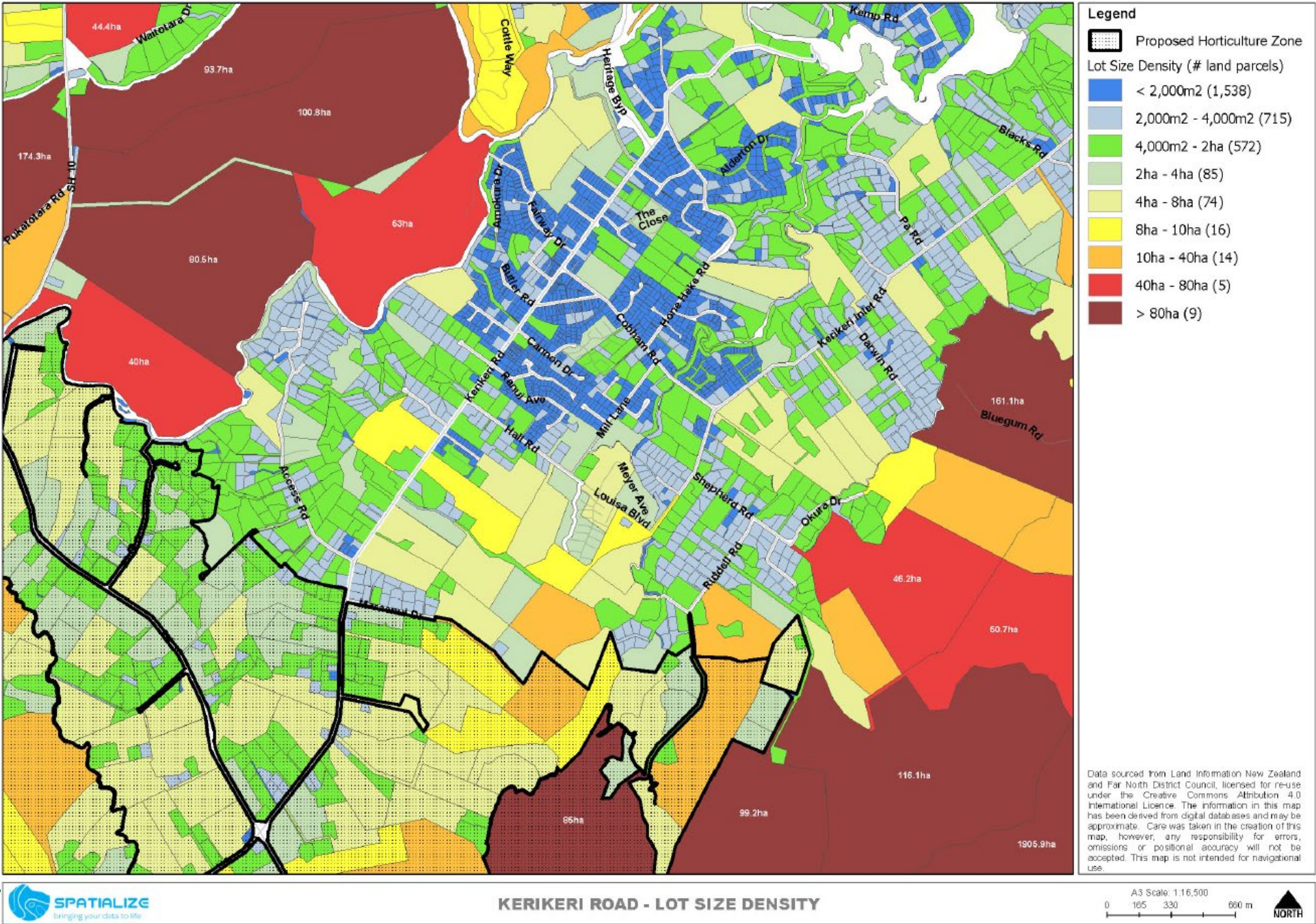


Location 3 Soil

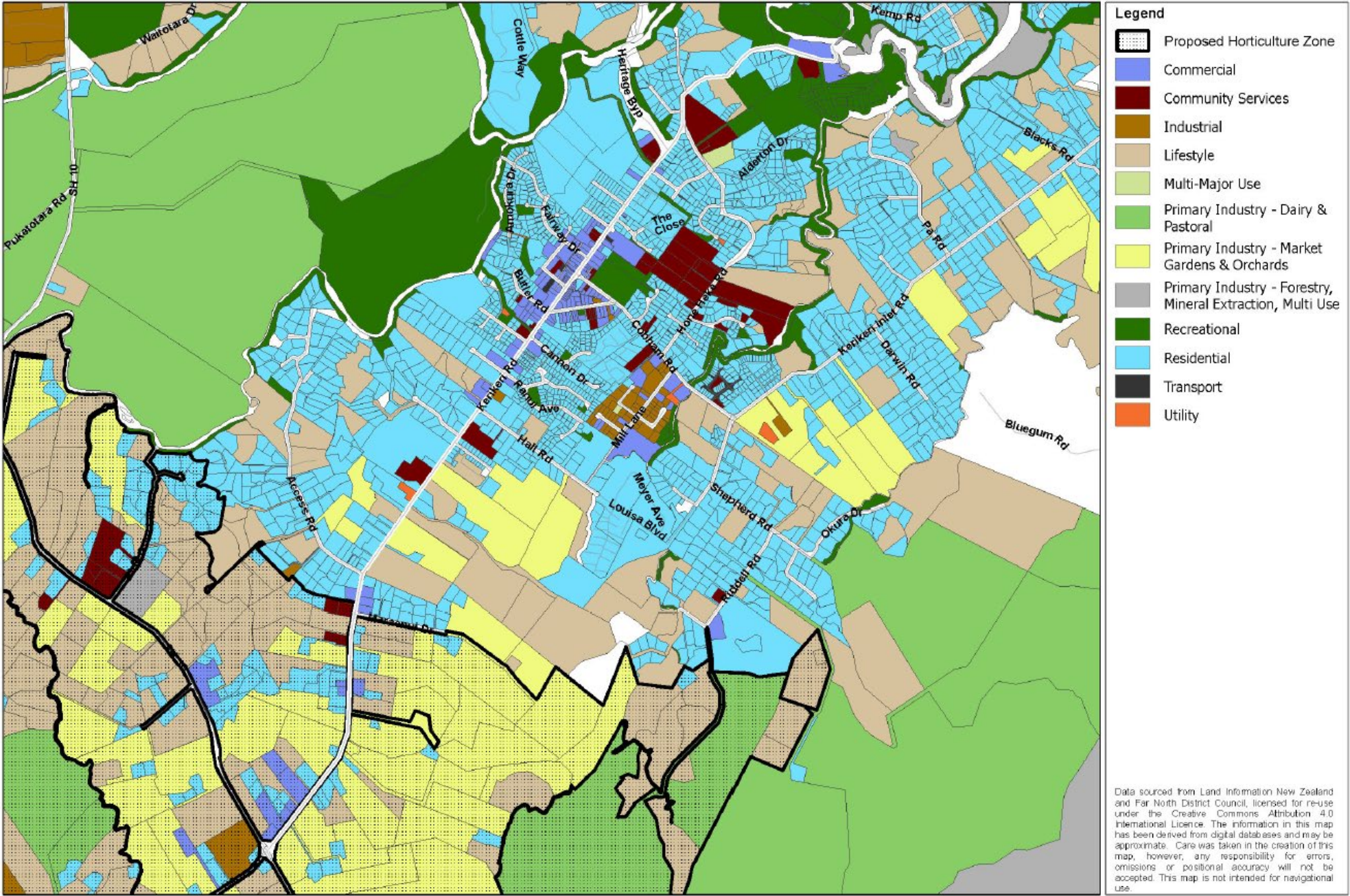
- 3.78ha LUC 2 mapped by NZLRI
- 1.02ha within the LUC 2 area range in size from 0.05ha – 0.47ha - little if any area available for land-based primary production.
- 0.63ha of HPL available over 2 titles.



