BEFORE THE INDEPENDENT HEARINGS PANEL

UNDER	the Resource Management Act 1991 (RMA)
IN THE MATTER	of the Far North Proposed District Plan – Hearing 14: Urban Zones

STATEMENT OF EVIDENCE OF JANE RENNIE ON BEHALF OF FAR NORTH DISTRICT COUNCIL

URBAN DESIGN

20 JUNE 2025

Instructing solicitor:
Tim Fishcher
Simpson Grierson
Private Bag 92518
Auckland 1141
E: tim.fischer@simpsongrierson.com

1. EXECUTIVE SUMMARY

1.1 My name is Jane Rennie and I am an Urban Designer and Partner at Boffa Miskell Limited. I have been engaged by Far North District Council ('**Council'**) in relation to Kāinga Ora's submission ('**KO'**) on the Far North District Proposed District Plan ('**PDP'**) in relation to the introduction of a Medium Density Residential ('**MDR'**) zone on the edge of the Kerikeri town centre.

1.2 In this evidence I assess the proposal to rezone some of the existing General Residential zone ('**GRZ'**) around the edge of the Kerikeri town centre within a defined walkable catchment. The proposed zone provisions would enable buildings up to 3 storeys (11m in height + 1 m roof), with no minimum lot size and a 8m x 15m building platform.

1.3 From an urban design perspective:

(a) I consider that a targeted MDR zone adjoining the Kerikeri town centre is appropriate in enabling a greater level of residential intensification and density given the role and function of the township and growth anticipated.

(b) An MDR zone would address what I consider to be a missing level of residential development within the overall urban form of the town, providing for a transition in the scale and form of development (stepping down) as you move away from the centre of town to the wider residential area.

(c) The proposed spatial extent of the MDR zone is broadly logical, with some refinements recommended to the extent of the walkable catchment to respond to accessibility considerations on the ground as part of the 'Rezoning Hearing' process.

(d) A 12 metre height limit would enable a transition from a town centre height to a 8 metre height in the wider residential area. This approach would achieve a logical urban form from a broader town perspective and comprise a good baseline.

(e) The density provisions of the MDR zone offer advantages in terms of facilitating street-fronting residential units and in supporting a greater diversity of dwelling types. Larger scale redevelopment opportunities will support higher densities than those achievable under the GRZ.

1.4 In conclusion, the MDR zone as composed is well conceived and sound in its execution with the associated standards suitably robust and comprehensive. Kerikeri is acknowledged as the primary centre within the District and is anticipated to continue to grow. A MDR zone would enable a number of positive effects, including contributing to a greater intensity of development in the most accessible location and in enabling greater housing choice. The extent of the walkable catchment for the MDR zone in response to accessibility issues will be addressed as part of the 'Rezoning Hearing' process.

2. INTRODUCTION

2.1 My full name is Jane Maree Rennie. I am an Urban Designer and Partner with Boffa Miskell Limited, based in the firm's Christchurch office. I have been employed by Boffa Miskell since 2009. I hold the qualifications of Bachelor of Planning from Auckland University (1994) and a Post Graduate Diploma (Merit) in Urban Design from the University of Westminster (London) (2005).

2.2 I am a Full Member of the New Zealand Planning Institute. I am a member of the Urban Design Forum, a Crime Prevention Through Environmental Design ('**CPTED'**) Practitioner[1] and a member of the Lyttelton Design Review Panel. The role of the Panel is to provide design advice to promote good design and a quality urban environment that expresses the local character and identity of Lyttelton. I am an Approved Urban Design Expert Certifier on behalf of Christchurch City Council.

2.3 I have 30 years' experience working in Urban Design and Planning in New Zealand, North America, and the UK for both the public and private sectors. My professional areas of expertise include concept and master planning, spatial planning, precinct plans, urban amenity and character studies, urban design assessments, policy development and guidance, land use and public transport

[1] International Security Management and Crime Prevention Institute Advanced Workshop Training, 2017 / Advanced CPTED Training Course, Frank Stoks, 2010.

integration, public and stakeholder engagement and CPTED. In my work at Boffa Miskell I have been involved in the urban design for a number of town centres and medium density residential and intensification areas. I contribute to urban design content to District Plans and review of Plan content. I have prepared evidence for and appeared in resource management consent and plan hearings, Environment Court mediations and Environment Court hearings.

2.4 I have been assisting the Far North District Council on the Te Pātukurea Kerikeri Waipapa Spatial Plan since 2024. As part of this process I have provided urban design input into the future urban form of Kerikeri, including consideration of the role of intensification and medium density housing. I am familiar with the Kerikeri context and have visited the town several times.

2.5 This evidence has been prepared on behalf of Far North District Council ('**Council'**). It relates to Kāinga Ora's submission ('**KO'**) on the Far North District Proposed District Plan ('**PDP'**) in relation to the introduction of a Medium Density Residential ('**MDR'**) zone on the edge of the Kerikeri town centre.

2.6 The following information has been reviewed in preparing this evidence:

(a) Kāinga Ora Submission No.561, including Appendix 1 – Table outlining the bulk of the submission, Appendix 3 – Planning Map (Kerikeri) and Appendix 4 – Proposed MDR zone provisions.

(b) General Residential zone ('**GRZ'**) of the Proposed District Plan, as notified.

(c) Section 32 report in relation to the GRZ.

(d) Te Pātukurea Kerikeri Waipapa Spatial Plan.

Code of Conduct

2.7 Although this is a Council hearing, I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this statement of evidence are within my area of expertise.

