

KERIKERI WAIPAPA STRUCTURE PLAN

September 2007



Managing growth s' heritage



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Far North District Council, September 2007

With Beca Group Ltd and

Kent Consulting (New Zealand) Ltd.

Appendices

Appendix A – Consultation – October 2006 to April 2007

*Nau mai haere mai piki mai
Whakatau mai kia koutou nga tangata katoa
Whakatau mai ki te roopu whiriwhiri ahuatanga mo tenei
rohe ki Kerikeri – Waipapa*

1 Introduction and Background

1.1 Introduction

The *Far North Future Plan 2006/16* identifies that a Structure Plan will be completed for the Kerikeri-Waipapa area. This is in recognition that there is a high level of community interest in the growth of the area and the complexity of growth pressures and environmental, cultural and amenity values associated with the area.

This Structure Plan sets a high level direction or vision for the integrated and sustainable development of the Kerikeri-Waipapa area, and identifies what this might mean for the community. The Structure Plan is not required by law, and it will not have a direct or immediate effect on properties. The Draft Structure Plan was consulted on via a Special Consultative Procedure (SCP) in June/July 2007. The purpose of the consultation was to enable the community to provide feedback on the general direction chosen for the future development of the area before the work progressed to implementation. 361 submissions were made, with submitters raising some 1100 points. 4 days of hearings were required for an Independent Commissioner and the Council to hear verbal submissions. The next stages of the project, the implementation of the Structure Plan, will occur through a process using three broad areas of intervention – proposed land use changes (via the District Plan), Council's activities (via proposed changes to activity management plans and the Far North Future Plan) and advocacy (See Figure 1-2: pp7).

All three areas will involve further future consultation with the community to ensure that the actions taken are those most appropriate to the situation. It is Council's intention to continue to inform all those on the project registration list of any proposals, progress or decisions made regarding the implementation of the plan.

A number of changes and additions have been made to the Structure Plan as a result of the public submissions, and Council believes that the changes made will improve the Plan whilst still retaining the intent, vision and strategic direction of the original draft.

1.2 History

There have been a number of investigations and planning projects that have sought to identify the future land use planning for the Kerikeri-Waipapa area. Most recently, in 2000, the '*Kerikeri – Structure Planning for a Sustainable Future (2000)*' was prepared which included proposals for land uses such as medium and low density development, open space, commercial and industrial development, heritage protection, social and community facilities, roading and infrastructure. A number of the elements of this Structure Plan were incorporated into the Revised Proposed District Plan.

Since 2000, there has been increased and ongoing residential and population growth, increasing commercial and retail development in the Waipapa area and new infrastructure service developments (particularly the proposed wastewater reticulation) as well as shifts in local government (e.g. the introduction of the Local Government Act 2002). In light of these emerging resource pressures and other matters¹, Council and the community have concluded that a new Structure Plan be prepared to guide future development in the area.

1.3 Growth Pressures and Issues Facing Kerikeri – Waipapa

As noted above, this Structure Plan has been prepared to provide an integrated and sustainable response to a number of growth pressures, which have the potential to conflict with existing values for the Kerikeri-Waipapa area. In particular, growth pressures include:

- **Population Growth**

There is high growth in the area. Over the next 20 years, the population and number of households in Kerikeri – Waipapa are expected to double, as shown below:

Household and Population Projections 2001 to 2026

(Extended from FNDC Activity Management Plans projections to 2021)

Households			Population		
2001	2021	2026	2001	2021	2026
3,351	6,424	7,205	7,830	14,975	16,835

[The projections in this table were checked against the 2006 Census data, and it was found that the actual population numbers for the Kerikeri-Waipapa area closely mirrored the projections shown.]

- **Changing Demographics of the Population**

While following national trends, there is a general increasing trend towards an ageing population in the Kerikeri area, which results in changing needs and aspirations of the community as well as raising potential issues to support development and growth in the area.

- **Commercial Growth and Development**

Exceeding growth projections of the 2000 Structure Plan, there has been and continues to be an increased demand for land for commercial, industrial and retail development, particularly in areas around Waipapa but also for higher density development within the Kerikeri CBD and in surrounding catchments. In addition to issues of providing appropriate land to accommodate this growth, this development results in increased pressures on other infrastructure (including transport, water and wastewater).

- **'Infrastructure' nearing or at capacity**

¹ Council's activity management has progressed since 2000, for example reticulation plans for water and wastewater services

As a result of existing growth and development, there is evidence of existing infrastructure being at or near capacity, which is having potentially adverse consequential impacts on the environment (e.g. amenity and water quality). For example, the community has (in their submissions to the *Far North Future Plan*) raised concerns regarding traffic congestion, overcrowding at schools and adverse impacts on water quality of the rivers and coastal marine area.

As a consequence of the growth pressures identified above, there is increasing community interest in a managed response to growth. For example:

- There is a level of community interest in specific resources as a result of growth in the area. For example, in submissions to the *Far North Future Plan* (FNFP), people identified concerns about what will happen to industrial growth in Waipapa, and the future of Kerikeri Inlet Road
- People believe that the qualities that attract people to live in Kerikeri-Waipapa will be lost if the projected growth is not planned for in a managed way
- The community is interested in the use of urban design protocols, regulation to protect the coastline, and increased land use management in the CBD (e.g. to create a more pedestrian-friendly environment); and
- In submissions to the *Far North Future Plan*, the community said that they supported active planning for the future of the area, provided there was robust community consultation and visioning.



1.4 Philosophy of Approach to the Structure Plan

In defining the philosophy of the Structure Plan it is important to consider both the process of its development and the purpose of the Plan (e.g. where it sits alongside other Council documents and management policy).

1.4.1 A Collaborative Approach to the Structure Plan Process

Council believes that the community is an integral part of the structure planning process and therefore the community has been central in determining the vision and strategic objectives of the Structure Plan.

The community has defined, through the consultation process, a shared vision and direction for the growth and development of the area. The process commenced with an Open Forum (October 2006), where the community shared ideas on their vision for the area, and the key outcomes (or strategic objectives).

This was followed by a second phase of consultation, which included eight Focus Group meetings. Through this consultation, the community identified issues facing the area and specifically the Structure Plan and provided a scope for opportunities/options for the future development of the Kerikeri-Waipapa area.

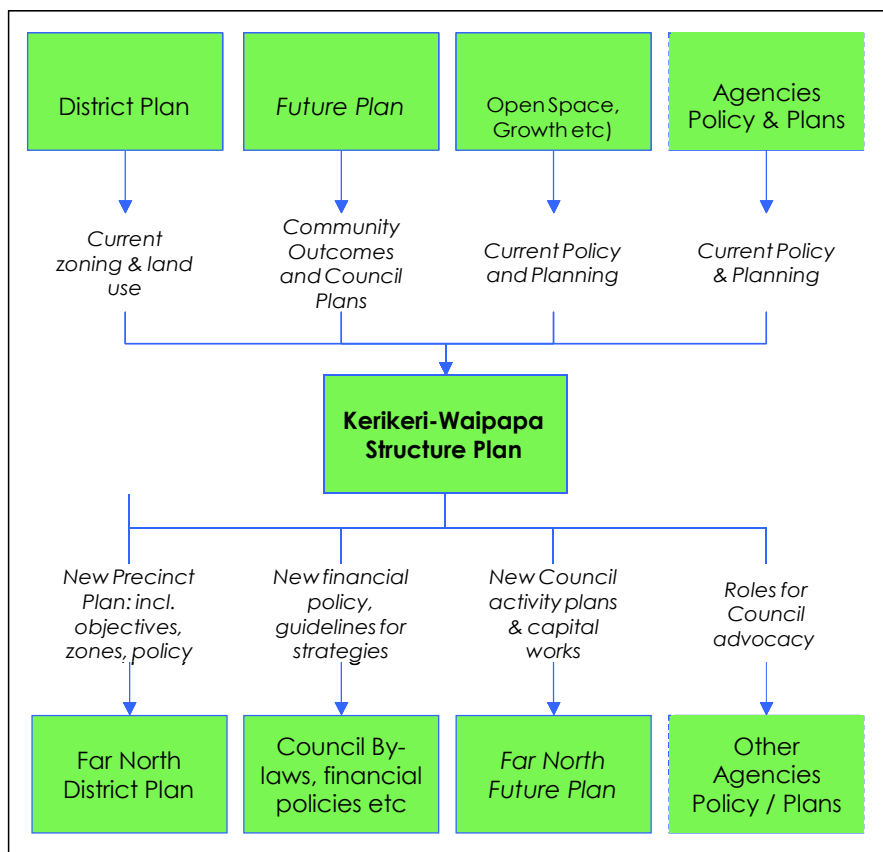
The final phase of consultation in the Structure Plan development included a second Open Forum. This forum provided the community an opportunity to comment on the costs and benefits of the options being considered for the Structure Plan and specifically to consider some of the implementation issues for the Structure Plan. The feedback from the second Open Forum is reflected in Council’s current decision that the preferred option for the Structure Plan is Option 4: ‘Precinct Plan for Growth Direction’. This preferred option is the subject of this Structure Plan, which has been prepared for formal consultation through the Special Consultative Procedure (Local Government Act 2002).

A summary of the consultation in the development phases of the Structure Plan is provided in Appendix A. Section 2.2 of the Structure Plan also provides further detail on the vision, strategic objectives and issues/options identified through the consultation process.

1.4.2 Purpose of the Structure Plan

The philosophy underlying the development of the Structure Plan is that Council will take a greater lead, in the future, in directing the sustainable development of the Kerikeri-Waipapa area. In this respect, the Structure Plan provides essentially a first step in setting the direction or vision for the integrated and sustainable development of the Kerikeri-Waipapa area (building on the visioning and outcomes set by regional and district level visions, including those in the *Far North Future Plan*), and also reflecting the communities vision and aspirations for the future. The relationship between the Structure Plan and other key Council documents, policies and strategies is highlighted in Figure 1-1.

Figure 1-1 The Purpose of the Structure Plan – how it fits for development and Implementation



1.5 Implementing the Structure Plan

In implementing the Structure Plan, and to provide the leadership in directing sustainable development, Council will look to three major areas of action or management response:

1. Changes to the District Plan
2. Revisions/additions to Council policy and activities, through the Council's Activity Management Plans and the *Far North Future Plan*
3. Closer working relationships with other agencies, or 'advocacy' (including infrastructure providers).

The steps and processes to implement the Structure Plan are shown in the Figure 1-2 at the conclusion of this section.

The following provides further detail on the specific areas where Council will seek to implement the Structure Plan.

1.5.1 Land Use Management

Through the Structure Plan, a specific 'Precinct Plan' will be developed by Council (for later, staged inclusion in the Far North District Plan via a plan change). The 'Precinct Plan' approach recognises the unique growth challenges of the area and the resulting resource management pressures that this growth creates. Once consultation on the plan change is complete, the agreed 'Policy Areas' of the Structure Plan will be included in the District Plan as 'zone' changes. This process includes, by law, a Resource Management Act section 32 analysis and a submissions and appeals process where decisions could be made that do not support the proposed Policy Areas. However, as noted in section 3 of this report, there are a number of specific investigations and 'triggers' that will direct specific zone areas and the staging for progressing 're-zoning' for different areas.

The plan change for the 'Precinct Plan' will propose new or modified objectives, policies, rules and other methods from those in the District Plan. As discussed in section 3, this element of implementation will seek to achieve the outcomes of the Structure Plan and where appropriate will develop rules/methods with increased control over land use. Further details on the concepts for the elements of the Structure Plan are discussed in section 3 (with respect to the specific Policy Areas).

1.5.2 Council's Activity Management and Planning

Council's work programme is implemented according to the community priorities that the people of the Far North have identified to Council, and these are reflected in the strategic direction and levels of service in Council's Activity Management Plans. The strategic direction and budgetary implications of these plans are all drawn together and approved in Council's *Far North Future Plan*, which is a summary of Council's direction and proposed programmes and budgets for a 10 year period (the next one will be written for 2009/2019).

In addition to changes in land use management (which will largely be implemented by changes to the District Plan), concepts and specific activity projects from the Structure Plan will be integrated into Council's activity management plans and included in the *Far North*

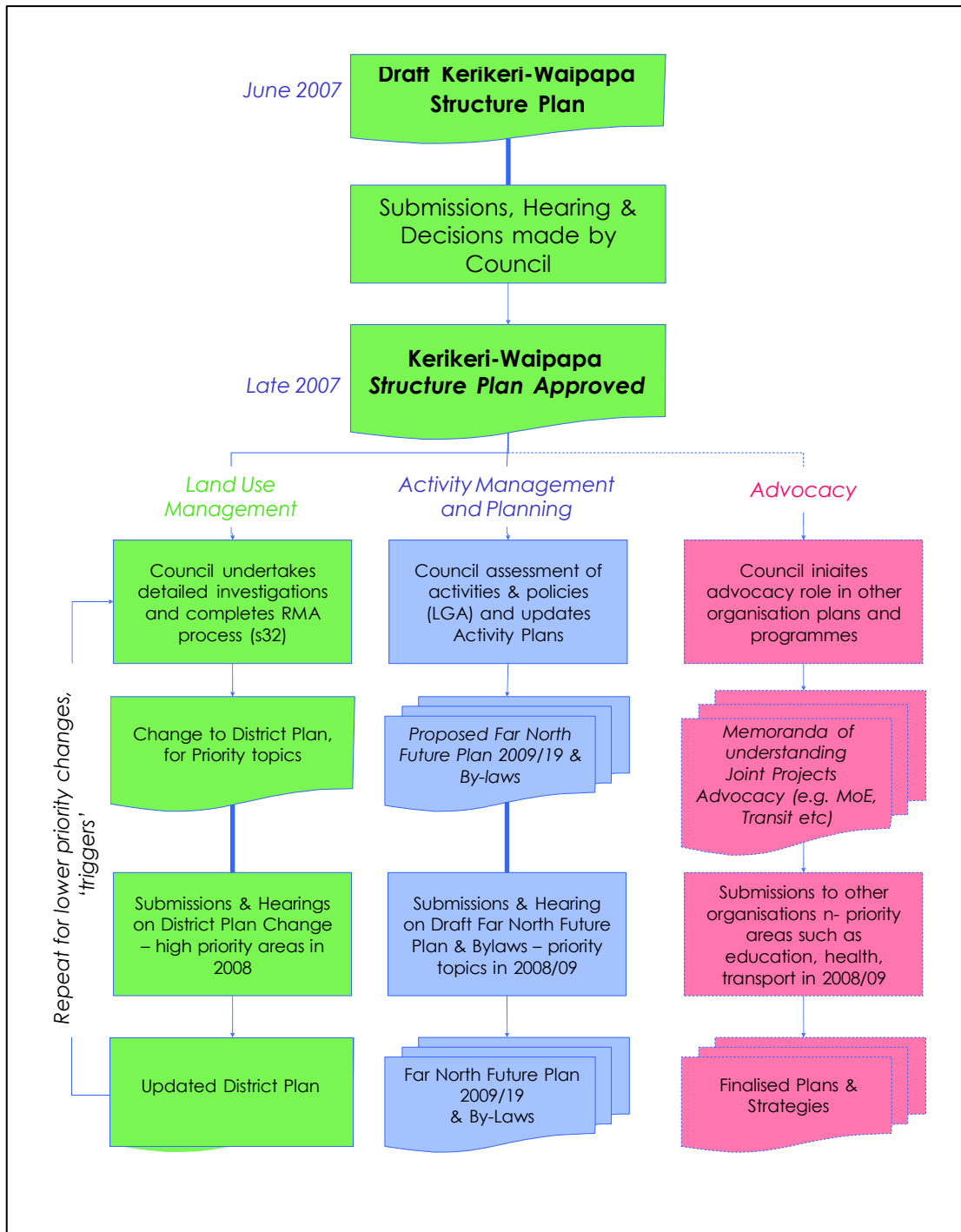
Future Plan. Section 3 of this report provides further detail on the list of potential projects which have been developed to support the Structure Plan vision and strategic objectives.

1.5.3 Advocacy

As part of the integrated planning approach, and as an outcome of the Structure Plan, the Council will also endeavor to work more closely with other organisations, and advocate to these organisations on behalf of the community. For example, Council will work on promoting issues identified by the community which are considered supportive of the Structure Plan vision and strategic objectives - these include flood management and protection, promotion of employment opportunities and education etc. A more comprehensive list of specific actions, where increased advocacy by Council is identified, is in section 3 of the Structure Plan.