Fragmentation



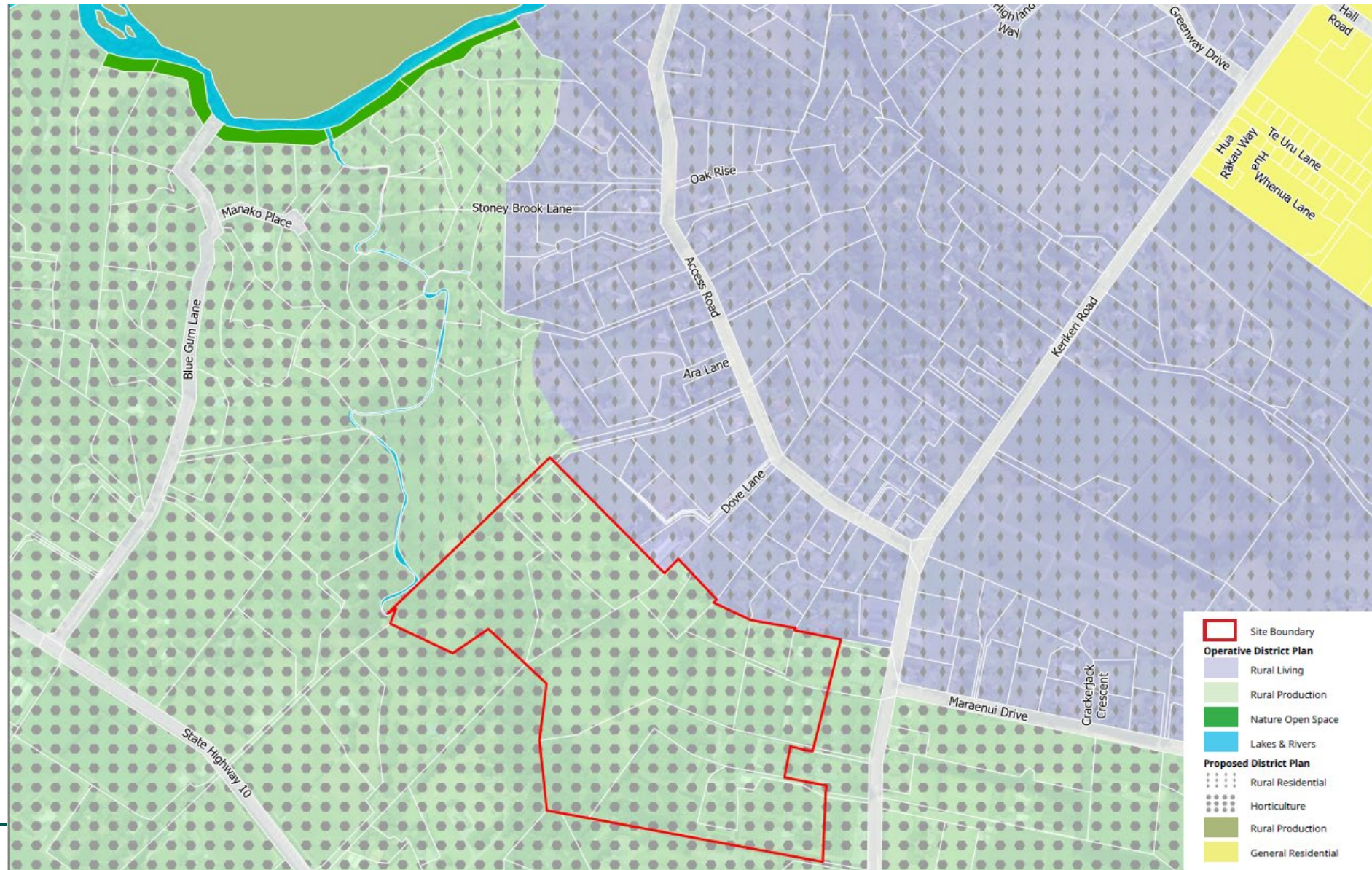
Rateable Land Use



A grayscale photograph of a rural landscape. In the foreground, a dirt road or path leads towards a line of trees. In the background, there are rolling hills and some buildings, possibly a farm or small village, under a cloudy sky. The image is used as a background for the title and logo.