2.8 Except where I state that I am relying on the evidence of another person, my written evidence is within my area of expertise. I have not omitted to consider

material facts known to me that might alter or detract from the opinions that I express.

Scope of Evidence and Approach

2.9 The scope of this evidence relates to a request by Kāinga Ora for a new Medium Density Residential zone within a largely 300-500 metre walkable catchment of the Kerikeri town centre to enable increased intensity and support growth of the town centre. A height limit of 11m metres (plus 1m roof) is sought (Submission No.561).

2.10 Specifically, this evidence relates to the urban design issues associated with the proposed change of zoning, including:

(a) Rationale for a MDR zone.

(b) Implications of the spatial extent of the proposed MDR zone (walkable catchment).

(c) Built form outcomes anticipated, particularly in relation to multi-unit development and building height.

2.11 To assess the impacts of the proposed MDR zone adjoining the edge of the Kerikeri town centre, it is necessary to assess the level and significance of effects resulting from the proposed MDR zone. This is considered in terms of whether there will be a positive (beneficial) or negative (adverse) urban design effect in the context of Kerikeri, including if any changes are considered relevant in relation to the proposed MDR zone.

2.12 For the purposes of responding to the scope of evidence, the following approach has been adopted in determining the effects of the proposal:

(a) Background to the purpose and built form outcomes sought through the proposed GRZ.

(b) Rationale of the KO submission, including the spatial extent of the MDR Zone (application of a walkable catchment).

(c) Overview of the Te Pātukurea Kerikeri Waipapa Spatial Plan, including the outcomes sought for Kerikeri.

(d) Overview of the existing characteristics of the residential areas within Kerikeri, specifically the areas adjoining the town centre.

(e) Urban design assessment of MDR zone proposal with a focus on the rationale for the zone, implications of the spatial extent and the built form outcomes.

(f) Conclusions on which zone is considered to be most appropriate for the outcomes sought from an urban design perspective.

2.13 Where appropriate and relevant, my evidence will reference and rely on the evidence of other experts, whose opinion I agree with.

3. RELEVANT BACKGROUND

Statutory Considerations

3.1 In terms to statutory considerations, of particular relevance is the National Policy Statement on Urban Development ('**NPS-UD**'). The recent adoption of the Te Pātukurea Kerikeri Waipapa Spatial Plan will result in a population exceeding 10,000 and it will equate to an 'urban environment', with Tier 3 requirements relevant.

3.2 It is relevant to reflect on the new statutory context created by the NPS-UD and the directive requirements under the Resource Management Act 1991 ("**RMA**") as amended by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("**EHSAA**"). This includes the policy focus as it relates to design and built form on the quality and functionality of future built environments. This includes the amenity benefits of enabling people to live in areas of higher accessibility.

3.3 Of particular relevance to Kerikeri from an urban design perspective are the following:

Objective 1: *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.*

Objective 3: *Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:*

(a) The area is in or near a centre zone or other area with many employment opportunities;

(b) The area is well-serviced by existing or planned public transport; and,

(c) There is high demand for housing or for business land in the area, relative to other areas within the urban environment.

Objective 8: New Zealand's urban environments:

(a) Support reductions in greenhouse gas emissions.

Policy 1: *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

(a) *Have or enable a variety of homes that:*

(i) *Meet the needs, in terms of type, price, and location, of different households …*

(b) *Have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*

(e) *Supports reductions in greenhouse gas emissions.*

Policy 5: *Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:*

(f) *the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or*

(g) *relative demand for housing and business use in that location.*

Policy 6: *When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:*

(a) *the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement.*

(b) *that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*

(i) *may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*

(i) *are not, of themselves, an adverse effect*

(c) *the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*

(d) *any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*

(e) *the likely current and future effects of climate change.*

Te Pātukurea Spatial Plan (2025)

3.4 Te Pātukurea comprises the Spatial Plan for Kerikeri-Waipapa. This has been adopted by Council and is a non-statutory document that sets out how Council will manage growth over a 30-year period by identifying areas appropriate for housing, business and industry.

3.5 The Spatial Plan acknowledges the role of Kerikeri within the District as a key commercial and residential centre. Given sustained business and residential growth there is increasing pressure on residential land supply and for Kerikeri this translates to growth of 3,655 residential households and a focus on more efficient use of existing land through intensification in central locations and along key corridors (future public transport corridors).

3.6 A key element of the Spatial Plan is to provide for 20-40% of residential growth through intensification, enabling medium-density development within established centres in Kerikeri, where appropriate. This includes supporting greater housing choice and affordability by allowing for duplexes, terraces, and walk-up apartments. As such, an area for medium density residential has been identified

immediately adjacent to the existing town centre (and within new growth areas), as outlined in the map for Kerikeri (see **Figure 1** - orange 'hatched' area). This area is within a walkable distance of the core retail area and approximately 400 metres or a 5-minute walk.