Figure 1-2 Process of Implementation Steps for the Structure Plan

Note: A full summary of the Plan Change implementation process is shown in Figure 1.3



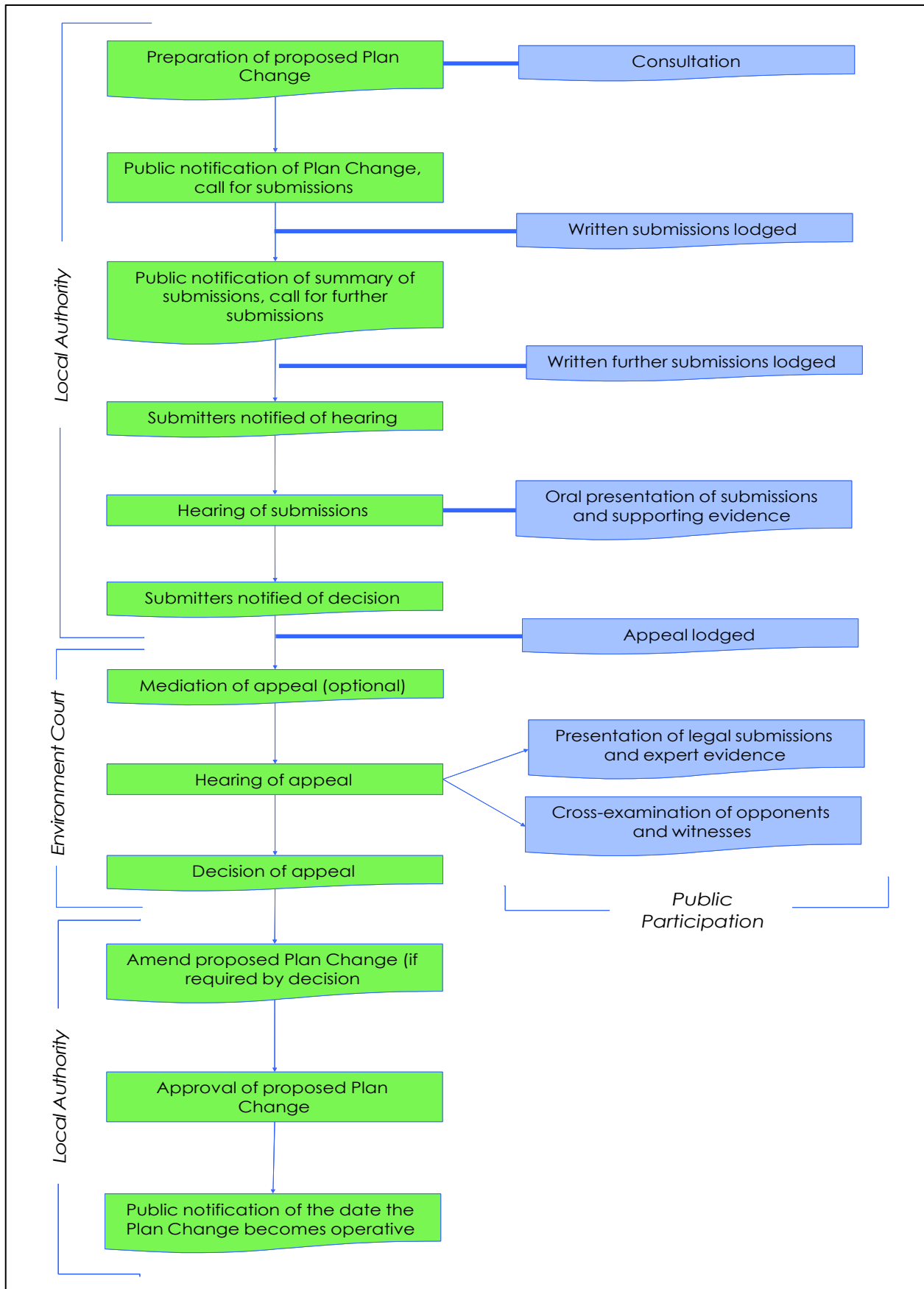
1.5.4 Consultation Opportunities in Implementation of the Structure Plan

As identified in Figure 1-2 above, Council has adopted the Structure Plan and will commence with the process to implement the Structure Plan, through the mechanisms discussed above.

As highlighted in Figure 1-2, these methods of implementation involve formal statutory processes. In this respect, there will be further opportunities for the community to be involved in the specific elements of implementation. For example:

- **Proposed Plan Changes to the District Plan.**
Under the Resource Management Act (1991), any process to change the District Plan requires all parties affected by the proposed change, including all owners and occupiers of land subject to change, to be provided with an opportunity to make a formal submission or comment on the proposed changes and specific rules/methods being proposed. This process will include a Hearing (if requested), where submitters are provided an opportunity to be heard in support of their submissions (see Figure 1.3 for a full summary of the Plan Change Implementation Process)
- **Changes to Council activities and budgets via the *Far North Future Plan*.**
The Local Government Act (2002) includes specific consultation procedures which Council must undertake to produce and confirm the financial and action plans (as defined in the *Far North Future Plan*). Again, the community will be provided specific opportunity to make formal comment on the proposed changes to activities and budgets, and to be heard in support of these submissions
- **Changes to Council policies and guidelines.**
Again, under the Local Government Act (2002), if such proposed changes are translated into by-laws or financial policies, the community will be provided with specific opportunity to comment on changes through the consultation requirements of the Act; and
- **Changes to other significant stakeholder's activities or plans.**
While there are a number of different legislative processes governing different government agencies, many of these include requirements for consultation (including the Resource Management Act 1991, the Local Government Act 2002, the Land Transport Management Act 2003 and others). On this basis, government agencies will be required to provide further consultation opportunities if their plans are altered as a result of advocacy by the Council, particularly if this affects individual properties.

Figure 1-3 Summary of Plan Change Implementation Process



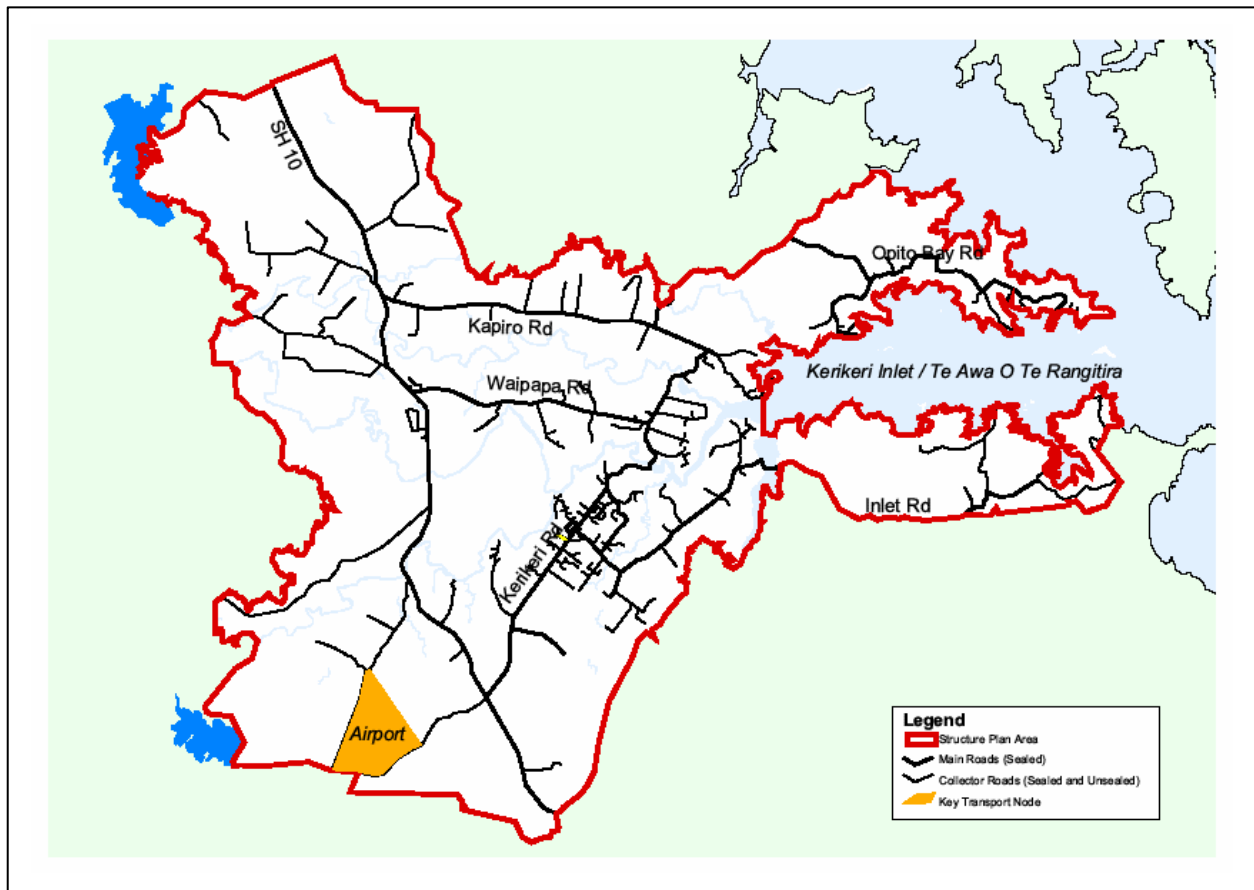
2 Structure Plan Process and Visioning Outcomes

2.1 The Study Area

Kerikeri and Waipapa are located within the territorial areas of the Northland Region and the Far North District. The townships are part of the crescent of settlements clustered around the Bay of Islands. The Bay of Islands extends from Cape Brett in the South to Cape Wiwiki in the North with the Kerikeri and Waipapa settlements being the western settlements around the Bay.

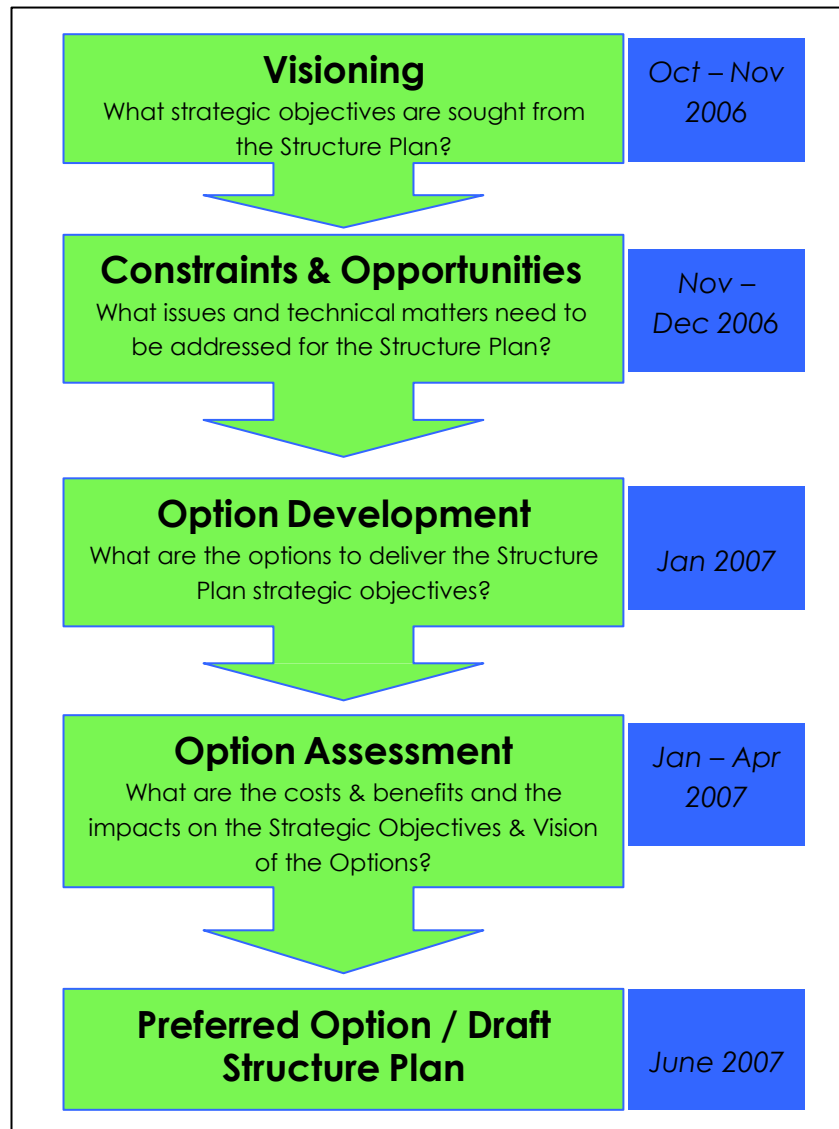
The Structure Plan area comprises the area from Mt Pokaka, out to Kerikeri Airport, across to Waipapa, up to Lake Manuwai, back down to Kapiro Road, and then including the northern Peninsula of the Kerikeri Inlet/Te Awa o Te Rangitira. On the southbank of the Inlet, the study area includes the Kerikeri Inlet Road and the southern parts of Kerikeri adjoining the Waitangi Forest all the way back to Mt Pokaka. The Structure Plan area is shown on the map below.

Figure 2-1 Location Plan - Structure Plan Area



2.2 Structure Plan Process

In summary, as shown in the figure below, the following provides a breakdown of the process for development of the Structure Plan.

Figure 2-2: Structure Plan Process Diagram

2.2.1 Consultation

A key principle for developing the Structure Plan has been to engage with the community in defining a shared vision and direction for the growth and development of the area. A Working Party of the Eastern Ward Councillors, the Eastern Ward Community Board and Te Runanga o Ngati Rehia representatives was established by Council in August 2006 to lead the development of the project. Community involvement began with an Open Forum (October 2006), where the community shared ideas on their vision for the area, and the key outcomes (or strategic objectives) they wanted considered in development of the Structure Plan. An estimated 170 people attended this first Open Forum session.

The second phase of consultation included eight Focus Group meetings, over November and December 2006, which identified issues facing the area and specifically the Structure Plan and provided a scope for opportunities/options for the future development of the Kerikeri-Waipapa area. During this phase, Council also undertook Drawing and Txting competitions, specifically seeking to encourage youth participation in the process.

Feedback from these has been incorporated in the development of the vision and strategic objectives.

In April 2007, a second Open Forum was held, with over 100 people attending. This forum provided the community an opportunity to comment on the options being considered for the Structure Plan and specifically to consider some of the implementation issues (including funding issues). This feedback was reflected in Council's current decision that the preferred option for the Structure Plan was Option 4: *'Precinct Plan for Growth Direction'*.

During June and July 2007, a Special Consultative Procedure (the SCP is legislated in the Local Government Act 2002) was carried out. During the SCP, a number of meetings were held with interest groups and individuals to explain the plan and the potential long term effects on Kerikeri-Waipapa, specific properties and on specific members of the community. An Independent Commissioner chaired the hearings held in August 2007, and the final Structure Plan was approved by Council on 13 September 2007.

The outcomes of all the consultation, with respect to the visioning and objectives are defined further below.

2.2.2 Issues Identified

The first round of focus groups was divided into four topic areas and a number of issues were identified in these sessions. A number of common themes and issues emerged from the discussions:

- The need for infrastructure planning (particularly for wastewater and transport)
- The need for clear zoning and direction in future 'land use' patterns
- The importance of urban design and protecting the 'sense of place'/heritage and character of Kerikeri-Waipapa
- The need for pedestrian and recreation linkages
- The need for more economic opportunities in the area, both for employment and affordable housing for young families and elderly
- The need for more community facilities, including civic space, health care and education facilities.

2.2.3 Constraints and Opportunities

The second round of Focus Groups identified a number of opportunities responding to the issues facing the Kerikeri-Waipapa area.

... for planning and heritage

- Promotion of a 'Two Villages' concept and concentric growth around Kerikeri and Waipapa
- Providing a greater range of residential densities, including mixed use, high density etc
- Enhancing green space/recreational area provision for both active and passive areas and accessways

- Promote and implement urban design protocols to help preserve the alfresco/village atmosphere and 'feel' of the Kerikeri town centre
- Intensifying development around the CBD
- Promote the ongoing use of heritage features and sites.

... for community facilities

- Potential for Maori history and presence to contribute to tourism and social/economic development
- Providing facilities for youth
- Promoting the ongoing use of heritage features and sites in recognition of their role and ongoing value for social and economic well-being of the community
- Providing mechanisms to encourage business growth
- Promoting tourism through provision for accommodation facilities (e.g. a new hotel) and a visual visitor centre, 'tour' days etc
- Promoting a strong employment-commercial zone in Waipapa
- Providing for safe and integrated linkages for regional parks/ roads/ footpaths/ cycle tracks/ coastal walkways etc
- Providing for areas of affordable/low cost housing to encourage youth and young families to remain in the area
- Provision for collective health facilities (hospital, A&E), especially for the elderly.