Rural Residential Zone

Extent of Proposed Rural Residential Zone



Appropriateness of Zoning Location 1 - RRZ

- FNDC Zoning Criteria:
 - Location is not subject to natural hazards, heritage sites or areas, sites of significance to Māori, outstanding natural features or landscapes
 - RRZ will give effect to PDP Strategic Direction
 - Location 1 aligns with and will give effect to RRZ objectives and policies
 - Location 1 will give effect to relevant NPS, NES and RPS
- Section 32AA concludes most efficient and effective option

NPS-HPL

- Zoning RRZ will comply with NPS-HPL's clause 3.6(4):
 - HBDCA concludes insufficient capacity for both residential land in Kerikeri/Waipapa and the Far North District as a whole to meet future demand
 - Shortfall of residential land at a District level inside the next three years, and that will persist for the next 30 years.
 - Shortage of detached housing in Kerikeri/Waipapa in the short-term, and that will persist for the next 30 years
 - Location 1 is the minimum necessary to provide the required development capacity

NPS-UD

- Policy 2 requires Council to provide “**at least** sufficient development capacity” to meet expected demand for housing in urban environments.
- HBDCA concludes insufficient capacity for residential land.
- Te Pātukurea Spatial Plan for Kerikeri-Waipapa (KKWSP) assumed growth which will be greater being at 4,690 households, 1,430 more than the HBDCA baseline.
- KKWSP is non-statutory and is not a Future Development Strategy under the NPS-UD.
- An FDS is required to identify “**broad-locations**” in which development can be provided.
- Location 1 is not “green field development”.

Transport Effects

- RRZ enable maximum 26 additional allotments as a controlled activity (4,000m²)
- Typically generate between 0.85-1.3 movements per dwelling.
- Magnitude of traffic increase is unlikely to noticeably alter the performance of any one intersection / road link on Kerikeri Road.