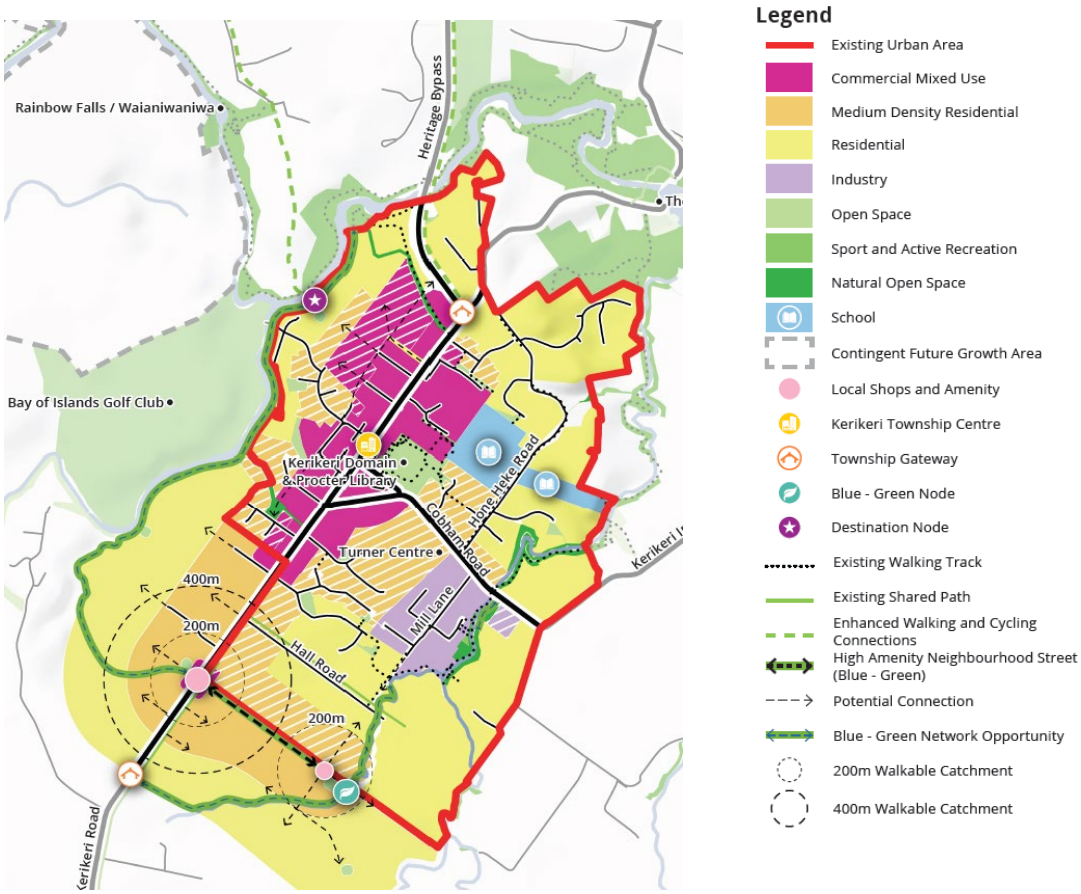

Figure 1: Extract of the Kerikeri Spatial Plan – The orange hatched area represents the medium density residential

3.7 The Spatial Plan sets out what intensification within the existing urban areas 'could' look like, including consolidation achieved by intensifying activities in and around the centre and increasing residential density in key locations. This includes a mix of housing types, including medium density housing typologies, providing a range of options and densities around 40-48 dwellings per hectare. **Figures 2 and 3** outline what this urban change could look like and provides an example of opportunities for a mix of housing types.

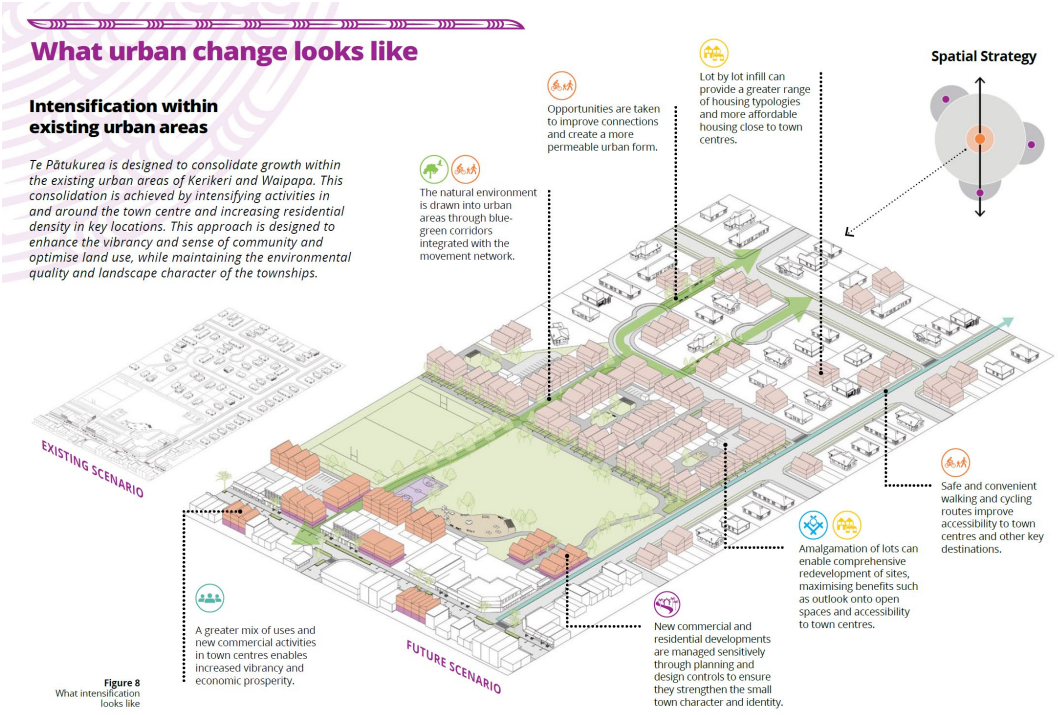

Figure 2: Extract from page 27 of Te Pātukurea Kerikeri Waipapa Spatial Plan – What intensification could look like