... for provision of utilities

- Consideration should be given to decentralised or smaller package sewage plants
- New technologies should be investigated (e.g. pipe technology for wastewater or alternative power sources)
- Consideration should be given to reducing environmental impacts through utility design (e.g. solar power, low-impact stormwater, on-site water storage)
- Consideration should be given to provision for more energy efficient design for new housing
- Improving amenity of area by infrastructure design (e.g. removal of overhead power lines / high tension wires)
- Provision should be made to educate the public on water conservation and water quality.

... for transport

- Create a council owned/managed road behind the industrial/commercial centre so businesses can access this road and Waipapa can grow
- Opportunities for traffic management measures to assist in safety for pedestrians (e.g. lowering speeds, traffic calming, roundabouts, traffic lights (in the longer term))

- Provision of bypass routes (e.g. for SH10 in Waipapa, a more direct link between Waipapa and Kerikeri, between Paihia and Kerikeri and around the Kerikeri CBD)
- Provision of new parking facilities including Pay and Display and parking buildings for the Kerikeri CBD
- Alternative structures for parking requirements for commercial development (e.g. Council should take development contributions from retail developments and pool these into one source for future parking development (i.e. central parking building)
- Provision of a 'pedestrian friendly' town centre
- Provision of public transport focused on the 'two village nodes' to support concentric growth of the two villages
- Improvements to pedestrian and cycle facilities, including cycle tracks (e.g. both commuter and recreation facilities).

2.2.4 Information provided by the Council

To support the community input into the Focus Group discussions, the Council provided 'Focus Group Information Packs' (available on the website). The packs contained detailed information on the work the Council had done in studying the area, and also provided information on the planned projects (and their budgets) already approved via the 2006/16 *Far North Future Plan*. The Structure Plan is based largely on the information reflected in the Information Pack, and it is recommended that anyone wishing to understand the background to the Plan should read the Information Pack and summary reports (see section 5.1). Two maps from the Information Pack are included here:

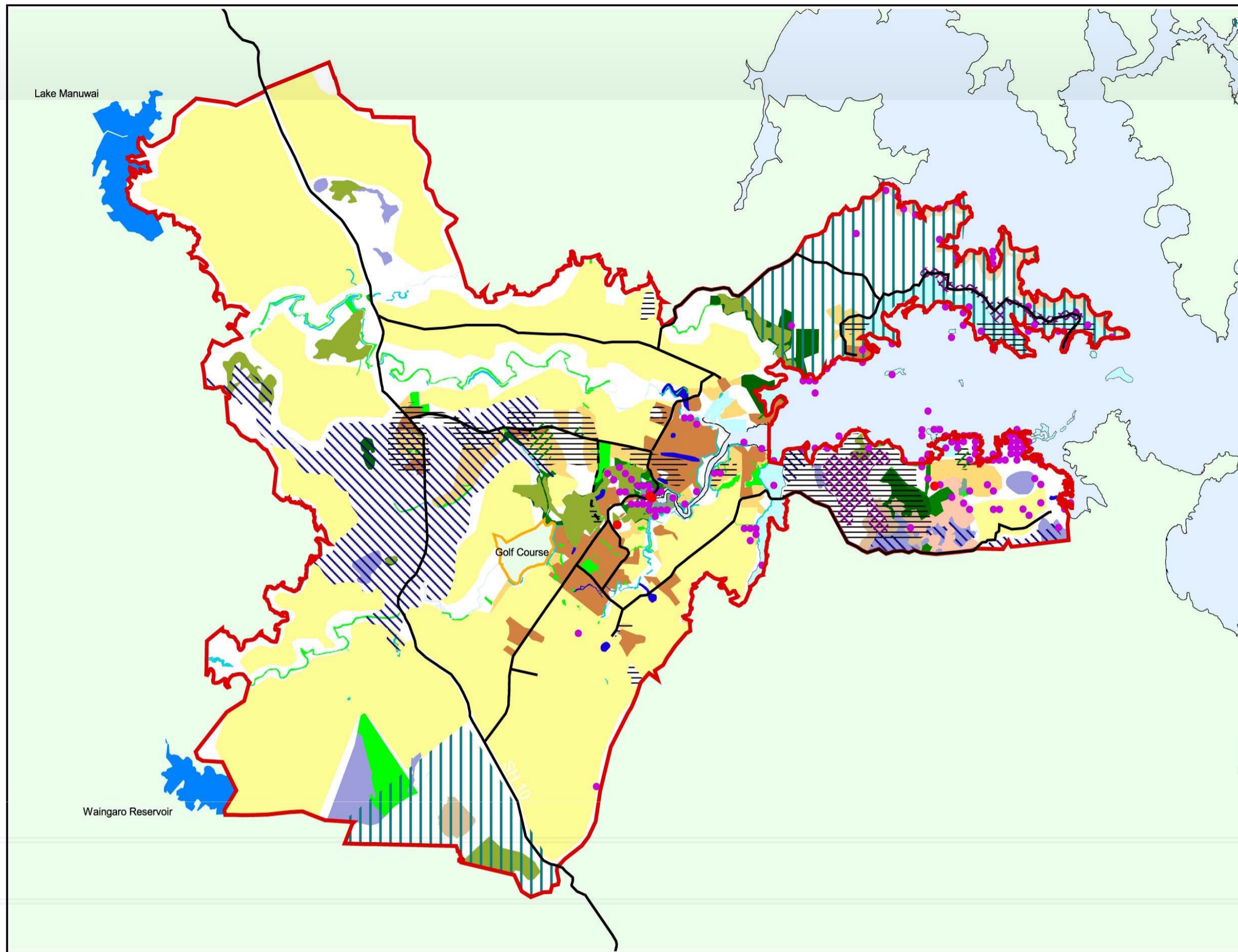
- The first is an INDICATIVE ONLY 'Constraints and Opportunities' map (see MAP 1) that records those issues that will/may hinder **higher density urban development**; and
- The second was a copy of the existing zones of the Revised Proposed District Plan (see MAP 2).

The information in the maps is provided with goodwill and are NOT suitable for use as a tool for property purchase, planning, management or the like.

2.2.5 Options Developed

In total, four options were developed at a concept level for Kerikeri-Waipapa. The options identified key land use areas where different growth and land uses were envisaged over the next 20 years. They each provide a different overall strategy for the anticipated growth in the area for the next 20 years, and a map of each of the four options was developed.

Considering the options as a continuum, Option 1 was a more 'hands-off' philosophy (with less direction from Council) while Option 4 represented a more prescriptive or regulatory management approach. The next page provides a brief description of the four options:



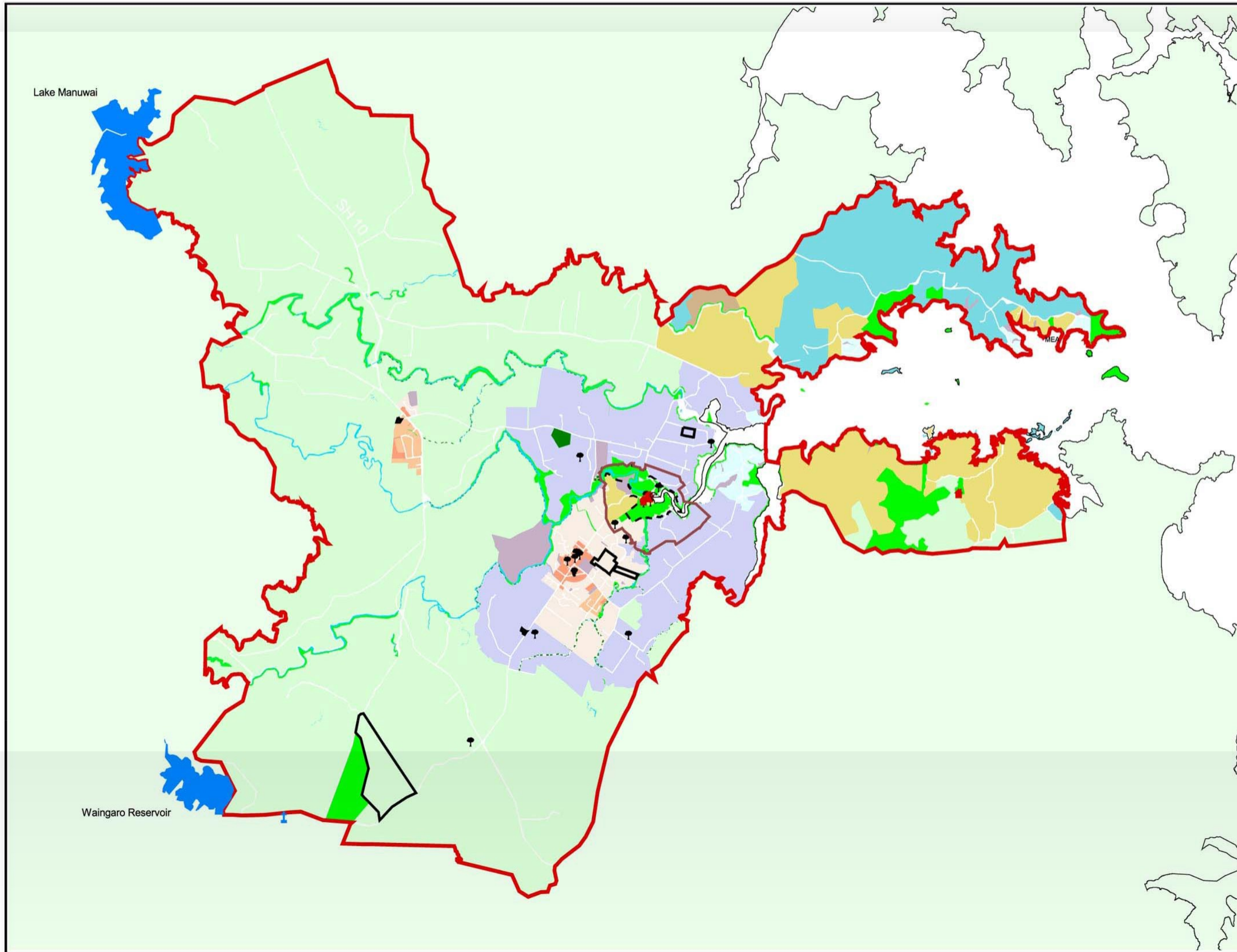
MAP 1
CONSTRAINTS & OPPORTUNITIES

KERIKERI WAIPAPA
 STRUCTURE PLAN
 (INDICATIVE ONLY)

LEGEND

- Study Area
- Restrictive Areas**
- High Kiwi Concentration
- Poor Soakage
- Sensitive Ridgelines
- Suspect Soils
- Wet Soils
- Recorded NZAA Sites
- Crown - Forestry Land
- Outstanding Landscape
- Ecological Value Areas**
- Coastal
- Forest
- Shrubland
- Wetland
- "No Go" Areas**
- Reserves & Recreation
- DOC Owned Land
- Core Heritage Area
- Flooding
- Lakes and Rivers
- Esplanade Reserves
- Significant Natural Areas
- Edmonds Ruins
- Kemp House
- Stone Store
- Kingston House
- Opportunity Areas**
- Areas Developed Before 2002
- Subdivision between 2002 - 2006 (i.e. New Growth Areas)
- Suitable Growth Areas

Note:
 Layers may overlap or obscure each other.



MAP 2
STUDY AREA WITH
EXISTING REVISED
PROPOSED DISTRICT
PLAN ZONES
 KERIKERI-WAIPAPA
 STRUCTURE PLAN
 (INDICATIVE ONLY)

LEGEND

- Study Area
- Zone**
- Conservation
- Coastal Living
- Commercial
- Coastal Residential
- General Coastal
- Industrial
- Lakes and Rivers
- Motoroa Island
- Minerals
- Residential
- Recreational Activities
- Rural Living
- Rural Production
- Horticulture Processing
- Esplanade Priority
- Historic Site
- ♣ Notable tree
- ⚰ Cemetery
- Designations
- Heritage Precinct
- Kerikeri Visual Buffer
- Maritime Exemption Area (MEA)

Option 1: Status Quo – Market Led Growth Direction

This option retained the current District Plan zoning for the Kerikeri-Waipapa area and that the anticipated growth would be accommodated as it is currently (e.g. through privately initiated Plan Changes or through application of significant resource consents). This option was not a 'no growth' option, rather it is a 'hands-off' approach from Council, where private development would provide the principle mechanism to direct growth and development.

Option 2: Update of the Structure Plan 2000

This option progressed the 2000 Kerikeri Structure Plan. The option effectively implements the second stage of the growth/land use planning but where infrastructure/ community service development has been confirmed in the *Far North Future Plan*, this Option was 'up-dated'. It is noted that this included the commercial centre development in Waipapa which was not included in the 2000 Kerikeri Structure Plan.

Option 3: Rezoning for Growth Direction

This option provided a different growth option than Option 2, with a greater mix of living and commercial options within the Structure Plan area. The option identified a number of Policy Areas within the Kerikeri-Waipapa Structure Plan (with the intention of future rezoning areas in accordance with the zones already provided for in the District Plan).

Option 4: Precinct Planning for Growth Direction

This option took a greater lead in directing growth and land use patterns in the Kerikeri-Waipapa area. Again, the option identified a number of Policy Areas within the Kerikeri-Waipapa Structure Plan. However, in the case of this option, the land use patterns identified were not limited to the zones of the current District Plan and to implement this option, it was recognised that Council would need to develop a specific 'Precinct' for the Structure Plan area (with new zones and rules to manage activities).

2.2.6 Option Assessment

A summary of the initial option assessment is provided in the Summary of Options Report (see section 5.1). The summary reflects Council's assessment of the options, and considered the relative costs and benefits of the options across all 4 bottom lines (cultural, social, economic, and environmental) and the ability of the options to contribute to the Structure Plan vision and strategic objectives (see section 2.3). The second Open Forum provided the community with an opportunity to review and provide feedback on the options - this included the opportunity for participants to consider the costs and benefits of each of the options across all 4 bottom lines, to indicate their preferred option and to raise other specific matters with respect to the options.

As an outcome of the consultation process, on 26 April 2007 Council adopted Option 4 as the preferred option and this is presented in section 3. Also, in response to the consultation, a number of specific elements of Option 4 were reviewed and some small changes were made. These are reflected in the description of the Structure Plan (section 3).

2.3 Vision and Outcomes

From the themes and key issues identified in the community consultation the vision and a number of strategic objectives have been identified for the Structure Plan.

2.3.1 The Structure Plan Vision

The 'vision' provides a broad direction of what we want from the Structure Plan. The vision statement of the Structure Plan is:

"To provide sustainable direction for growth and development of Kerikeri-Waipapa whilst providing for and protecting the valued heritage and Bay of Islands lifestyle."

This vision has been prepared to provide an overall summary of the desired 'goal' or outcome of the Structure Plan for the Kerikeri-Waipapa area.

Key elements encapsulated in this vision, include:

- Through the community consultation there was a clear message that the community perceived a lack of direction for growth in the Kerikeri-Waipapa area
- The community supports the need to protect the village character that contributes to the sense of place and heritage values (including cultural values). In particular, the village character included the preservation of amenity and maintaining/enhancing good urban design
- The community supports clustering of growth around the existing settlements of Kerikeri and Waipapa, to respect the diverse and different characters of these two nodes and to assist in protecting the areas village character; and
- The community is seeking an approach to growth and development that promotes sustainable development and responsive design, particularly for infrastructure. For example, the preference for Lifecycle design was an overarching guide for the Structure Plan. Lifecycle design requires integration in the provision of utilities that accounts for the products and materials used in a 'cradle to the grave' manner. Other elements included the importance of low impact design options, recognising the environmental impacts of development options and maintaining the environmental values particularly of waterways and the Kerikeri Inlet/Te Awa o Te Rangatira.

2.3.2. Strategic Objectives for the Structure Plan

To achieve the vision, a number of strategic objectives have been identified. These objectives are the principles or outcomes being sought from the Structure Plan. The strategic objectives of the Structure Plan are:

We want to create liveable spaces

The Structure Plan seeks to create environments where people of all ages and backgrounds want to live, recognising the diversity of living experiences in the Kerikeri-Waipapa area and the importance of opportunities for work and recreation within the area as well as the need for sustainable transport connections between these areas. Specific objectives for the creation of liveable spaces include:

- **Objective 1: Improving Access and Connections:** This objective relates to connectivity between Kerikeri and Waipapa and for the wider Structure Plan area. It also refers to the demand for different transport modes.
- **Objective 2: Improving Walkability (creating a walkable catchment):** This objective seeks improved pedestrian amenity and encourages people to walk and cycle to and between places and spaces. This is important particularly in the commercial/CBD areas.
- **Objective 3: Providing Living Choices:** This objective seeks provision for a range of living opportunities within the Kerikeri-Waipapa area recognising the diverse needs and values of the community and the changing demographics of the population.