Kerikeri Mixed Use Precinct

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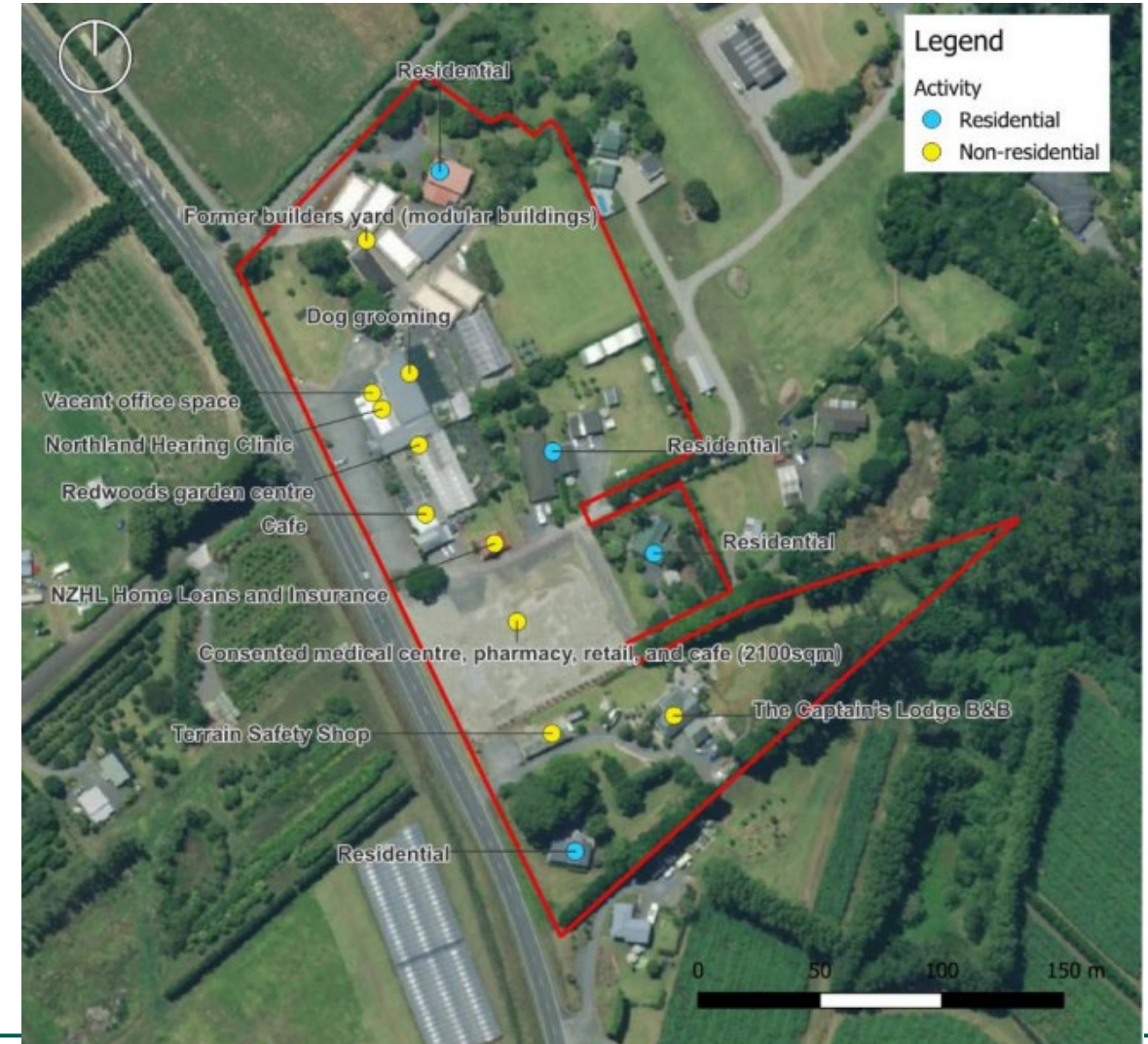
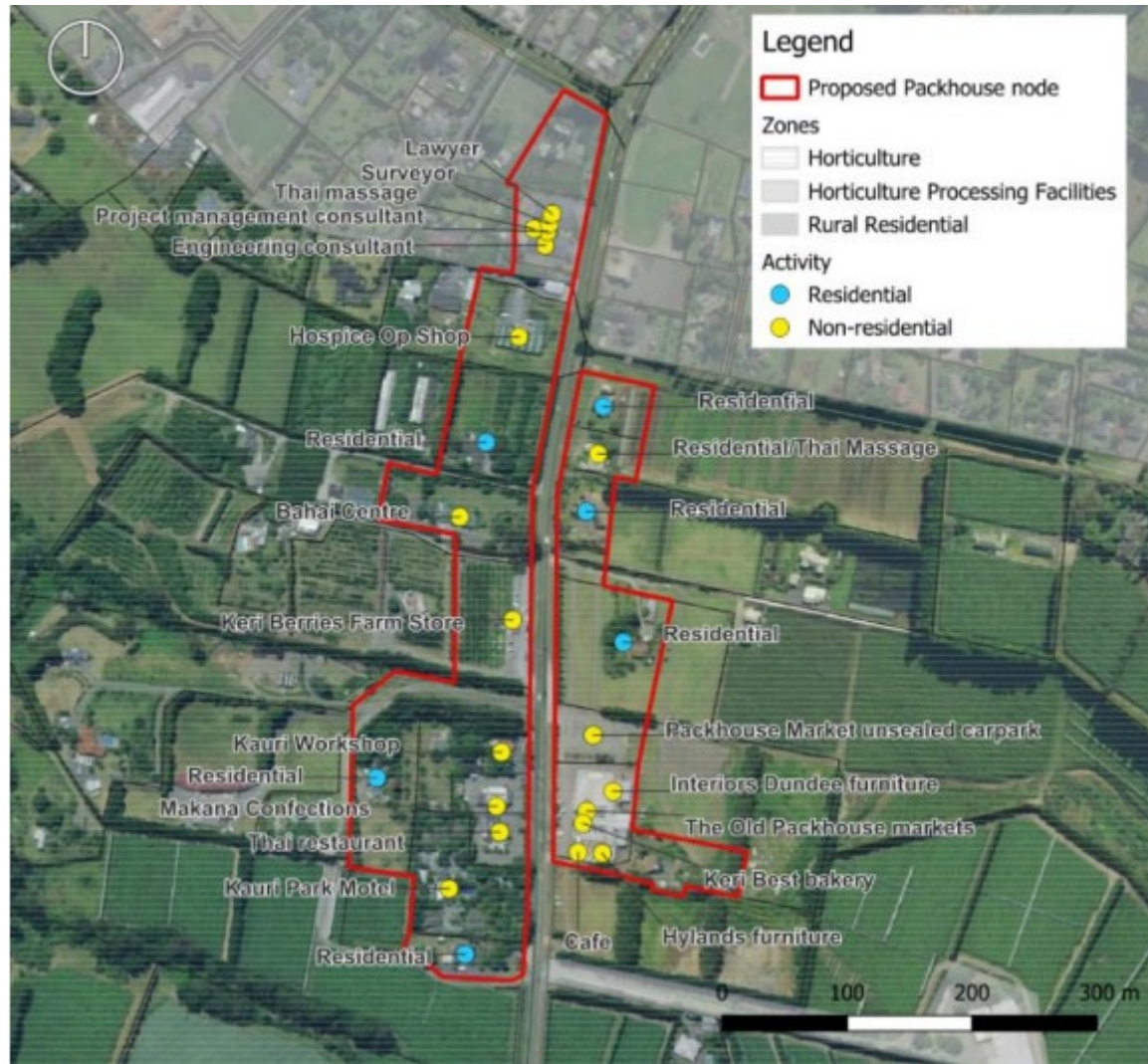
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Appropriateness of Zoning Locations 2 and 3

