

Memorandum

To: Sarah Trinder and Jerome Wyeth - FNDC **Date:** 01 December 2025
From: Matt Lindenberg (Lindenberg Planning) **Ref:**
Copy:
Subject: Hearing Topic 15D – Written Summary of Verbal Closing Comments / Right of Reply regarding NPS:UD matters

Kia ora Sarah and Jerome,

The below provides a written record of the matters I addressed through the Council’s verbal closing comments / right of reply, during the afternoon session on Day 3 of the Topic 15D (Kerikeri-Waipapa rezoning) hearing, held on 8th October 2025. This memorandum addresses an issue which was raised by submitters during the hearing and which was not already addressed in my Statement of Evidence (dated 10th September 2025) or my Summary Statement (dated 6th October 2025).

Issue – the Council’s response to implementing the NPS:UD, through the PDP-R, is effectively “forcing intensification” upon Kerikeri and Waipapa

As set out in my Statement of Evidence, the Council is a Tier 3 local authority – with Kerikeri-Waipapa being a ‘Tier 3 urban environment’ – in accordance with the NPS:UD. As a result, the Council must implement the key policy direction of the NPS:UD – in particular the policy direction set out in Policies 1, 2 and 5 in relation to enabling intensification along with a variety of site sizes and housing types.

The Operative District Plan has predominantly relied upon the existing General Residential Zone as the key tool to enable housing growth within the Kerikeri-Waipapa urban area. This zone has traditionally enabled standalone single dwellings, at one to two storeys, on spacious sites (typically ranging from 400m² to 1,500m²+). This General Residential Zone (as the only ‘urban’ residential zone type applied to the Kerikeri-Waipapa urban area) was then complemented by ‘countryside living / rural-residential’ lifestyle properties on larger site sizes as the predominant supply for residential demand in the area.

The PDP-R approach has sought to better provide for and enable a range of dwelling types and site sizes to be achieved throughout the Kerikeri-Waipapa urban area – as required by Policies 1, 2 and 5 of the NPS:UD – through introducing a new Medium Density Residential Zone (as well as a new Town Centre Zone for Kerikeri). The introduction of the new MDRZ and TCZ does not “force intensification” at all, but rather simply seeks to provide enablement through the District Plan to support the delivery of additional housing types, densities and heights.

Secondly, I note that zoning itself is simply an enablement tool through a District Plan and as such does not / cannot force or compel any form of development to have to take place. Zoning only enables the type and scale of built form which is considered suitable for a particular location / context.

Therefore, the PDP-R is simply seeking to enable through the District Plan an appropriate framework of zones to enable a range of living styles, types, locations and prices across the Kerikeri-Waipapa urban area – as the Council is required to do as a Tier 3 local authority under the NPS:UD.

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