We want to be culturally and environmentally sustainable

Kerikeri-Waipapa is an area valued for its environment and its bi-cultural heritage and identity. These values contribute to the sense of place and the overall liveability of the area and the Structure Plan seeks ways to protect and where possible enhance these values. Specific objectives for cultural and environmental sustainability include:

- **Objective 4: Respecting, Protecting and Promoting Heritage Sites, Areas and Values:** This objective seeks recognition and protection of the values that contribute to the heritage of the Kerikeri-Waipapa area and make an important contribution to the identity and sense of place of the area.
- **Objective 5: Protecting and Promoting the Natural Values of the Environment, Particularly Receiving Environments and Habitats for Indigenous Fauna (Kiwi):** This objective seeks recognition and protection of the values that contribute to the natural values of the environment within the Kerikeri-Waipapa area and make an important contribution to the identity and sense of place of the area.

We want to recognise the distinct identity of Kerikeri-Waipapa

In addition to the cultural and environmental values, the Structure Plan seeks to identify and provide for the specific characteristics and values that give the area distinct identity and will support the development of the area as a great place to live for old and young alike. Specific objectives for recognising the distinct identity of the Structure Plan area include:

- **Objective 6: Promoting The Supportive But Distinctive Development of Waipapa and Kerikeri Town Centres:** This objective seeks development and reinforcement of the positive and distinctive character of the two commercial 'hubs' in the Structure Plan area and signal the ongoing development of these two areas.
- **Objective 7: Focusing Opportunities on the Basin, Waterways and Kerikeri Inlet / Te Awa o Te Rangatira:** This objective recognises the importance of the Kororipo-Kerikeri

Basin and the Kerikeri Inlet/Te Awa o Te Rangatira, and the Kerikeri and Waipapa Rivers to the heritage and identity of the Structure Plan area.

We want to promote a thriving and supportive ‘economy’

The need for a vibrant and healthy economy has been recognised by the community and this Structure Plan seeks to provide economic opportunities, with a wide definition of ‘economy’; including the socio-economic services and facilities that support the well-being of all sectors of the community, particularly youth, Maori¹ and disadvantaged groups. Particular objectives with respect to creating a thriving and supportive economy include:

- **Objective 8: Promoting Tourism:** This objective recognises the importance tourism activities add to the identity and economy of the area.
- **Objective 9: Promoting Economic Vibrancy and Economic Wellbeing:** This objective recognises the importance of ongoing opportunities for employment in the Structure Plan area, from the traditional reliance on primary production sectors such as orchards, through to identifying new opportunities for the area to retain its attractiveness to younger and working populations. In addition, the objective seeks development that provides opportunities to make the Structure Plan area liveable for a diverse social and economic population.
- **Objective 10: Social Development to Support a Growing Area:** This objective recognises the importance of community facilities and resources to support community development in the Structure Plan area.

¹ Through the recognition of approved Iwi and Hapu Management Plans.

3 Structure Plan Elements

3.1 The Structure Plan Map

The map overleaf provides a summary of the Kerikeri-Waipapa Structure Plan. As noted on the map, the Policy Areas (the areas shown in a variety of colours) identified on the map are 'conceptual' areas only (this means that they have not yet been adjusted to the property boundaries, and they focus on reflecting the development direction for the future). They are not 'zone' maps and will not be included in the plan change to the District Plan in their current form. Further consultation at the plan change stage will be required before the existing District Plan maps are amended.

The final boundaries between the land uses indicated on this map will also undergo detailed technical investigations (as detailed below) before they are notified during the plan change process.

Key features of the Structure Plan are:

- Providing a diverse range and high level of opportunity for residential growth around both Kerikeri and Waipapa, including:
 - Higher than current residential density and mixed use development in a walking catchment of the Kerikeri CBD
 - The majority of residential growth through more conventional 'medium' density residential development surrounding the employment/commerce/education areas of Kerikeri and Waipapa; and
 - Limited expansion of areas of 'lower density' residential development (or rural lifestyle development) between Kerikeri and Waipapa.
- Retaining rural and semi-rural character along SH10 and on the approaches to Kerikeri, in recognition of the amenity and sense of place and in recognition of productive soils as a finite resource
- Providing significant opportunities for increased commercial and employment development in the area, including:
 - A focus of commercial, retail and mixed-use development around Kerikeri
 - A mix of commercial, retail and service industry around Waipapa; and
 - Small commercial 'satellites' for settlements beyond the walking catchments of Kerikeri or Waipapa commercial areas.
- Identifying areas for future community services and civic facilities (e.g. for future medical centre, hospital and support services), with good accessibility to the two urban centres
- Limiting growth in sensitive coastal environments, including the northern and southern sides of the Kerikeri Inlet/Te Awa o Te Rangatira in recognition of the importance of the biodiversity and ecological values of sensitive habitats in these areas (e.g. kiwi habitat) and in the sensitive receiving environments
- Seeking protection and enhancement of riparian margins and reserve areas along the Kerikeri Inlet/Te Awa o Te Rangatira and waterways (e.g. Kerikeri, Waipapa and

Kapiro Rivers) to maintain and enhance water quality and to promote the recreation/cultural values of these areas; and

- Promoting greater transport linkages and networks across the area, providing enhanced connectivity for private vehicle, public transport (both land and water based) and pedestrian/cycle modes.

These features are discussed in more detail in the following pages.

3.2 Land Use Management - The Policy Areas Defined

The remainder of this section provides a more detailed description of the outcomes being sought by the Policy Areas identified on the Structure Plan map. This section also provides a discussion on the 'triggers' considered appropriate for development of each of the Policy Area 'sub-zones' and the key methods that might be considered in both subsequent plan changes (to effect or implement these proposed Policy Areas through the District Plan to give them statutory weight) and through other implementation methods, including Council advocacy and activity management and planning. This implementation will only occur once relevant further investigations (as included in section 3.3) have been completed. As a guide, for each proposed Policy Area a table summarising key implementation methods is provided. **These proposed Policy Areas are 'coded' to reflect the different mechanisms for implementation (e.g. Land Use Management, Activity Management and Planning and Advocacy) and priorities (High - for measures generally envisaged to be implemented within 3 years of adoption of the Structure Plan, Medium - for measures which will be implemented within 7 years and Low for those measures where implementation may be up to 15 years).**

The following section outlines some principles that inform and underlie the proposed Policy Areas, and then the Policy Areas are described:-

3.2.1 Principles for Future Network Development

The Structure Plan proposes a number of new transport links. The greatest challenge in relation to the network development is community affordability and the current lack of resources available to progress these issues. Key elements of this option with respect to Transport Infrastructure include:

- **Passenger Transport**¹ linkage between Kerikeri and Waipapa, and possibly the airport, through a quality bus passenger transport interchange in Kerikeri town centre for local and intercity bus services. Other potential tourist transport includes consideration for ferry services between Kerikeri and Paihia to facilitate tourist and commuter trips. Council's focus is on advocacy with other agencies/private organisations.
- **Cycleways and Walkways**, improving pedestrian and non-vehicle connectivity and promoting health and safety for the community. This could include movement over water (boat, dingy and kayak). To implement this aspect of the Structure Plan, it is

¹ Passenger transport services are reliant on having public usage at levels that make services viable, the communities' ability to pay for new infrastructure and the ability for the project to attract subsidy.

envisaged that Council would need to propose capital works expenditure for establishment and development of commuter and scenic walkways and cycleways, particularly between Waipapa and Kerikeri town centres, but also more informal routes to the smaller settlements (e.g. Rangitane and Opito Bay), through the next *Far North Future Plan*. Also of importance is the provision of access ways to the esplanades and cul-de-sac development links with design guidelines/natural surveillance as part of the District Plan rules.

- **Road Networks** improving connectivity and linkage throughout the Structure Plan area through the identification of the road network and constraints. To implement this element, it is anticipated that Council would need to consider works/methods to:
 - Introduce further road hierarchy classifications for roads within the Structure Plan area (including clear functions and provisions within these road classifications e.g. indicative projected traffic flows vehicles per day, and typical road-cross sections)
 - Identification of alternative road network developments to complement the future land use patterns proposed (e.g. the establishment of a ring road around Kerikeri town centre, a new road link between Waipapa commercial area and SH10)
 - Ensuring appropriate access to SH10
 - Introduction of cycle lane provisions within the road reserve for collector and arterial road networks wherever possible to support a walking and cycling strategy for Kerikeri-Waipapa.

Implementation of the new road infrastructure will be phased to different stages of future development. This has been highlighted in the summary of the Policy Areas above, but includes:

- The final confirmation of design and route for the proposed new ‘inner-town centre’ ring road to the north-west of Kerikeri town centre (linking to the Heritage Bypass) should be undertaken to correlate in timing with the proposed uptake of higher density and mixed-use residential development in and around the town centre and the development of the urban residential area to the west of the Heritage Bypass (shown as Policy Area UR4 of the Structure Plan Map), which also needs to be integrated with the proposed establishment of a public pedestrian access way to the Kerikeri CBD in this area.
- The final design and route of new links to SH10 from Waipapa need to be incorporated in the detailed planning for the increased retail/commercial zoning in this ‘WEC’ area
- The feasibility, interconnection and route of the proposed new link from Kerikeri to SH10 will be tested and analysed (in terms of a scheme and impact assessment, including consultation with affected parties) and should be timed to integrate with the expansion of the retail/commercial activity in the town, and the residential expansion to the south and east of the town centre (the UR2 area).
- A future link to Kapiro Road from the Heritage Bypass (possibly via Doonside Road) needs to be part of the 2009/19 *Far North Future Plan*, and funding mechanisms need to be defined (perhaps through development contributions).
- New link road from Klinac Lane to the new Waipapa Development Road.

- Council does not intend to link to Hall Road from the Mill Lane area.

3.2.2 Principles of Water and Landscape Protection

Kerikeri-Waipapa is an area valued for its environmental and cultural heritage and identity. Urban development has the potential to adversely impact on these values (e.g. stormwater discharges have the potential to adversely impact water quality of the rivers and the Kerikeri Inlet/Te Awa o Te Rangatira). The Structure Plan seeks to protect and promote the natural values of the environment, particularly these receiving environments and habitats for indigenous fauna. For example, in implementing the Structure Plan it is important that the following are developed before, where appropriate, a plan change is completed:

- Amendments to existing Council guidelines (e.g. to promote on-site water storage and rain gardens) to reflect decisions arising from work completed in relation to this section
- Further technical work to assess land, air and water quality impacts associated with proposed land use changes
- Sustainable Environment Strategy - To provide further policy direction on protection and enhancement of areas of important ecological values
- Flooding Assessment - Understanding and accurately mapping land affected by flooding (including flood hazard areas/lines to be reflected in the District Plan rules and placed as a flooding notice on property titles, as this allows for additional protection measures to be put in place before development occurs), understanding the new flow quantities and patterns resulting from development of the area and climate change, identification of appropriate stormwater and development solutions - with a focus on Waipapa
- Heritage Strategy - to provide further policy direction on the management and protection of those features and sites of historic and cultural value within the Structure Plan Area, including identification of clearly defined sites and the registration of encumbrances to property titles
- Biophysical Strategy - drawing together the complete effects of current and future development on the natural environment. This will provide further policy direction on the management and protection of (e.g.) water quality in the coastal marine area of the Kerikeri Inlet/Te Awa o Te Rangatira. Some issues identified to date include development with kiwi needs in mind, the establishment of green movement corridors, the additional protection of significant sites, managing the effects of development on storm water quality and quantity, understanding the effects of climate change on the natural environment and development

- Methods to promote programmes to maintain and enhance water quality, including information/education based methods and enhancement of riparian planting and management along waterways.
- Assessment of the effects of climate change - including changes to weather patterns, how these will affect the community, the water supply reservoirs, and potential sea level rises and how these will be planned for; and
- The role of the Council in encouraging (through management of its own assets) and promoting energy efficient development (e.g. encouraging energy efficient housing with associated incentives).

3.2.3 Gateway Landscape Amenity Policy Area

This Policy Area seeks to promote and protect the landscape amenity along key arterial routes that approach the town centres of Kerikeri and Waipapa, including SH10, Kerikeri Road, the Heritage Bypass, Waipapa/Landing Road and Kapiro Road.

Outcomes Sought:

To maintain the visual amenity of the approaches to Kerikeri and Waipapa that contribute to sense of place, identity and heritage of these areas;

To reduce potential conflicts between pedestrian, cycle and vehicle movements on these arterial roads with commercial property site accesses and activities;

To create a 'gateway' to the commercial and retail hubs of Kerikeri and Waipapa.

Generally the Structure Plan seeks to encourage commercial and retailed development clustered in the town centres of Kerikeri and Waipapa. However, it is recognised that within this Policy Area, there will be a mix of rural and commercial activities. The Structure Plan seeks to enable such uses, particularly where they enhance the landscape amenity of the gateways to Kerikeri and Waipapa and promote the strategic objectives for economic prosperity, such as tourism and promotion of the produce of the local area. For example, activities such as bed and breakfasts, cottage industries, arts and crafts galleries, motels and other boutique production activities would be considered complementary activities to the rural land use in this Policy Area.

One Policy Area has been identified in the Structure Plan. This area relates to the area from Bull's Gorge to the Waipapa West Road on SH10, along Kerikeri Road to the edge of the Town Centre and along the Heritage Bypass to Waipapa Road.

Implementation

Table 3-1 provides a summary of key implementation methods proposed in this Policy Area, and the 'triggers' for actioning these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

Table 3-1 Methods of Implementation Gateway Landscape Amenity Policy Area

Method	Priority and Triggers for sub-areas
	GLA
Amendments to the rules for zones in the District Plan to reflect the outcomes sought for this Policy Area	H - existing issues
By-laws to control signage along Kerikeri Road / SH10	M
Gateway features – structure (e.g. Sculptures, poupou)	M
Gateway feature – road surfacing of Kerikeri Road (and SH10)	L – programme with roading maintenance
Development of landscaping and building design guidelines for the Policy Area	M
Programme with landowners for voluntary landscaping for road frontages, including managed replacement of landscape features, including shelter belts, for alternative or replacement planting/features	H

It is not envisaged that new ‘zones’ would be established to give effect to this Policy Area. However, additional objectives, policies and methods may be considered for zones within this Policy Area, to reflect and give effect to the outcomes sought for this area. **Consideration** will be given to the following (recognising that this is subject to a full section 32 analysis in line with the Resource Management Act):

- Introduction of objectives and policies to the zones affected by this Policy Area, to reflect the outcomes being sought;
- Amendments to rules in the affected zones to:
 - Manage the effects of activities requiring parking and signage on the arterial roads and State Highway within this Policy Area;
 - Manage the location and design of private accessways to the State Highway and key ‘gateway’ areas; and
 - Require building and development set-backs from the road, and landscaping, to maintain the amenity of these areas (it is noted that current rules of the District Plan provide these requirements in some areas of this Policy Area currently).
- Other methods such as:
 - Design guidelines for buildings viewed from the road in this Policy Area; and
 - Landscaping guidelines for the road frontage of properties in this Policy Area .

3.2.4 Enhanced Environmental Habitat and Protection Area

This Policy Area includes the coastal land either side of the Kerikeri Inlet/Te Awa o Te Rangatira.

Outcomes Sought:

To provide alternatives for residential growth, particularly away from areas of high environmental and/or habitat value and areas susceptible to increased hazard resulting from climate change (including potential sea level rise);

To protect the natural values, habitat areas for significant indigenous fauna and landscape values of the coastal environment;

To provide and maintain low impact access to and along the coast;

To encourage enhanced water quality in the coastal marine area.

Two sub-areas are identified in the Structure Plan, within this Policy Area: EEHP1 and EEHP2.

- **EEHP1** refers to the area on the northern side of the Kerikeri Inlet/Te Awa o Te Rangatira, including Rangitane Road and Opito Bay Road.
- **EEHP2** refers to the area on the southern side of the Kerikeri Inlet/Te Awa o Te Rangatira off Kerikeri Inlet Road, including Wharau Road up to Day Point.