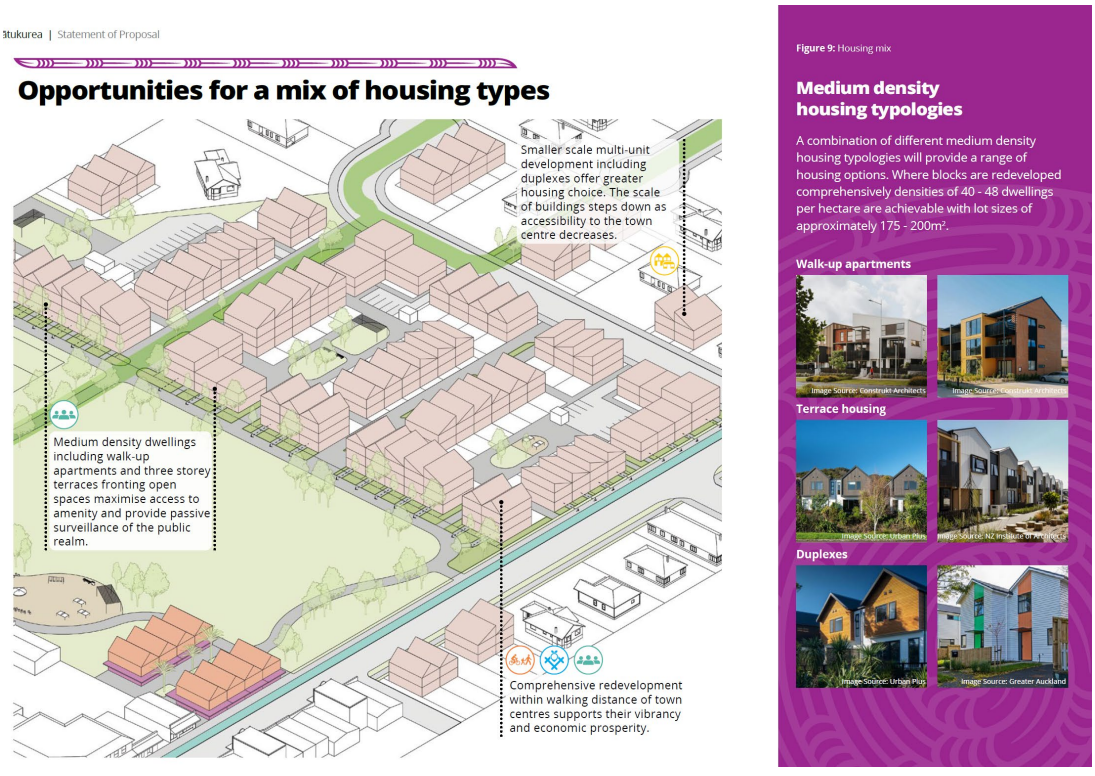

Figure 3: Extract from page 28 of Te Pātukurea Kerikeri Waipapa Spatial Plan – Opportunities for a mix of housing types

Background to General Residential Zone

3.8 The 'overview' of the GRZ in the PDP is useful in identifying the key issues the zone provisions are targeting. From an urban design perspective the zone:

(a) Aligns with those areas where there is an expectation of higher density residential development (compared to the rural environments) and is supported by infrastructure.

(b) Seeks to consolidate growth where it can around urban centres, providing a variety of housing typologies and sizes that contribute to the vibrancy and viability of centres.

(c) Provides for growth over the medium term and in the longer term a combination of growth and re-zoning for more intensive residential use that is in the right location and there is available or planned infrastructure.

3.9 The GRZ provides for a broad range of residential and non-residential activities, including visitor accommodation, home businesses, education facilities and retirement villages. Of relevance to this re-zoning request are the following key policy outcomes:

(a) Enabling multi-unit developments, including terraced housing and apartments, where infrastructure is adequate.

(b) Enabling non-residential activities that do not detract from the vitality of the Mixed Use zone, support community well-being, are of a residential scale, and are consistent with the zone's character and amenity.

(c) Managing land use and subdivision to address the effects of activities requiring resource consent, considering factors like scale, design, amenity, privacy, sunlight access, and infrastructure capacity.

(d) Addressing potential conflicts at zone interfaces with setbacks, fencing, screening, or landscaping.

3.10 The built form standards of relevance to urban design include building height, height in relation to boundary, setbacks, façade length, outdoor living space, landscaping and fencing. In addition, the multi-unit development rule RZ-R9 is relevant to the density of development (see **Table 1**), with the definition of multi-

unit development: *'a group of two or more residential units contained within one contiguous building'.*

Table 1: Multi-unit development rule RZ-R9

RZ-R9	Residential activity (multi-unit development)	
General Residential zone	**Activity status: Controlled** **Where:** **CON-1** 1. The site area per multi-unit development is at least 600m^2; 2. The number of residential units in a multi-unit development on a site does not exceed three; and 3. There is no standalone residential unit on the site. **CON-2** The minimum net internal floor area, excluding outdoor living space, of a residential unit within a multi-unit development shall be: 1. 1 bedroom = 45m^2 2. 2 bedroom = 62m^2 3. 3 bedroom = 82m^2 **Matters of discretion are restricted to:** a. the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following. i. building intensity, scale, location, form and appearance; ii. location and design of parking and access; and iii. location of outdoor living space in relation to neighbouring sites.	**Activity status where compliance not achieved: Discretionary**

3.11 A comparison of the built form standards with those proposed within the MDR zone is set out in **Table 2** later in my evidence.

Existing Residential Environment

3.12 The existing residential areas of Kerikeri within the urban area comprises mainly stand-alone housing and single level in height. There are a number of retirement villages which include attached units and apartments, with the Oakridge Villas the most recent, older style pensioner flats and a recent KO development on Clark Road which includes multi-unit development. There are also a number of dwellings within the urban area (in many cases on the edges of the township) on relatively large sections, enabling established gardens.