Kerikeri Mixed Use Precinct

- FNDC Zoning Criteria:
 - Locations are not subject to natural hazards, heritage sites or areas, sites of significance to Māori, outstanding natural features or landscapes
 - Kerikeri Mixed Use Precinct will give effect to PDP Strategic Direction
 - Kerikeri Mixed Use Precinct aligns with and will give effect to MUZ objectives and policies
 - Locations 2 and 3 will give effect to relevant NPS, NES and RPS
- Section 32AA concludes most efficient and effective option

Existing Activity







NPS-UD & NPS-HPL

- s32 projection of the additional commercial land needed in Kerikeri/Waipapa will be 14ha in the next 20 years, implying total commercial land required in 20 years of 37ha (22+1+14) in Kerikeri/Waipapa
- HBDCA concludes insufficient capacity for business land and will be a shortfall of commercial land at a District level inside the next seven years, even if all vacant capacity is taken up
- Nodes stand out as locally important business aggregations that are substantial enough to warrant the PDP recognising their existence, and enabling the ongoing operation of business activities
- Zoning RRZ will comply with NPS-HPL's clause 3.6(4)
- Locations 2 and 3 are not 'greenfield development'

Transport Effects

- District wide rule TRAN-R5 establishes a level of development permitted within each potential lot without traffic assessment.
- Location 2 assessed because Location 3 (Redwoods) on SH 10 and has recent RC
- Each lot, (or potential lot) will not cause noticeable effect to the surrounding transport network.
- There is potential for adverse effects to the transport network as a result of cumulative development, a trigger in the precinct that requires the development of an ITA
- This trigger has been assessed at 8,000sqm or approximately 1.33 times the existing building GFA.

Recommended Precinct

- Provisions recognise the mix of existing activities
- Provisions acknowledge the prominent road frontage of Kerikeri Road and State Highway 10 with no pedestrian frontage requirements
- Restricts activities that are better suited to industrial or town centre zones
- Address potential cumulative transport effects on Kerikeri Road



Questions/He Patai?

RRZ Transport Effects

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Kerikeri MUZ Precinct Transport Effects

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- Each lot, (or potential lot) will not cause noticeable effect to the surrounding transport network.
- There is potential for adverse effects to the transport network as a result of cumulative development, a trigger in the precinct that requires the development of an ITA
- This trigger has been assessed at 8,000sqm or approximately 1.33 times the existing building GFA.