Implementation

Table 3-2 provides a summary of key implementation methods proposed in this Policy Area, and the 'triggers' for actioning these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

In addition to the methods set out in Table 3-2, the implementation measures identified in section 3.2.2 are considered relevant for this Policy Area, in particular the proposed Biophysical Strategy, which seeks to provide further policy direction on the management and protection of water quality in the coastal marine area of the Kerikeri Inlet/Te Awa o Te Rangatira and the Heritage Strategy, which seeks to provide further policy direction on the management and protection of those features and sites of historic and cultural value within this Policy Area.

Table 3-2 Methods of Implementation Enhanced Environmental Habitat and Protection Area

Method	Priority and Triggers for sub-areas	
	EEHP1	EEHP2
Amendments to the objectives, policies and methods in the current 'coastal' zones in the District Plan to reflect the outcomes sought for this Policy Area.	M	M – to be deferred until resolution of the current Appeal process underway in the adjoining area off Kerikeri Inlet Road
Protection of Kiwi habitat and protection of significant conservation areas	H	H

It is recognised that this Policy Area covers a number of different zones in the District Plan, including Coastal Living and General Coastal. It is not envisaged that new 'zones' would be established to give effect to this Policy Area. In addition to the provisions of these existing zones, new **consideration** will be given to the following (recognising that this is subject to a full section 32 analysis in line with the Resource Management Act):

- Introduction of objectives and policies to the zones affected by this Policy Area, reflect the outcomes being sought, specifically with respect to water quality and the protection of natural values and landscape areas of the coastal environment
- Amendments to the objectives and policies and existing rules in the affected zones to:

- Seek further protection or encourage protection and enhancement habitat for significant fauna or enhancement of water quality to the coastal marine area (e.g. the potential for rules to enable smaller lot subdivision where environmental benefit is provided)
- Seek further protection measures for kiwi protection and protection of kiwi habitat through use of assessment criteria on matters of resource consent
- Seek greater protection for cultural landscapes, heritage features and areas of historical significance (subject to the conclusions of these more detailed assessments)
- Seek greater set backs of built development from the coastal margin, where potential sea level rise and other hazards are identified from anticipated climate change.
- Other methods such as
 - Guidelines and education information on pet control/management in areas of kiwi habitat
 - Education information on climate change and the consequential implications for properties in the coastal environment; and
 - Landscaping guidelines for the coastal marine margins of properties in these areas.

3.2.5 Coastal Lifestyle Policy Area

The Structure Plan identifies an area of Coastal Lifestyle around the existing 'Reinga Heights' area.

Outcomes Sought:

- To cluster residential development to this coastal area, in close proximity to the urban area of Kerikeri and promote maintenance of the surrounding coastal area, with medium and lower density residential development (compared to the adjoining 'general urban' Policy Area)
- To provide and maintain low impact access to and along the coast and Kerikeri Inlet/ Te Awa o Te Rangatira ; and
- To encourage enhanced water quality in the coastal marine area.

Implementation

Table 3-3 provides a summary of key implementation methods proposed in this Policy Area, and the 'triggers' for actioning these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

As with the Coastal Conservation Policy Area above, the implementation measures identified in section 3.2.2 are considered potentially relevant for this Policy Area.

Table 3-3 Methods of Implementation Coastal Lifestyle Policy Area

Method	Priority and Triggers for sub-areas
	CL1
New objectives, policies and methods for this 'Coastal Living' area in the Plan	M
Explore opportunities to provide pedestrian linkages between the Coastal Lifestyle area and the Riverview urban area (UR3)	L - Potential to link with walkway developments
Education and guidelines for landscaping and coastal margin management in these areas	M

This Policy Area covers an area already identified as 'Coastal Residential' in the District Plan. In addition to the provisions of the existing zones, **consideration** will be given to the following (recognising that this is subject to a full section 32 analysis in line with the Resource Management Act):

- Introduction of objectives and policies to reflect the outcomes being sought for this Policy Area, specifically with respect to water quality and the clustering of growth within this coastal area
- Rules that:
 - Seek further protection or encourage protection and enhancement of water quality discharging to the coastal marine area (e.g. the potential for rules to enable smaller lot subdivision where environmental benefit is provided or riparian planting is established)
 - Seek greater set backs of built development from the coastal margin, where potential sea level rise and other hazards are identified from anticipated climate change.
- Other methods such as
 - Education information on climate change and the consequential implications for properties in the coastal environment
 - Landscaping guidelines for the coastal marine margins of properties in these areas.

3.2.6 Community Service Policy Area

The Structure Plan identifies a 'mixed' Policy Area, encompassing the Community Service Area within a wider Rural Lifestyle Policy Area. This area is located on the northern side of Waipapa Road, extending generally between the proposed Waipapa urban residential area and the Heritage Bypass which is currently being constructed.

Outcomes Sought:

- To cluster community services and facilities such as education, medical and sports/recreation areas, to result in enhanced amenity and levels of service for these

facilities (e.g. clustering sports park and school facilities to enable sharing of resources); and

- To provide for community facilities and services appropriate to the growth envisaged in the area; and
- To provide for community facilities with good accessibility by the urban settlement areas, including access by non-private vehicle modes (e.g. cycle and passenger transport routes).

Implementation

Table 3-4 provides a summary of key implementation methods proposed in this Policy Area, and the ‘triggers’ for actioning these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

In addition to the specific measures relating to land use management in this Policy Area, the transportation implementation methods are considered particularly relevant to this Policy Area (see section 3.2.1).

Table 3-4 Methods of Implementation Community Service Policy Area

Method	Priority and Triggers for sub-areas
	RL4 (CS)
New objectives, policies and methods for this future Community Facilities in the Plan	H
Identification of land for Civic and Community Space	H
Advocate location of a new education facility within this area	H
Advocate medical service facilities within this policy area	M

In developing zoning provisions for Community Services in the Plan, **consideration** will be given to the following (recognising that this is subject to a full section 32 analysis in line with the Resource Management Act):

- Introduction of objectives and policies to reflect the outcomes being sought for this Policy Area, specifically with respect to clustering and provision of community facilities and services (including privately owned community services such as medical facilities)
- Rules that:
 - Enable the scale of development necessary for community services and facilities
 - Seek to maintain the overall character of lower density and ‘semi-rural’ amenity indicated for this area.

3.2.7 Heritage/Conservation Protection Policy Area

The Conservation/Heritage protection Policy Areas identifies areas of high conservation and heritage value within the Structure Plan. At this stage, from an infrastructure perspective, Council needs to provide for the area and ensure that it is integrated into the

Structure Plan, for example – the potential development of a cultural centre will have impacts on car movements, parking and utility infrastructure for future high visitor numbers needs to be considered. In June 2007, the Kororipo-Kerikeri Basin Sustainable Development Plan was adopted in principle, and it is intended that this document will provide strategic direction regarding any future development within the Heritage/Conservation Protection Policy Area which applies to the Kororipo-Kerikeri Basin area of the Structure Plan.

Outcomes Sought:

- To protect areas of significant heritage and conservation value.
- To give recognition to the cultural heritage and heritage value associated with these areas and the contribution they make to the sense of place for the wider Structure Plan Area.
- To recognise and incorporate the strategic direction and recommendations contained within the Kororipo-Kerikeri Basin Sustainable Development Plan.

Implementation

Table 3-5 provides a summary of key implementation methods proposed for this Policy Area, and the ‘triggers’ for actioning these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

In addition to the methods set out in Table 3-5, the implementation measures identified in section 3.2.2 are considered relevant for this Policy Area, in particular the proposed Biophysical Strategy and the Heritage Strategy, as well as the recommendations contained within the Kororipo - Kerikeri Basin Sustainable Development Plan.

Table 3-5 Methods of Implementation Heritage/Conservation Protection Policy Area

Method	Priority and Triggers for sub-areas
New objectives, policies and methods for land use management in these areas	L - in recognition that many of these areas are already held in conservation estate
Promotion of these areas (as appropriate) through bi-cultural interpretative signage and inclusion in Visitor Information	M
Advocate greater promotion and protection of these areas	M

3.2.8 High Density Residential and High Density/Mixed Use Centre Policy Area

This Policy Area provides for higher intensity residential development within walking distance to the Kerikeri Town Centre (HD1). Within the High Density Residential are shown on the Structure Plan Map, a Mixed Use Centre is also proposed, this Mixed Use Centre is discussed further in the Kerikeri CBD Policy Area.

This Policy Area seeks to provide for residential development that creates a higher urban amenity surrounding the town centre and minimises reliance on private motor vehicles as well as promoting the vibrancy of Kerikeri’s CBD.

Outcomes Sought:

- To provide for higher density residential development within a 5 minute walk time to the Kerikeri CBD (e.g. between 20 and 24 dwellings per hectare based on the gross area of some 84ha, excluding existing schools and the Domain)
- To create a town centre with a sense of vitality/vibrancy and reducing reliance on private motor vehicles
- To create spaces and buildings that maximise natural surveillance and active streets¹, and incorporate good urban design in accordance with the NZ Urban Design Protocols; and
- To provide lifestyle / living choice.

Implementation

Table 3-6 provides a summary of key implementation methods proposed for this Policy Area, and the 'triggers' for effecting these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

Table 3-6 Methods of Implementation High Density Residential Policy Area

Method	Priority and Triggers for sub-areas
	HD1 (incl. Mixed Use Centre)
New zone within objectives, policies and methods for land use management in these areas	H/M – requires provision of adequate wastewater reticulation prior to development
Development of guidelines for design – including incorporation of urban design, Crime Prevention Through Environmental Design and Supportive Environments for Physical Activity.	H
Advocate sound urban design in development within the area	H

It is envisaged that a new zone will likely be required to give effect to this Policy Area in the District Plan. **Consideration** will be given to the following (recognising that these proposed provisions are subject to a full section 32 analysis and the statutory Plan Change process, in line with the Resource Management Act):

- Introduction of objectives and policies to reflect the outcomes being sought for this Policy Area
- Rules that:
 - Provide clear direction on the scale of development envisaged in this area (e.g. 2 and 3 storey buildings)
 - Provide for different building types, such as courtyards, terraces and apartments which may all be suitable for a particular higher density development

¹ Natural Surveillance and Active Streets refers to the creation of space with a mix of uses extending the use of business and commercial areas, by providing for community and recreation opportunities or activities that promote increased people on the street.

- Seek to give guidance and direction on urban design, to maintain good response to the street and an appropriate mix of residential activities and provision of public open space (including consideration of urban design principles, Crime Prevention Through Environmental Design and Supportive Environments for Physical Activity¹).

3.2.9 Kerikeri CBD Policy Area

This policy area provides for a focus for street-based retail and other businesses. The Kerikeri CBD Policy Area includes three sub-policy areas: Retail/Commercial (KCBD-RC), Mainstreet and Mixed Use (KCBD-MU)

Outcomes Sought:

- To maintain the strong identity of the Kerikeri Town Centre;
- To promote a pedestrian friendly mainstreet and retail area, with reduced 'through traffic' movement and traffic calming as appropriate;
- To promote public transport and other transport modes accessing the town centre from the wider Kerikeri-Waipapa Structure Plan area;
- To promote mixed use activities surrounding the CBD, with a sense of vitality/vibrancy and maximise natural surveillance, active streets, employment opportunities and economic development of the area;
- To enable flexible scale and form of development in areas surrounding the Mainstreet, while recognising the amenity values of the Kerikeri town centre;
- To provide for a mix of commercial, tourism and retail opportunities within the greater Kerikeri Township area, maximising economic opportunities in the area.

Implementation

Table 3-7 provides a summary of key implementation methods proposed for this Policy Area, and the 'triggers' for actioning these methods, including the indicative priority given (which ranges from H - High, M - Medium, and L - Low).

It is noted that particularly the Mainstreet Policy Area will not be implemented through 'zoning' in the District Plan. This Policy Area will be implemented through mechanisms such as a design protocol/process, Council advocacy and other mechanisms to enhance and promote the outcomes sought.

In addition to the specific measures relating to land use management in this Policy Area, the transportation implementation methods are considered particularly relevant to this Policy Area (see section 3.3).

¹ The Focus Group Information Pack contains the references to these documents. The pack is available on the website www.fndc.govt.nz and is located in the documents section of the Kerikeri-Waipapa Structure Plan pages.

Table 3-7 Methods of Implementation for Mainstreet

Method	Priority and Triggers for sub-areas		
	KCBD		
	KCBD-RC (incl. Cobham Rd)	Mainstreet	KCBD-MU (Mixed-Use)
New District Plan provisions including objectives, policies and methods for land use management in these areas	H		
Detailed Kerikeri CBD Plan Detailed design of the new roading link parallel to Kerikeri Road to the Heritage Bypass.	H		
To identify opportunities for centralised car parking facilities, avoiding conflict with pedestrian and cycle movements	H		
To identify opportunities for passenger transport terminal and visitor information centre within the Mainstreet, in recognition of the area as a tourist and 'destination' hub	M		
Detailed Mainstreet Design Plan, including identification of footpath width, areas for plaza/civic squares, street planting, pedestrian movements, traffic calming requirements, and concept designs for public infrastructure (e.g. lighting, seating etc).	M/H - implementation timed to correspond with the alternative road link to the Heritage Bypass		
New ring-road to Kerikeri Town Centre, linking Butler Rd etc to Heritage Bypass	H		
Advocate sound urban design for the Kerikeri Mainstreet	H		

It is envisaged that either modifications will be made to the existing commercial 'zone' of the Kerikeri CBD, or a new 'zone' may be developed to achieve the outcomes of this Policy Area (for example, separating the Kerikeri CBD and the other retail/commercial centres). **Consideration** will be given to the following (recognising that this is subject to a full section 32 analysis in line with the Resource Management Act):

- Introduction of objectives and policies to reflect the outcomes being sought for this Policy Area;
- Rules that:
 - Provide clear direction on the scale of development envisaged in this area (including guidance on height (for example limited to 3 and 4 storey buildings) and direction to manage the effects of building dominance and response to the street in retail areas);
 - Control or restrict activities that may have adverse amenity effects, including noise, traffic generation, odour etc;
 - Provide opportunities for increased density of development where such development may facilitate a change in land use activity (e.g. to promote mixed use residential and employment activities within the 'mixed-use' sub-policy area);

- Seek to give guidance and direction on urban design, to maintain good response to the street and an appropriate mix of commercial and residential activities and provision of public open space (including consideration of urban design principles, Crime Prevention Through Environmental Design and Supportive Environments for Physical Activity¹).

3.2.10 Waipapa Employment and Retail Policy Area:

The Waipapa Employment and Retail Policy Area will seek to provide for industrial, business and retail activities while managing the effects of such activities on the environment. The Policy Area will be composed of 2 sub policy areas - a business and employment Policy Area and a retail/commercial Policy Area. In the Structure Plan, the Waipapa Business/Employment Centre Policy Area refers to an area around the existing Waipapa development (WEC). The Retail Commercial Policy Area for Waipapa (WRC) refers to the existing core retail and commercial area at Waipapa.

Outcomes Sought:

- To maintain and enhance employment opportunities to meet the social and economic aspirations of the community, by establishment of an employment 'hub' around Waipapa Road and SH10
- To provide for a mix of commercial, business, light and medium industrial and retail opportunities within the area, maximising economic opportunities in the area; and providing for integrated business activities
- To maintain the quality of the environment, particularly water quality, and amenity values in recognition of the mixed use of this area (e.g. business alongside retail activities).

Implementation

Table 3-8 provides a summary of key implementation methods proposed for this Policy Area, and the 'triggers' for actioning these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

¹ The Focus Group Information Pack contains the references to these documents. The pack is available on the website www.fndc.govt.nz and is located in the documents section of the Kerikeri-Waipapa Structure Plan pages.

Table 3-8 Methods of Implementation for the Waipapa Business/ Employment Centre Policy Area

Method	Priority and Triggers for sub-areas
	WEC & WRC
New zone with objectives, policies and methods for land use management in these areas	H/M – requires upgrading of the SH10 / Waipapa Road Intersection, local roading plan and flooding assessment prior to confirmation of final zone boundaries.
Detailed design of a local road network plan internal to the Policy Area (accessing off SH10 to the north of the Waipapa River Bridge, at the Waipapa Road / SH10 intersection and potentially via a northern access point (south of the existing Pungaere Road / SH10 Intersection).	H
Detailed Waipapa Centre Plan, including identification of key walkway linkages / footpaths, areas for civic space, street planting, and concept designs for public infrastructure (e.g. toilets etc) and including design consideration for flood mitigation measures.	H
Advocate upgrading of the Waipapa Road / SH10 intersection	H
Advocate existing industrial activities accessing SH10 to 'turn' (as businesses develop) toward the internal road network proposed	L

It is envisaged that there may be either one flexible 'zone' or a series of defined 'zones' within this Policy Area and its sub-policy areas (WEC & WRC), for example, separating business and industrial and retail/commercial activities. **Consideration** will be given to the following (recognising that this is subject to a full section 32 analysis and the statutory Plan Change process in line with the Resource Management Act):

- Introduction of objectives and policies to reflect the outcomes being sought for this Policy Area, including consideration of either one general zone or application of specific industrial and commercial zones to achieve the outcomes.
- Rules that:
 - Provide clear direction on the scale of development envisaged in this area, including provision for larger buildings for bulk-retail products and yards for displaying goods (e.g. furniture, building supplies, hardware)
 - Provide for higher density office development at a scale appropriate to the environment (including direction on height provisions within this zone / these zones)
 - Seek to give guidance and direction on design principles including provision for vegetated buffers along site boundaries, planting at entrances, and servicing and loading areas that are located behind buildings.
 - Give effect to the Waipapa Centre Plan, as it is developed.