3.13 Within this context it is useful to understand the current density of residential development within the urban area. As such, two sample urban blocks have been

identified, as per **Figure 4**. Each of these blocks are considered to be reflective of the development patterns generally within the township.

(a) Block 1 Charlotte Kemp Drive - The current density of Block 1 is 15 dwellings per hectare including open space, or 16 dwellings per hectare excluding open space.

(b) Block 2 Hawkings Crescent Area - The current density of Block 2 is 12 dwellings per hectare.

Figure 4: Sample residential blocks within Kerikeri for density analysis

3.14 This analysis confirms that the existing residential areas of the town in closest proximity to the town centre aligns with a low density environment in terms of housing density (i.e. a standard suburban density). This is useful context in considering a focus on intensification and proposals for medium density development.

4. SUMMARY OF KO SUBMISSION

4.1 KO are seeking the introduction of a MDR zone adjoining the Kerikeri town centre to enable increased intensity of residential development and to support the

growth of the town centre. The zone provisions outlined would enable buildings up to 3 storeys (11m in height plus 1m for roof).

4.2 The rationale for the introduction of a MDR zone is outlined as:

> *"…Kerikeri is recognised as the key centre in the Far North District and providing for medium density in this location is consistent with the guidance in the NPS-UD and RMA Enabling Housing Act.*
>
> *In addition, according to the National Planning Standards, medium density residential areas are predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities."*

4.3 As such, Kāinga Ora submit that the proposed GRZ be replaced with a MDR zone within a 300-500 metre walkable catchment (moderate walking distance) around the edge of Kerikeri town centre. The spatial extent of the zone is set out in a revised Planning Map for Kerikeri (see **Figure 5** later in my evidence).

4.4 In terms of outcomes, Kāinga Ora submit that the MDR zone will achieve the following:

> *"…recognising Kerikeri as an established urban centre, different in size and functions (head offices, district community facilities and in proximity to airport) which sets it apart from other townships in Far North; and*
>
> *Provide certainty to developers as to the typologies anticipated in Kerikeri, to enable the provision of a wide range of housing types and affordability in an established urban environment, responding to likely urban growth."*

4.5 Appendix 4 of the submission sets out the planning framework associated with the proposed MDR zone. This includes the relevant objectives, policies, rules, standards and matters of discretion including changes to the subdivision provisions. It outlines in the 'overview' to the zone that there is an expectation of higher density residential development in comparison to the GRZ given its location. This would be achieved through a '*high concentration and bulk of buildings…result in changes to existing densities*'. It outlines that given a focus as a '*transformative zone*' the built environment outcomes are anticipated to change over time in terms of form and appearance and expectations around

amenity and to encompass a wide range of housing and living environments. From a built form perspective this includes three-storey attached and detached dwellings and low-rise apartments.

4.6 As with the GRZ, the MDR zone includes building height, height in relation to boundary, setbacks, façade length, outdoor living space, landscaping and fencing, with a comparison of these set out in **Table 2** later in my evidence. In relation to subdivision, KO seek removal of a minimum allotment size and request a building platform of 8m x 15m (in comparison to a 14m x 14m standard under the GRZ).

4.7 It is relevant to note that KO also seek changes to Policy GRZ-P3 to enable '*a range of residential*' developments by way of detached and attached units, with RD activity status requested for three or more units. They support a 8m height limit within the GRZ if the MDR zone is accepted (11+1m height /3 storey attached and detached dwellings and low rise apartments). Also associated with a request for a MDR zone is the proposal for a Town Centre zone for Kerikeri (replacing the Mixed Use zone) and this is addressed in a separate piece of evidence. However, it is relevant to note that it seeks a 22 metre height limit for development within the Town Centre zone and is relevant when considering the overall urban form of the town.

5. URBAN DESIGN RESPONSE

Rationale for MDR Zone

5.1 KO's rationale for the introduction of a MDR zone is based on the role and function of Kerikeri as the primary centre for the Far North and providing for medium density in this location is considered consistent with the guidance in the NPS-UD and RMA Enabling Housing Act. The area is proposed to extend approximately 300-500 metre walkable catchment (moderate walking distance) out from the edge of Kerikeri town centre proposed.

5.2 I concur that Kerikeri is the primary centre and is anticipated to continue to growth in scale and importance as outlined in the Spatial Plan. I consider that opportunities for increased residential density should be considered for key

centres such as Kerikeri, particularly where there are challenges around housing choice and affordability.

5.3 The GRZ is a broad framework for the urban residential areas across the Far North District. However, it will enable a greater level of residential development (both in scale and type) beyond the standard suburban development patterns currently evident in Kerikeri. The MDR zone seeks to achieve a more targeted medium density strategy through a focus on enabling a higher density of residential development in the most accessible areas of the Kerikeri township with a greater scale of enabled development.

5.4 I consider that a more targeted MDR zone within the Kerikeri context has merit given the future role and function of the town. The area around the town centre comprises largely flat land, is accessible with good connections and a range of amenities and services, including employment opportunities. It would assist to support aspirations for public transport services in the future. There are also a number of sites in the vicinity of the town centre that comprise an under-development given their location and some of the housing stock is also of an age and state that would deem it 'likely for redevelopment' in the short to medium term. This would result in a number of benefits with respect to housing choice and affordability.

5.5 In summary, I consider that a more targeted MDR zone adjoining the Kerikeri town centre is more appropriate in enabling a greater level of residential intensification and density. In my opinion, given the focus of the township and the growth anticipated, an MDR zone would address what I consider to be a missing level of residential development within the overall urban form of the town, providing for a transition in urban form.