3.2.11 Local Retail Policy Area

This Policy Area relates to a number of small and local commercial centres around peripheral residential areas (e.g. to service areas that are beyond walking access to the town centres). In total three Local Retail Policy Areas are identified on the Structure Plan (LR1 in the vicinity of Landing Road, LR2 at Opito Bay Road and LR3 servicing the proposed urban residential area off Waipapa Road).

Outcomes Sought:

- Development of small, local commercial areas that will support the surrounding residential settlement
- To reduce reliance on private motor vehicles by reducing the need for vehicle trips
- To provide a focal point to local settlements and community areas.

In determining specific sites/properties suitable as locations for a local retail centre, through any future Plan Change process, **consideration** will be given to the following matters:

1. That the location of proposed LR1 be reconsidered, and the option of relocating this Policy Area either immediately to the south of its current position (i.e. to the south side of the Waipapa Road/Landing Road intersection), or further to the west along Waipapa Road be investigated
2. That the location of proposed LR2 be further investigated in order to identify the most appropriate location within the Opito Bay/Doves Bay/Rangitane area
3. That the location of proposed LR3 be reconsidered, and the option of combining the LR1 and LR3 Policy Areas into a single local retail hub along Waipapa Road be investigated; and
4. That the option of providing a Local Retail Policy Area to support the Inlet Road residential catchment be investigated.

Implementation

Table 3-9 provides a summary of key implementation methods proposed for this Policy Area, and the 'triggers' for actioning these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

Table 3-9 Methods of Implementation for the Local Retail Policy Areas

Method	Priority and Triggers for sub-areas		
	LR1	LR2	LR3
New zone with objectives, policies and methods for land use management in these areas	L	L	L

It is envisaged that the use of a Policy Area for this 'zone' may be flexible, depending on local community interest and demand. In developing a zone for this Policy Area **consideration** will be given to the following (recognising that this is subject to a full section 32 analysis in line with the Resource Management Act):

- Introduction of objectives and policies to reflect the outcomes being sought for this Policy Area

- Rules that enable small scale, local retail activities appropriate to the scale and nature of surrounding residential settlement.

3.2.12 Retail and Commercial Centre Policy Area

The Retail and Commercial centre Policy Area relates to the two commercial centres outside the hubs of Kerikeri and Waipapa: one in Kerikeri, Mill Lane and the other in the vicinity of the Bay of Islands Airport. It is noted that the scale and nature of retail and commercial development within these areas differ and this may need to be reflected in different implementation measures.

Outcomes Sought:

To develop commercial and business areas with a sense of vitality/vibrancy ;

To enable flexible scale and form of development would be encouraged in these areas;

To promote pedestrian friendly commercial and retail areas, with enhanced retail and tourism choices within walking distance of the Kerikeri CBD;

To provide for a mix of commercial, tourism and retail opportunities within these area, maximising economic opportunities in the area, particularly promotion of the Airport and Kerikeri area as a 'hub' to the Bay of Islands; and

To enable the increased development of currently under utilised areas and creation of increased employment opportunities within the Structure Plan area.

Implementation

Table 3-10 provides a summary of key implementation methods proposed for this Policy Area, and the 'triggers' for actioning these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

Table 3-10 Methods of Implementation for the Retail and Commercial Centre Policy Area

Method	Priority and Triggers for sub-areas	
	RC1	RC2
New zoning with objectives, policies and methods for land use management in these areas	M-L	
Advocate establishment of tourism and associated commercial activities around The Centre and the new link road from Mill Lane to SH10	M	L
Concept Plans and development to improve pedestrian connections between commercial areas, such as Kerikeri CBD and Mill Lane.	H - M	
Promotion of passenger transport linkages between commercial and employment areas and residential areas of the Structure Plan.	M	M
Advocate existing industrial activities on Mill Lane increased screening and landscaping	H	

It is envisaged that re-zoning of these areas may be required to achieve the outcomes of this Policy Area (this may either be the application of a new zone or existing District Plan zones to these areas). **Consideration** will be given to the following (recognising that this is subject to a full section 32 analysis in line with the Resource Management Act):

- Introduction of objectives and policies to reflect the outcomes being sought for this Policy Area;
- Rules that:
 - Give consideration to the impacts of retail and commercial activities on areas of existing and future residential activity and issues of reverse sensitivity for rural areas surrounding the Airport;
 - Provide clear direction on the scale of development envisaged in this area (including guidance on height (for example limited to 1 and 2 storey buildings) and direction to manage the effects of building dominance and response to the street in retail areas);
 - Control or restrict activities which may have adverse amenity effects, including noise, traffic generation, odour etc;
 - Provide opportunities for increased density of development where such development may facilitate a change in land use activity (e.g. to promote mixed use residential and employment activities within the 'mixed-use' sub-policy area);
 - Seek to give guidance and direction on urban design, to maintain good response to the street and an appropriate mix of commercial and residential activities and provision of public open space (including consideration of urban design principles, Crime Prevention Through Environmental Design and Supportive Environments for Physical Activity¹).

3.2.13 Riparian Stream Management Policy Area

This Policy Area seeks to promote the protection, rehabilitation and management of riparian margins, and through this to maintain and enhance water quality of rivers, streams and the coastal environment.

Outcomes Sought:

- To protect and enhance the natural values of riparian margins and stream habitats
- To assist in flood attenuation in flood prone areas
- To provide and maintain low impact access to and along riparian margins and the coast
- To encourage enhanced water quality in rivers, streams and the coastal marine area.

¹ The Focus Group Information Pack contains the references to these documents. The pack is available on the website www.fndc.govt.nz and is located in the documents section of the Kerikeri-Waipapa Structure Plan pages.

Implementation

Table 3-15 provides a summary of key implementation methods proposed in this Policy Area, and the ‘triggers’ for actioning these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

In addition to the methods set out in Table 3-15, the implementation measures identified in section 3.2.2 are considered relevant for this Policy Area, in particular:

- The methods to promote programmes to maintain and enhance water quality, including information and education based methods and potentially rules to enhance riparian planting and management along waterways
- The proposed Biophysical Strategy, which seeks to provide further policy direction on the management and protection of water quality in the coastal marine area
- To provide further policy direction on protection and enhancement of areas of important ecological values.

Table 3-15 Methods of Implementation Riparian Stream Management Policy Area

Method	Priority and Triggers
	RSM
Amendments to the objectives, policies and methods for zones in the Revised Proposed District Plan to reflect this Policy Area	H/M
Education and Information Programme with landowners for voluntary riparian planting and management.	M
Development of Riparian Planting Guidelines	M

It is recognised that this Policy Area covers a number of different zones in the District Plan, including Rural Production, Rural Living, Coastal Living and Residential. It is not envisaged that a new ‘zone’ would be established to give effect to this Policy Area. In addition to the provisions of these existing zones, new **consideration** will be given to the following (recognising that this is subject to a full section 32 analysis in line with the Resource Management Act):

- Introduction of objectives and policies to the zones affected by this Policy Area, to reflect the outcomes being sought, specifically with respect to riparian margins and water quality and the protection of natural values of these areas
- Amendments to the objectives and policies and existing rules in the affected zones to:
 - Seek further protection or encourage protection and enhancement habitat for significant fauna or enhancement of water quality for riparian stream margins (e.g. the potential for rules for enhancing riparian planting)
- Other methods such as:

- Guidelines and education information on riparian planting and management
- Education information on riparian management as a flood mitigation measure.

3.2.14 Structure Plan Policy Area

The Structure Plan Policy Area extends to the rural surrounds and wider rural approaches of Kerikeri and Waipapa, covering those areas not otherwise covered in the Structure Plan. The purpose of this Policy Area is to provide vision and direction on the Structure Plan outcomes for the wider Kerikeri-Waipapa Structure Plan area for those areas beyond the serviced settlements of Kerikeri and Waipapa.

Outcomes Sought:

- To encourage retention of the rural development pattern of the Policy Area;
- To protect the amenity values of the rural surrounds to Kerikeri and Waipapa; and
- To minimise adverse impacts on rural production activities and the amenity values of rural land.

The current provisions of the rural zone will apply

Implementation

Table 3-11 provides a summary of key implementation methods proposed for this Policy Area, and the 'triggers' for giving effect to these methods, including the indicative priority given (which ranges from H - High, M - Medium, and L - Low).

Table 3-11 Methods of Implementation for the Structure Plan Policy Area

Method	Priority and Triggers for Structure Plan Area
	SP
Council will work with the landowners to advocate and promote maintenance of the rural amenity of the area	H
Programme with landowners for voluntary measures to achieve the rural amenity and landscaping outcomes in this area	H

It is noted that no additional 'zone' is proposed to meet the desired outcomes for this Policy Area - **in other words, the current provisions of the District Plan apply.**

3.2.15 Rural Lifestyle Policy Area

This Policy Area refers to rural-residential and low-density residential areas that surround the urban settlements. The Structure Plan identifies four areas within the Rural Lifestyle Policy Area:

- RL1 is south of Kerikeri Inlet Road
- RL2 is between Waipapa and Landing Roads
- RL3 is to the north-west of Waipapa
- RL4 is on the northern side of Waipapa Road (which includes the Community Service Policy Area, discussed in section 3.2.6).

Outcomes Sought:

- To maintain the rural and semi-rural amenity of these areas, while enabling low-density residential development (e.g. in the order of 3-4 dwellings per hectare)
- To acknowledge the residential choice this development provides
- To maintain and enhance the environmental quality of the sensitive waterways these areas adjoin; and
- To maintain the sense of ‘separation’ of development between the urban areas of Waipapa and Kerikeri.

Implementation

Table 3-13 provides a summary of key implementation methods proposed for this Policy Area, and the ‘triggers’ for actioning these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

In addition to the methods set out in Table 3-13, the implementation measures identified in section 3.2 are considered relevant for this Policy Area, in particular the proposed Biophysical Strategy and the Heritage Strategy.

Table 3-13 Methods of Implementation for the Rural Lifestyle Policy Area

Method	Priority and Triggers for sub-areas			
	RL1	RL2	RL3	RL4 (incl. CS1)
New zone with objectives, policies and methods for land use management in these areas	M	M – subject to flooding assessment for Waipapa Rd.	L – subject to Waipapa Road layout design for Pungaere Rd	M – following rezoning of Waipapa and flooding assessment for Waipapa Rd
Education and advocacy to maintain the rural character of the rural area	M			
Advocacy with landowners and representative organisations to maintain the rural character of the area	M			

In developing ‘zones’ to reflect this Policy Area, consideration will be given to the existing Rural Living Zone of the District Plan. In addition, **consideration** will be given to the following (recognising that this is subject to a full section 32 analysis in line with the Resource Management Act):

- Introduction of objectives and policies to reflect the outcomes being sought for this Policy Area

- Rules that:
 - Promote landscaping and building setbacks for development to maintain the rural and semi-rural amenity
 - Control activities and development in areas sensitive to flooding
 - Encourage development where environmental benefit (including riparian planting and habitat protection) is provided
 - Encourage development which incorporates greater connectivity between developments (not solely relying on the arterial road network for road connections).
Provide for developments within Council’s wastewater reticulation area of benefit, which could allow a wide range of development densities (approximate 6 – 10 dwellings per hectare), where a required ‘average’ lot size for a development could be satisfied
 - Promote appropriate landscaping, buildings setbacks, and lot sizes surrounding existing rural production and/or horticultural activities/operations, in order to avoid any potential reverse sensitivity effects.

3.2.16 Urban Residential (Medium Density) Policy Area

This Policy Area provides for urban development. It is generally clustered around the commercial and employment nodes of Kerikeri and Waipapa and is further divided into 6 sub-areas:

- UR1 around Access Road in Kerikeri
- UR2 between Kerikeri Road and to the south of the Kerikeri Road ‘bypass’
- UR3 Riverview area in Kerikeri
- UR4 to the north of the Kerikeri River between Waipapa Road and the new Heritage Bypass
- UR5 around the existing residential area at Waipapa
- UR6 to the south-east of Waipapa Road.

Outcomes Sought:

- To provide for ‘urban development’ (with development patterns of around 10-12 dwellings per hectare or lot sizes ranging from 600 – 1,000 m²)
- To establish connectivity between residential developments to encourage walking and non-vehicle transport modes
- To maintain and enhance the environmental quality of the sensitive waterways these areas adjoin; and
- To provide living choices with these urban areas.

Implementation

Table 3-14 provides a summary of key implementation methods proposed for this Policy Area, and the ‘triggers’ for actioning these methods, including the indicative priority given (which ranges from H – High, M – Medium, and L – Low).

In addition to the methods set out in Table 3-14, the implementation measures identified in section 3.2.2 are considered relevant for this Policy Area, in particular the proposed Biophysical Strategy and the Heritage Strategy.

Table 3-14 Methods of Implementation for the Urban Residential (Medium Density) Policy Area

Method	Priority and Triggers for sub-areas					
	UR1	UR2	UR3	UR4	UR5	UR6
New zone with objectives, policies and methods for land use management in these areas	H ¹	L ²	H ³	M ⁴	M ⁵	M/H ⁶
Design guide for urban design, road connectivity and Supportive Environments for Physical Activity	H					

It is envisaged that a new zone will likely be required to give effect to this Policy Area in the District Plan. Consideration will be given to the existing Residential Zone of the District Plan. In addition, **consideration** will be given to the following (recognising that these proposed provisions are subject to a full section 32 analysis and the statutory Plan Change process, in line with the Resource Management Act):

- Introduction of objectives and policies to reflect the outcomes being sought for this Policy Area
- Rules that:
 - Encourage landscaping and building setbacks for development to maintain and enhance residential amenity
 - Control activities and development in areas sensitive to flooding or areas of cultural and historical significance
 - Encourage development which incorporates greater connectivity between developments (not solely relying on the arterial road network for road connections)

¹ Subject to flooding assessment and wastewater reticulation.

² Subject to flooding assessment, wastewater infrastructure and bypass road.

³ Subject to wastewater infrastructure provision.

⁴ Subject to wastewater infrastructure provision, public pedestrian accessways linking across Kerikeri River.

⁵ Subject to wastewater infrastructure provision and flooding assessment for Kapiro River.

⁶ Subject to wastewater infrastructure provision and flooding assessment for Waipapa River.

- Encourage development with greater connectivity between development and community facilities (e.g. schools and reserve areas)
- Promote development with measures for traffic calming and that encourage walking and cycling, including 'liveable streets'.

3.3 Council Activity Management

In addition to the land use patterns, the Structure Plan identifies key infrastructure and community development elements that are either required to support the proposed land use patterns or would support the future sustainable development of Kerikeri-Waipapa.

Table 3-15 below highlights some of the key infrastructure and facilities that the community has raised as issues, and which are therefore recommended to support the Structure Plan. Those items that are already included in the *Far North Future Plan* are shown with a ' ' or a note if the provision is considered to be 'in part'. Those projects identified with an 'x' will require implementation through inclusion in the 2009/19 *Far North Future Plan*). A number of these projects are shown on MAP 4 and MAP 5, which show all of Council's planned projects (i.e. those projects already included in the 2006/16 *Far North Future Plan*).

Table 3-15 Summary of Key Projects / Elements Identified to Support Structure Plan

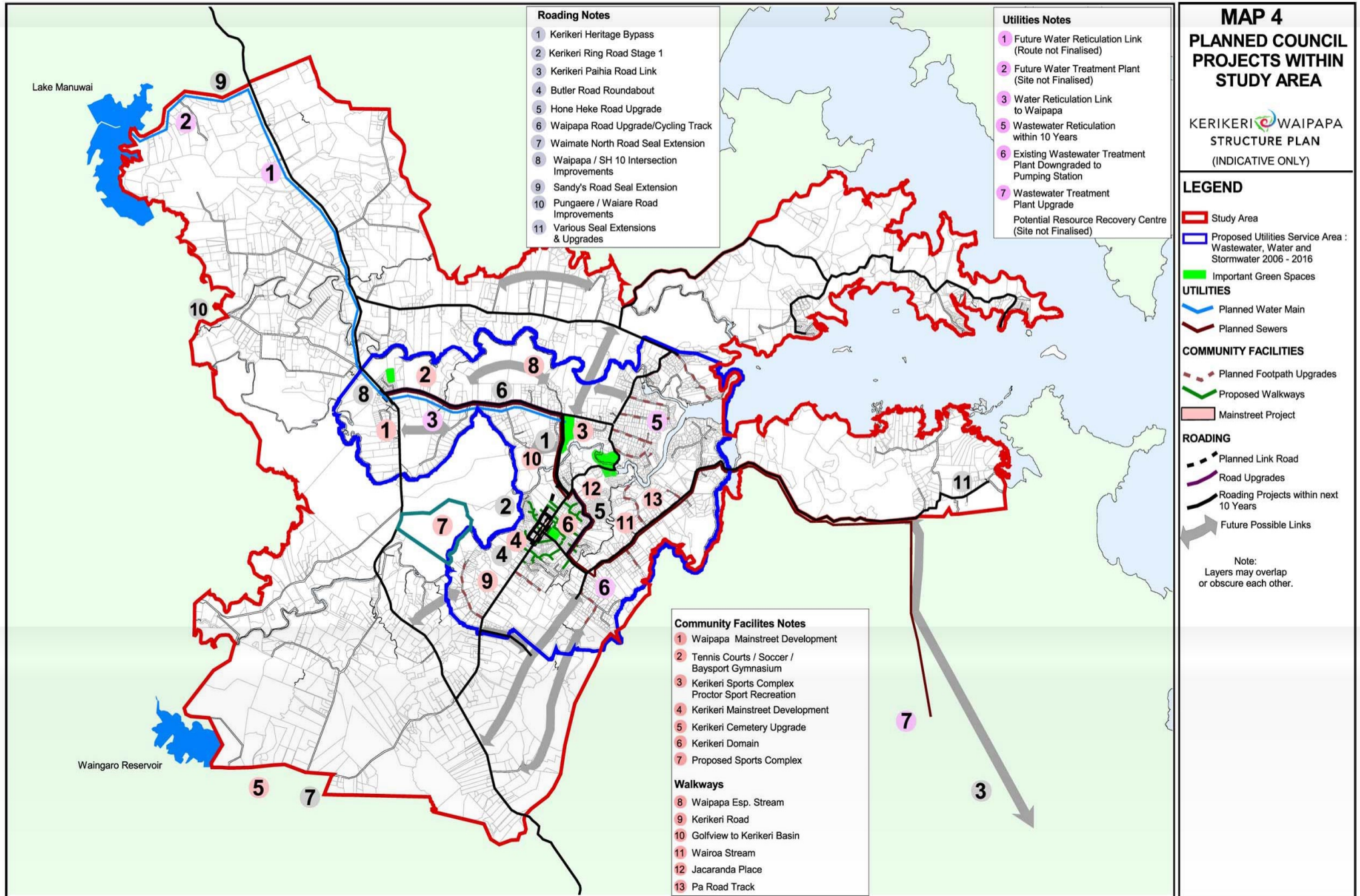
Project Name	Identified in LTCCP 2006	Description
Waipapa Centre Plan	x	Full design concept proposed with local roading development. Scope is beyond that currently provided for in the Far North Future Plan
Biophysical Strategy	x	Drawing together the complete effects of current and future development on the natural environment.
CBD Ring Road - Kerikeri		Design concept proposed, to be integrated with Mainstreet Plan and Design Guide for the Policy Area. The detailed design of the proposed ring road to the north-west of the Kerikeri town centre will be subject to a full scheme assessment process and subject to land Transport New Zealand approval.
Civic Space Acquisition	In part	Integrated civic space acquisition proposed in Community Service Policy Area. Scope likely to be beyond that currently provided for in the Far North Future Plan
Climate Change Report	x	Including changes to weather patterns, how these will affect the community, the water supply reservoirs, and potential sea level rises and how these will be planned for.
Community Service Area Acquisition	x	Integrated development of community service area with future education, medical facilities. Council may take advocacy role with other agencies in development.
Development Road - Waipapa	x	Full design concept proposed to support rezoning for commercial / industrial area in Waipapa.
Esplanade Reserve Acquisition		
Esplanade Walkways		
Flood Impact Assessment	In progress with NRC	Mapping land affected by flooding, future flow quantities and patterns, development of a Flood Hazard Register, identification of appropriate stormwater and development solutions - with a focus on Waipapa.
Footpath extensions - to coast from urban areas	x	Improved connectivity between existing and proposed urban development areas integral to the Structure Plan (see discussion below, section 3.3.1)

Project Name	Identified in LTCCP 2006	Description
Footpath extensions – urban areas		
Gateway entrances at Kerikeri & Waipapa	x	Costs associated with the construction of poupou identified, and all relevant funding sources identified and explored
Heritage Strategy	x	Provide further policy direction on the management and protection of those features and sites of historic and cultural value within the Structure Plan Area
Kerikeri CBD Car Parking	In part	Council has committed funding to undertake a carparking strategy in the next financial year. Kerikeri CBD needs to be specifically addressed in the strategy.
Kerikeri Domain Development		
Kerikeri Sports Complex		
Lighting urban areas	In part	Crime Prevention Through Environmental Design principles key element of Structure Plan design, encouraging greater use of walking and civic areas.
Mainstreet Development - Kerikeri		
Open Space Strategy	In part	Especially the identification of Green Open Space in Waipapa and Kerikeri urban areas
Passenger Transport between Waipapa - Kerikeri	x - LTNZ funding	Reduced reliance on private motor vehicle is integral to the Structure Plan Vision. Council likely to take an advocacy role with other agencies in development (Council is a strong advocate for local passenger transport initiatives).
Plan Change to the District Plan	x	A Plan Change is required once the underlying information is sufficient, and all RMA obligations fulfilled.
Recreation / Cycle ways		For example, Waipapa Road is programmed for footpath and cycleway upgrade in the 2008/2009 construction season.
Refuse Recovery		
Road classification Identified routes with cycleway provisions within network	In part	Reduced reliance on private motor vehicle integral to Structure Plan Vision Increase the provision of integrated walking and cycling facilities within the Kerikeri-Waipapa Structure Planning area (see discussion below, section 3.3.1).

Project Name	Identified in LTCCP 2006	Description
Roading linkages in urban areas	In part	Improved connectivity between existing and proposed urban development areas is integral to the Structure Plan (see discussion below, section 3.3.1). Council is negotiating with developers to provide connectivity between subdivisions, less cul-de-sacs and to develop arterial routes as Limited Access Roads.
Storm Water Management Plan review	×	Potential zone changes will change the distribution and extent of impermeable surfaces allowable. The SWMP will need to be reviewed before a plan change, with the work undertaken in conjunction with the hydrological analysis of rivers.
Kororipo - Kerikeri Basin Sustainable Development Plan		Incorporation of the Sustainable development Plan into the Structure Plan and the District Plan.
Upgrade of Wastewater Treatment Plant Upgrade		This project is critical to the Structure Plan implementation. Staging of Connection to the upgraded wastewater treatment plant up-upgrades should be integrated with staged rezoning for implementation of the Structure Plan, with current urban areas serviced as soon as possible by installing reticulation infrastructure ahead of plant commissioning.
Wastewater Reticulation		
Water Reticulation to Waipapa		

A part of the feedback from the community has been about the Council changing the focus in or adding to, the activities it currently performs - activities both specific to Kerikeri-Waipapa and across the district. Some of these ideas would be applicable across the district as a whole, and in these cases, the Council will have to be careful to ensure that appropriate district wide consultation is carried out before implementation is considered.

While many of these projects are currently identified in the *Far North Future Plan*, there are a number of others that may require further consideration in future planning. It is envisaged that any such consideration during the *Far North Future Plan* process would need to include deliberation on whether there needed to be reprioritisation of projects already allocated, to accommodate the projects from this process.



- Roading Notes**
- 1 Kerikeri Heritage Bypass
 - 2 Kerikeri Ring Road Stage 1
 - 3 Kerikeri Paihia Road Link
 - 4 Butler Road Roundabout
 - 5 Hone Heke Road Upgrade
 - 6 Waipapa Road Upgrade/Cycling Track
 - 7 Waimate North Road Seal Extension
 - 8 Waipapa / SH 10 Intersection Improvements
 - 9 Sandy's Road Seal Extension
 - 10 Pungaere / Waiare Road Improvements
 - 11 Various Seal Extensions & Upgrades

- Utilities Notes**
- 1 Future Water Reticulation Link (Route not Finalised)
 - 2 Future Water Treatment Plant (Site not Finalised)
 - 3 Water Reticulation Link to Waipapa
 - 5 Wastewater Reticulation within 10 Years
 - 6 Existing Wastewater Treatment Plant Downgraded to Pumping Station
 - 7 Wastewater Treatment Plant Upgrade
 - Potential Resource Recovery Centre (Site not Finalised)

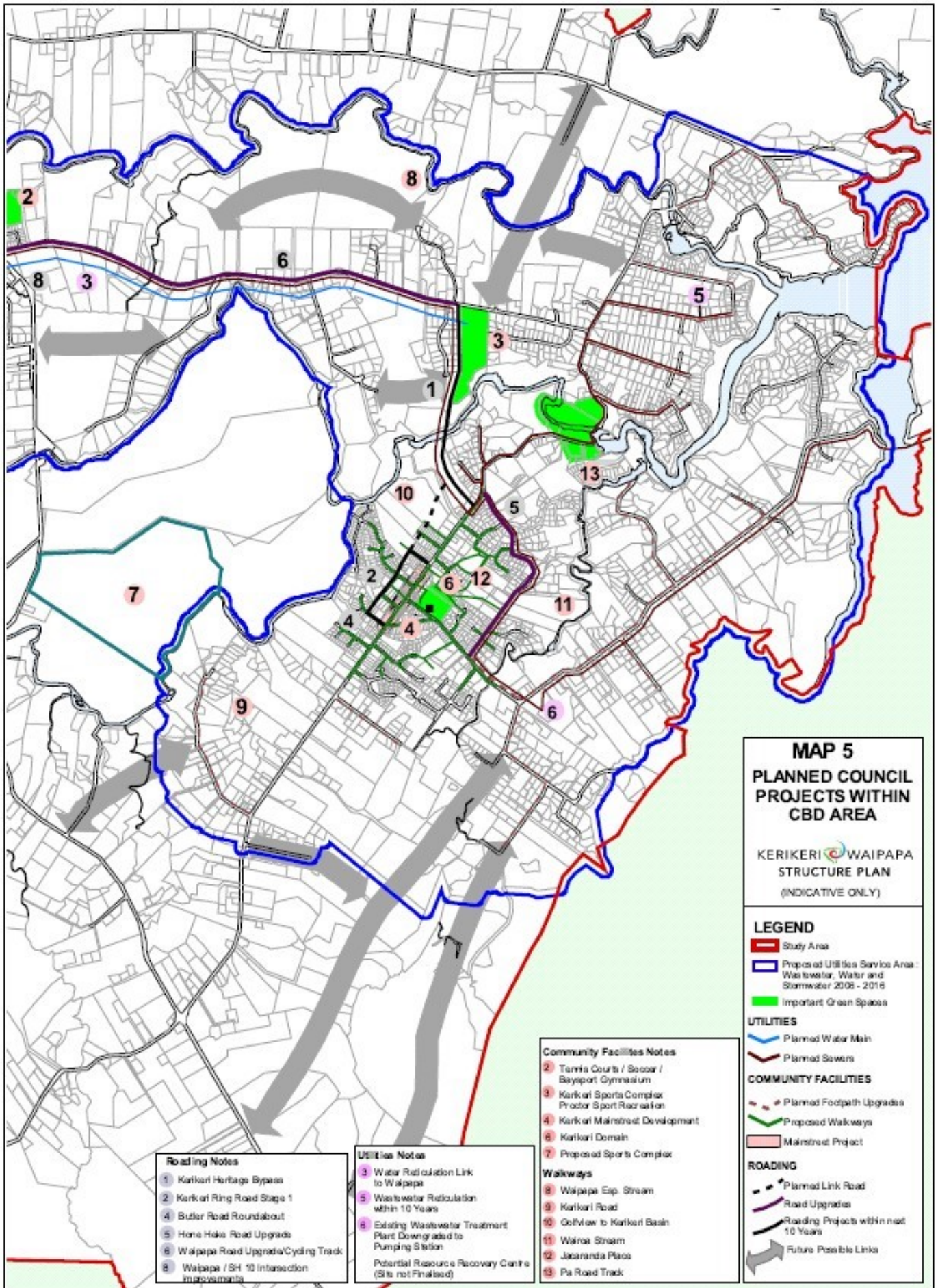
- Community Facilities Notes**
- 1 Waipapa Mainstreet Development
 - 2 Tennis Courts / Soccer / Baysport Gymnasium
 - 3 Kerikeri Sports Complex Proctor Sport Recreation
 - 4 Kerikeri Mainstreet Development
 - 5 Kerikeri Cemetery Upgrade
 - 6 Kerikeri Domain
 - 7 Proposed Sports Complex

- Walkways**
- 8 Waipapa Esp. Stream
 - 9 Kerikeri Road
 - 10 Golfview to Kerikeri Basin
 - 11 Wairoa Stream
 - 12 Jacaranda Place
 - 13 Pa Road Track

MAP 4
PLANNED COUNCIL PROJECTS WITHIN STUDY AREA
 KERIKERI-WAIPAPA STRUCTURE PLAN
 (INDICATIVE ONLY)

- LEGEND**
- Study Area
 - Proposed Utilities Service Area : Wastewater, Water and Stormwater 2006 - 2016
 - Important Green Spaces
- UTILITIES**
- Planned Water Main
 - Planned Sewers
- COMMUNITY FACILITIES**
- Planned Footpath Upgrades
 - Proposed Walkways
 - Mainstreet Project
- ROADING**
- Planned Link Road
 - Road Upgrades
 - Roading Projects within next 10 Years
 - Future Possible Links

Note:
 Layers may overlap or obscure each other.



Some of the ideas that have been raised, and that may be supported by the community for further investigation and possible implementation include:

3.3.1 Water Supply

- Encourage onsite water tank storage in areas provided with reticulated water supply.
- Progressive upgrade of the reticulation network to replace damaged or failing pipes to reduce water loss and improve pressure.
- Investigate the provision of a northern treatment plant (Supply from Lake Manuwai).
- Consistently maintain a high level of water quality to ensure compliance with new drinking water standards.

3.3.2 Stormwater

- Improve the quality of stormwater runoff through the use of stormwater easements, silt control, ensuring system capacity and appropriate design (see table 3.15 Storm Water Management Plan), using detention storage (dry pond for safety reasons) and carrying out regular system maintenance. It is now a requirement of all developments to require legal easements on all pipelines, drains and overland flowpaths to ensure the integrity of these are protected in perpetuity. Council is considering the use of hydrologists rather than general engineers in stormwater system designs due to the specialised nature of this work, as a way of protecting the Community.

3.3.3 Refuse

- Regional landfill development on the basis of an economy of scale analysis.
- On site waste disposal-recycling for businesses.
- Kerikeri – Waipapa Area: Resource recovery unit for Kerikeri - Waipapa (e.g. wood, green waste, gib board).

3.3.4 Wastewater/Sewerage

- Cluster systems – small systems that treat wastewater from a small settlement. To be considered in suitable small coastal settlements such as Rangitane and Opito Bay.
- Rural lifestyle composting toilets to be recognised as an option (homeowners to decide if this is the choice for them).
- In the event of wastewater systems in addition to the planned upgrade of the treatment plant in the Waitangi Forest being required, then investigate the combination of wastewater treatment options – a range of solutions where appropriate, especially bearing in mind advances in technology, and increasing water quality standards.
- Full life cycle costs for all utility systems need to be recognised (integrated with energy/power generation).

3.3.5 Economy, Housing, Elderly & Health

- Council to support the attraction of such businesses to the area by setting land aside, for education purposes, and perhaps offering rates relief etc.
- Council to actively promote Kerikeri (as Wellington/Invercargill have done) to attract professionals and businesses to locate in the area. Need to focus on the 'lifestyle'. Importance of Council support for/relationship with 'Destination Northland'.
- Investigate the provision of public transport which will provide wider social benefits.
- Consider the possible location for an 'IT technology park'.