Spatial Extent of MDR Zone

5.6 The KO submission seeks residential intensification around the Kerikeri town centre by way of identification of a walkable catchment. The spatial extent of the proposed MDR zone is set out in a revised Planning Map for Kerikeri (**Figure 5** below) with a extract of the area (yellow / orange hatch) aligning with a 300-500 metre walkable catchment.

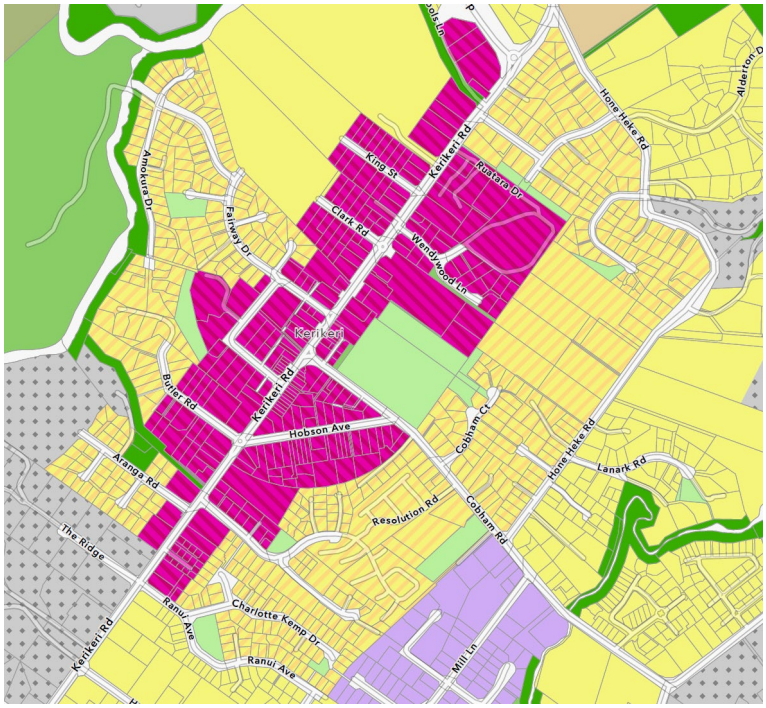

Figure 5: Extract from KO submission showing the extent of the MDR zone (yellow and orange hatch).

5.7 A walkable catchment is a spatial area within a specified walking distance of a key destination and can be derived in a number of ways. They enable and support access to town centre activities and existing and proposed public transport. Intensification within walkable catchments supports the economic vitality of centres, public transport usage and related amenities and services. These generally align with a 400m/5 minute or a 800m/10 minute walk.

5.8 The NPS-UD sets out certain requirements in relation to walkable catchments in specific urban contexts. Although these provisions are not directly relevant to a Tier 3 location, establishing a walkable catchment around Kerikeri town centre in particular is considered both appropriate and good practice in supporting a compact and sustainable urban form for the town. As discussed earlier, there are opportunities within the existing context to intensify around the existing Kerikeri town centre.

5.9 An earlier evaluation of walkable catchments has been undertaken in relation to the preparation of the Te Pātukurea Kerikeri Waipapa Spatial Plan. This was used to inform the intensification strategy around the Kerikeri town centre and included consideration of the proposed KO walkable catchment (300m – 500m).

5.10 As outlined above, a key consideration in determining a walkable catchment is accessibility. This can be influenced by environmental factors that can impact on the desirability of walking and cycling. These can impact perceptions of walking distances and how far someone is willing to travel. Micromobility is also enabling people to travel further. As such, the evaluation of the walkable catchment options as part of the Spatial Plan analysis involved the following:

(a) Ground truthing GIS layers for 400m, 800m, and KO walkable catchments identifying any particular constraints and opportunities. These included pedestrian walkways that enable safe and direct access to the town centre, opportunities to improve the walkability (i.e. future connections, intensification around community facilities on the edge of the catchment), and implications on the overall urban form of the town.

(b) Understanding the impact of utilising a more compact 'commercial core' aligning with key destinations within the centre to inform the extent of the walkable catchment.

5.11 **Figure 6** sets out the walkable catchments evaluated.