3.3.6 Youth and Education

- Council needs to consider the possible locations for new educational facilities.
- Consider the location of a potential activities complex for youth – which is supported by youth. This would need to be located in either the Kerikeri town centre or the Waipapa township. Should also be within walking distance, or in close proximity to public transport.

3.3.7 Recreation

- Need to increase the purchase of public open space to meet the needs of a growing resident population.
- Need to improve public access to both the Kerikeri Inlet/Te Awa o Te Rangatira and to beach areas.
- Investigate the potential for provision of new boat ramps and parking facilities at the Kerikeri Inlet/Te Awa o Te Rangatira.
- Enhance existing passive recreation areas in order to encourage a maximisation of their use, both in Kerikeri and Waipapa.
- Provision of safe walkway and cycleway linkages. Key priority areas include Waipapa Stream, Rainbow Falls and along Kerikeri Road/SH 10.
- Investigate the potential for providing a multi-use leisure facility with a pool, within walking distance of residential areas and schools.
- New residential developments should provide adequate, safe, good quality 'local play areas' for children.

3.3.8 Planning

- Research the applicability of kaitiakitanga methods and tools to the current situation, and to the community at large, and include the findings into, and implement the findings through, Council's planning processes.
- Form a working party with the Northland Regional Council and others to work on water quality (including groundwater), wastewater disposal, coastal management, hazard registers and storm water planning for the area before any changes are made to the District Plan (or Regional Plans if appropriate).
- Council staff to work with Kerikeri Primary and High schools to identify common solutions to traffic, parking and storm water management.

3.4 Advocacy

- There are many actions identified in the rest of section 3 that require a collaborative approach from the Council in planning for the future of the area. As part of the integrated planning approach, and as an outcome of the Structure Plan, the Council will endeavor to work more closely with other organisations, and advocate to these organisations on behalf of the community. For example, the Council and Te Runanga o Ngati Rehia plan to work together to address issues arising from Waitangi Tribunal claims¹⁴, economic development opportunity / potential zones and input into the Heritage Strategy. Other actions required by the community in Council's advocacy role include integrated planning with the following organisations:

3.4.1 Power

- Working with Top Energy to expand the energy base of the community, renewable energy integration into the existing network. Council and Top Energy have already agreed through the structure planning process that further collaborative work on various issues would benefit the community.
- Working with network authorities to improve the amenity of area by infrastructure design (e.g. removal of overhead power lines / high tension wires).

3.4.2 Economy, Housing, Elderly & Health

- Working with other agencies to attract "good" business to the area (e.g. IT industry) and with Transit New Zealand to develop a safe movement network.
- Council to support the attraction of such businesses to the area by working with other education agencies (the schools, Ministry of Education and Northtec) to develop a seamless quality education environment (from primary to tertiary education), perhaps with the creation of a 'business incubator', offering training/mentoring opportunities.
- Council to work more closely with New Zealand Historic Places Trust, Enterprise Northland/Destination Northland and Te Runanga o Ngati Rehia, with a focus on tourism development of the Kerikeri Basin - recognition of the twin cultures and history of the area. Promoting tourism through the provision of accommodation

¹⁴ Please note that the Treaty Claims process is a function of the Crown administered by the Office of Treaty Settlements.

facilities (e.g. a new hotel), 'Kiwi Capital of New Zealand' branding, a visual visitor centre, and 'tour' days may be appropriate. An additional focus on providing mechanisms to encourage business growth would also be appropriate.

- Council to work more closely with Housing New Zealand and other parties where appropriate to improve the match between the availability of housing and local need; increase access to affordable rental housing and home ownership; improve the quality of housing and contribute to sustainable housing.
- Council to work with the Northland Regional Council Regional Land Transport Committee and Land Transport New Zealand on the provision of public transport which will provide wider social benefits (reduce need for more car parking in the town centre; provide greater linkages between Kerikeri and Waipapa).
- Council to work with the District Health Board and private health providers on the potential development of a new medical facility (emergency/general practice), possibly a public/private partnership, close to the urban centre and easily accessible from both Kerikeri and Waipapa. A focus for the community was the provision for collective health facilities (hospital, A&E).

3.4.3 Youth and Education

- The community is concerned about school capacities to deal with the near future growth in roll numbers. Discussions between the Council, the affected schools and the Ministry of Education have already begun.
- Council to investigate the feasibility of working with other agencies to provide an activities complex for youth – which is supported by youth. For example, it could contain a pool, bowling alley, table tennis, coffee shops, movie theatre etc. This would need to be located in either the Kerikeri town centre or the Waipapa township. Should also be within walking distance or in close proximity to public transport.
- Council to investigate the feasibility of supporting other agencies to provide water sports activities for youth (for example kayaking/waka ama) on the Kerikeri Inlet/Te Awa o Te Rangatira. The key is to offer a variety and mix of activities within close proximity of one another.
- Council to work with the Historic Places Trust, Te Runanga o Ngati Rehia and others, in the development of educational activities related to heritage places.

3.4.4 Recreation

- Council to work with the Historic Places Trust and Te Runanga o Ngati Rehia to incorporate Maori and Pakeha history in recreation spaces by promoting the ongoing use of heritage features and sites in recognition of their role and ongoing value for the well-being of the community, including the potential development of water based tourist routes.
- Council to continue to work with Sport Northland to support them in their "Active Families" and "10 000 Steps" projects.

3.4.5 Natural Environment

- Council to work with the Department of Conservation on strategies for supporting Kiwi habitats; walkability; respecting, protecting and promoting heritage sites, areas and values; protecting and promoting the natural values of the environment (particularly receiving environments and habitat for indigenous fauna); focusing recreation opportunities on the basin, waterways and Inlet; providing information on ecological and other resources to help inform the implementation of the Structure Plan; and improving stormwater management.
- Council to work in partnership with the Northland Regional Council on flood management, catchment management, the effects of stormwater quality on receiving environments, water quality, sewage disposal, storm water management, roading, marine based transport, public transport, alternative routes, and the development of the area, particularly Waipapa.

3.4.6 Planning

- Council to work collaboratively on the development of urban design guidelines for Kerikeri CBD and Waipapa, with particular mention of the Crime Prevention through Environmental Design guidelines (New Zealand Police).
- Work with the Kerikeri Irrigation Company and the Northern Water Company to identify the best approach to managing water resources, reticulation networks and ensuring future high water quality standards in the reservoirs, including consideration of rules, subject to a section 32 analysis.
- Council to investigate the costs associated with the construction of poupou at significant gateways to Kerikeri and/or Waipapa.
- Council to work with the Northland Regional Council on roading, marine based transport, public transport, alternative routes, and the development of the area in general.

3.5 Funding the Structure Plan Implementation

During the second Open Forum, 11 April 2007, participants faced some difficult questions regarding the tensions (costs and benefits) between specific environmental, amenity, infrastructure and planning control issues and the community's tolerance for potential rates increases in order to contribute towards paying for the actions required by a Structure Plan. The results showed that people understood and accepted that a Structure Plan based on Option 4 would potentially lead to increases in financial costs (both to developers and ratepayers). Although it is the most expensive of the options for ratepayers in the short term, participants were also keenly aware that the option had the potential to become, over time, the most sustainable and affordable option (for the community as a whole; and if all four "bottom line" aspects are considered - the environment, economy, society, and culture).

The funding approach by the Council for the Structure Plan will be to continue with the budgets as consulted on in the 2006/2016 *Far North Future Plan* and the 2007/8 Annual

Plan. Once the Structure Plan is approved, the implications for the Council will be assessed, and any additional cost to the community will be consulted on through the 2009/2019 *Far North Future Plan*.

The key infrastructure and community development elements that are required by the plan, but are not included within the Council's current budget forecasts will have to be dealt with through the Draft 2009/2019 *Far North Future Plan*. Once submissions on the Draft have been received, a decision making process by Council will then determine which projects are retained, which are postponed, and which are abandoned. The result will be published in the 2009/2019 *Far North Future Plan*.

The key infrastructure and community development elements that are required by the Plan, but are not included within the Council's current budget forecasts will have to be dealt with through the 2009/2019 *Far North Future Plan*. These include all built infrastructure actions (such as leisure centres, boat ramps, camping facilities etc.), investigations or reports, and advocacy actions. The *Far North Future Plan* infrastructure projects will have to be funded by the community at large and it would therefore be inappropriate to exclude the wider community from a "willingness to pay" discussion on these topics. The next *Far North Future Plan* will be consulted on in early 2009, and will be the plan for the ten years 2009/19.

4 Conclusion

The Structure Plan sets a new direction for managing growth and development in the unique Kerikeri-Waipapa environment. The plan seeks to:

- Create environments where people want to live
- Protect, and where possible, enhance the environment, the cultural heritage and the identity of the Kerikeri-Waipapa area
- Support the development of Kerikeri-Waipapa as a liveable place; and
- Support the development of a vibrant and healthy economy.

The overall aim of the Structure Plan is to provide a means to manage the effects of growth in Kerikeri-Waipapa while sustaining and preserving heritage and lifestyle values. This Structure Plan shows a spatial framework in advance of developing and consulting on more detailed proposed zoning plans, policies and procedures, which will follow over time (and at this time will also be consulted on).

In this Structure Plan, we have sought to highlight the key messages of both the desired outcomes of the Structure Plan and how this Plan might affect you as a resident and a landowner in the study area. While it is also important to recognise that, at this stage, we are setting a direction for where and how we want growth and development to occur in the Kerikeri-Waipapa Structure Plan Area, the Council has also tried to clearly indicate intended or potential changes to other Plans and Policy documents that will potentially occur as a result of the Structure Plan. We note that there will be further public opportunity to contribute to, and help to shape, the specific elements of how we achieve

this direction, in the subsequent stages of implementation. Council encourages anyone interested in remaining involved in the implementation steps of the project to please register their interest with the Structure Plan Co-ordinator.

5 Supporting Documents

5.1 Reports Prepared in Development of the Structure Plan

The following reports have been prepared in development of the Structure Plan, including documentation of the issues and constraints phase, consultation and development and assessment of the options for the Structure Plan:

- Kerikeri-Waipapa Structure Plan Discussion Document
- Open Forum Summary Report and appendices
- Kerikeri - Waipapa Structure Plan Information Pack
- Focus Group 1: Consultation Summary Report
- Focus Group 2: Consultation Summary Report
- Summary of Options Report
- Open Forum 2 Summary Report

These documents are all available on the website www.fndc.govt.nz, or are available on request from the Structure Plan Co-ordinator - [email-structureplanning@fndc.govt.nz](mailto:structureplanning@fndc.govt.nz), or call on 0800 920029 or (09) 405 2750 for those using a cell phone.

5.2 Reports Used in Development of the Structure Plan

The following reports have been referred to in development of the Structure Plan:

- *Far North Future Plan 2006/2016*
- *Revised Proposed District Plan*
- *Resource Management Act 1991*
- *Local Government Act 2002*
- *Land Transport Management Act 2003*
- *New Zealand Transport Strategy 2002*
- *National Land Transport Programme*
- *Kyoto Protocol 1997*
- *Sustainable Development for New Zealand: Programme of Action*

- *Historic Places Act 1993*
- *New Zealand Biodiversity Strategy 2000*
- *Climate Change Effects and Impacts Assessment 2004: A guidance manual for local government in New Zealand*
- *Sustainable Infrastructure – A Policy Statement:*
- *The New Zealand Waste Strategy 2002*
- *Regional Economic Development Strategy Guidelines:*
- *New Zealand Tourism Strategy 2010*
- *New Zealand Health Strategy 2000*
- *Energy Efficiency and Conservation Act 2000*
- *New Zealand Draft Energy Strategy to 2050:*
- *Urban Design Protocol 2005*
- *National Guidelines for Crime Prevention through Environmental Design 2005*
- *Northland Regional Policy Statement 1999*
- *Regional Land Transport Strategy for Northland 2006-16*
- *Strategy for the Sustainable Economic Development of Northland 2001*
- *Northland Community Plan 2006 – 2016*
- *Northland Region Pest Management Strategies*
- *Iwi Environmental Management Plans*
- *Far North District Landscape Assessment 1995*
- *District Recreation and Sports Facilities Plan*
- *Bay of Islands Recreation Plan*

- *Far North Local Economic Development Strategy*
- *Far North Futures – District Community Outcomes Project*
- *Development Contribution Policy*
- *Activity Management Plans – Various*
- *Community Services Strategy*
- *Kerikeri/Paihia Track Strategy*
- *Reserve Management Plans*
- *Walking and Cycling Strategy*

Appendix A:
Consultation – October 2006 to April 2007

Consultation – October 2006 to April 2007

Consultation on the project has included the following steps:

1. The development of a “contacts” database so that all people who wish to do so, have direct notice regarding meeting times set or new documents available
2. Media releases reporting on each phase of the project
3. Newsletters delivered to households and cafes in the study area at the beginning of each new phase
4. A Discussion Document released at the beginning of the process to encourage people to attend the first Open Forum
5. An Open Forum Summary Report and appendices containing the feedback from the first Open Forum
6. A Kerikeri - Waipapa Structure Plan Information Pack containing background information on the study area, the planned development of the area (2006 - 2016) and population trends in the area - provided to prepare participants for the Focus Group meetings
7. A Focus Group 1: Consultation Summary Report containing the feedback from the first Focus Group meetings (4 meetings)
8. A Focus Group 2: Consultation Summary Report containing the feedback from the second Focus Group meetings (4 meetings)
9. A drawing competition was held between December and January 2007, for children between 5-7; 8-10; and 11-12 years old
10. A txting competition was held during February 2007 and was aimed at the 14-25 age group.
11. A Summary of Options Report, outlining four alternative scenarios for the future development direction of the study area - this was provided to participants at the second Open Forum
12. An Open Forum 2 Summary Report containing the feedback from the second Open Forum, including survey results on the preferred options

All of the above is available for your perusal on the structure planning pages of the Council website - www.fndc.govt.nz

Results from the Open Forum

A number of common themes emerged including the need for infrastructural planning (in particular wastewater and roading), the need for clear zoning or defining future land use patterns, the importance of quality urban design, the importance of providing pedestrian and recreation linkages and access across the Kerikeri-Waipapa area, and the need for new recreation and open space.

A number of groups identified common objectives and these have been further grouped into priority topics. The top rankings from this process were as follows:

The highest response rate for any particular 'strategic issue' was for infrastructure, with nearly 35% of the votes raising this issue in some form. In particular, nearly 25% of votes were focused on sewerage reticulation, and the following themes were raised (amongst others with lower responses):

- The need for infrastructure to be in place for or before development (15%) and the need for zoning to be set before infrastructure was planned (9%)
- The need for new technologies to be considered (9%); and
- The need for sustainable solutions (2%).

More than 30% of votes were in relation to transportation and access (including roading) issues. The key strategic theme identified in these objectives related to maintaining and providing access and linkages for pedestrians/cyclists. Other themes prioritised were:

- Maintaining and enhancing access, particularly to beach and natural areas (9%)
- Providing pedestrian and cycle connections (7%)
- The Kerikeri bridge (7%); and
- Transport traffic systems: linking reserves, cycleways, walking tracks and pedestrian accessways (6%).

Around 20% of the responses identified zoning and future land use patterns as a key strategic objective, with the following key themes (amongst others with lower responses):

- Identifying zoning and then planning infrastructure for this (9%); and
- Retaining Kerikeri and Waipapa as two distinct villages, with different retail focus for each (around 8%).

The importance of urban design and design principles was also identified as a key strategic objective (by around 7%).

In addition, some 4% of the collective prioritisation votes related to providing more and new recreation / open space areas:

- Providing more open space and protecting it (around 2%);
- Providing for active recreation facilities (around 2%).

Results from the Focus Groups

In the first round of Focus Groups, participants undertook a brief written exercise, using a hand-out provided. Following the written exercise, a group discussion then ensued, as participants discussed each other's identified issues in more detail. A final, group exercise was then undertaken to identify the 'key' issues for the table, which were then reported back to the other table groups at the conclusion of the Focus Group sessions.

The second round of Focus Groups built upon the ‘constraints’ and ‘opportunities’ identified during the first round, with the aim of identifying ‘options’ for the future development of Kerikeri-Waipapa, with regard to a range of issues grouped under key topic areas:

Planning & Heritage: The entire Structure Plan area, The CBD areas (Kerikeri and Waipapa), and the proposed wastewater, stormwater and water supply service area.

Community Facilities: Economy and Housing, Elderly and Health, Youth and Education, and Recreation.

Transport: Road Networks and Connections, Regional Road Options, and Traffic Management Options.

Utilities: Water Supply, Stormwater, Power, Refuse, and Wastewater/Sewerage.