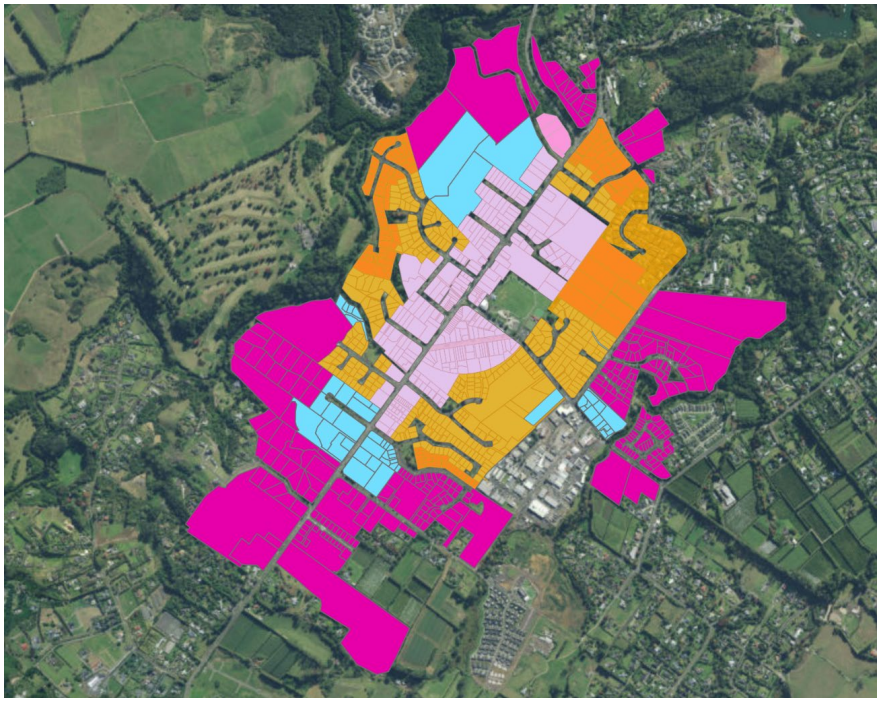

Figure 6: Different walkable catchment options (Dark pink is 800m walkable catchment / Blue is 400m walkable catchment / Orange is KO walkable catchment of 300-500m with the lighter orange where it overlaps with the blue walkable catchment area / Light Pink is the Mixed Use zone)

5.12 The 800m walkable catchment for intensification was considered too extensive in area in the context of the overall size of the Kerikeri urban area and area zoned GRZ and was dismissed as an option.

5.13 In evaluating the 400m walkable catchment scenarios it was apparent that a number of local factors impacted accessibility, including the linear extent of the town centre in relation to the location and configuration of the residential areas, the impacts of large open spaces and poor street connectivity in accessing the town centre. As a result, an alternative town centre extent for calculating the area for intensification was considered relevant. The identification of a core commercial area to base the walking distance analysis from (i.e. key retail area rather than the edges of the MU zone) was considered to generate a more accurate pedestrian shed for the purposes of residential intensification (the area identified in 'blue' in **Figure 7**).

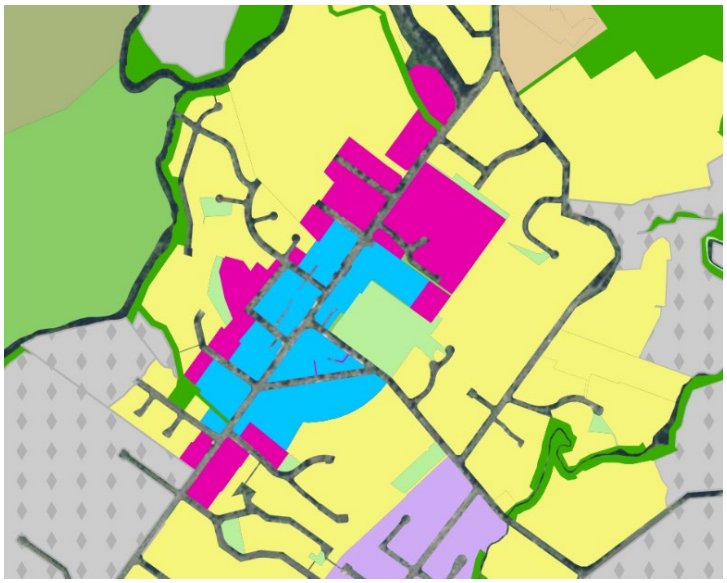

Figure 7: Alternative extent of town centre extent for determining a residential walkable catchment

5.14 Given the above analysis, the concept of a walkable catchment for Kerikeri is supported in principle, with the extent of the area to be addressed as part of the 'Rezoning' hearing.

5.15 From an urban design perspective, a proposed walkable catchment will enable a transition in the scale and form of development (stepping down) as you move away from the town centre to the wider residential area. It will assist to reinforce the primacy of the town centre in Kerikeri and will achieve a logical urban form

strategy to support the town centre, future public transport and other economic growth factors in the longer term.

5.16 It will enable through upzoning a range of housing typologies and housing choice in the future beyond those enabled within the wider residential area. It will encourage higher density residential opportunities and a greater intensity of use immediately adjacent to the town centre and an optimal spatial arrangement. This will be attractive to those that want convenient access to the town centre.

5.17 In summary, the board spatial extent of the MDR zone as outlined is logical in principle. Some refinements to respond to accessibility considerations on the ground are considered necessary and will be addresses at the 'Rezoning Hearing'. Any nuances between the different extent and scale of development is likely to have little material effect, with no mitigation measures recommended, noting height in relation to boundary issues are discussed in the following section.

Built Form Outcomes

5.18 A number of built form and subdivision standards are set out for each of the two zones in **Table 2**, providing a high level summary. These are important in conjunction with the spatial extent of the zones in defining the general bulk and location outcomes considered appropriate to achieve the objectives and policies for each.

Table 2: Comparison of built form and subdivision standards

Standard	General Residential Zone	KO Medium Density Residential Zone
Maximum Height	8m above ground level	11m above ground level, with 50% of the roof allowed to exceed this height by 1m if the roof slopes 15° or more
Height in Relation to Boundary	55° at 2m above ground level (north), 45° at 2m (east and west), 35° at 2m (south)	45° recession plane measured from 4m above ground level at internal boundaries
Setback from Boundaries	1.2m from all site boundaries, 3m from road boundary	1.5m from road boundary, 1m from other boundaries
Setback from MHWS	26m	26m
Façade Length	Recess required if façade exceeds 20m along any road or public land	Not specified
Outdoor Living Space	50m² at ground level (min. dimension 5m) or 8m² (min. dimension 2m) for non-ground floor units	20m² at ground level (min. dimension 3m) or 8m² (min. dimension 1.8m) for above ground units
Impermeable Surface Coverage	50%	60%
Outdoor Storage	Fully screened by a solid fence or wall of at least 1.8m height	Not specified

Standard	General Residential Zone	KO Medium Density Residential Zone
Landscaped Area	Not specified	20% of the site with grass or plants
Fences and Standalone Walls	Not specified	Max. height of 1.5m along road boundary, 2m for other boundaries
Windows to Street	Not specified	Minimum 20% of street-facing façade in glazing
Subdivision		
Minimum allotment sizes	600sqm – Controlled activity 300sqm – Discretionary activity	No minimum allotment size
Building platforms for each allotment	14m x 14m minimum dimension	8m x 14m minimum dimension

5.19 Of specific relevance to urban design is the scale and form of development. This includes consideration of the maximum height limit, height in relation to boundary, and density of development that will be enabled in the MDR, and the impact that this could have on the overall urban form of Kerikeri.

5.20 In relation to **height**, the GRZ includes a height limit of 8 metres, with the MDR zone proposed to have a maximum height limit of 11 metres (3 storeys) plus 1m for roof slopes (12 metres). The rationale for the MDR height limit is not specifically identified by KO, but it is a standard height limit outlined as part of the Governments MDRS provisions.

5.21 As outlined earlier, the majority of residential dwellings in Kerikeri are 1 or 2-storeys and therefore likely to be between 5 and 8 metres in height. Residential units up to 12 metres in height would result in development that is more visible within Kerikeri and the wider context given the local topography.

5.22 A 3 storey height limit would enable a well-proportioned 3-storey building with a parapet/roof form and screening for roof plan. This could include a 3.5-4m ground floor retail or hospitality activity, with two upper floors (3-3.5m) allowing for a mix of commercial or residential activities. This format of building is considered to retain a human scale and ability to maintain the character and sense of place of Kerikeri. Although this height of residential development is not evident in the township yet, I consider that it would not give rise to more than minor adverse urban design effects.

5.23 As discussed above, the principle of residential intensification around town centres and a walkable catchment is supported and enables a transition in the scale and form of development (stepping down) as you move away from the

centre of town to the wider residential area. A 12 metre height limit would enable a transition from a town centre height (recommended as 15-16 metres) down to a 8 metre height in the wider residential area. This approach would achieve a logical urban form from a broader town perspective and comprise a good baseline.

5.24 In relation to **density**, under the GRZ multi-unit development is enabled where a site is at least 600sqm, with the number of residential units within a multi-unit development on a site not exceeding three (Controlled Activity) (i.e. a minimum lot size of 200sqm) and a building platform of 14mx14m. The proposed MDR zone would enable a planned built form of:

(a) 3 storeys - 11m building height (50% of buildings roof may exceed this height by 1m).

(b) HIRB: 4m + 60 degrees.

(c) Yard setbacks: 1.5m for front yard, 1m for all other yards.

(d) Building platform - 8m x 14m.

(e) No minimum lot size.

5.25 In understanding the density impacts of the MDR zone in comparison to the GRZ, a case study has been undertaken of a sample lot from Block 1 (Charlotte Kemp Drive). This seeks to test development potential of an individual lot to understand the degree of intensification enabled under the GRZ and MDR provisions. The sample lot is 510m2, with dimensions of 17x30m (this appears to be a typical lot size within Block 1). A sample dwelling size of 6.5x10m has been used (which could support a three bedroom dwelling, or two bedrooms with a garage). The analysis is as follows:

(a) Applying the GRZ standards and minimum lot size of 200m2, 8 metre height limit, height in relation to boundary ("**HIRB**"), yard setbacks and minimum dimensions for outdoor living space, the sample lot could support two dwellings, as shown in **Figure 8**. The dwellings would be either two separate units, or a 'sausage block' (whether they are standalone or duplex depends on whether they are on the north or south side of the road, as the HIRB on the southern boundary is more

restrictive). Two street fronting units (a preferred urban design outcome) would not fit within the HIRB constraints.

(b) Extrapolated out across the entire sample block, this could double the existing density of 12-15 dwellings per hectare to increase to 24-30 dwellings per hectare, albeit it is unlikely that an additional dwelling would be built on all lots within the existing residential area.

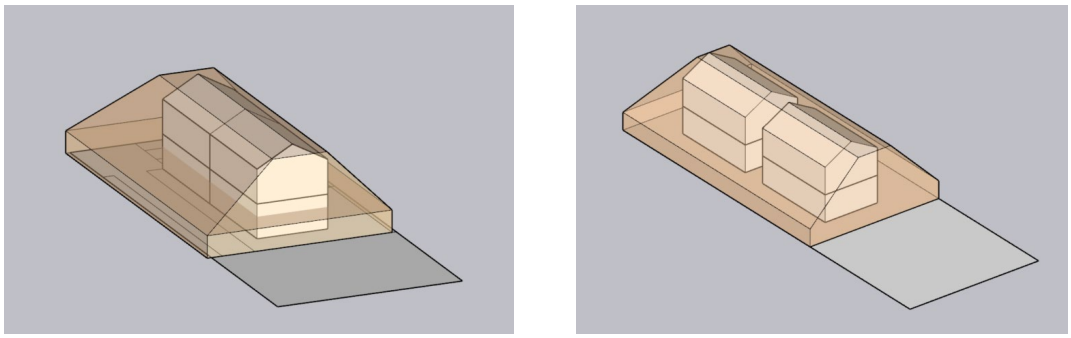

Figure 8: GRZ built form standards would enable two dwellings on the typical lot, either in duplex or standalone typologies

(c) If two standard neighbouring lots were amalgamated to give a site area of 1,020m2, 5 dwellings could be enabled with a 204m2 lot size for each lot, as shown in **Figure 9** below. This would require consent for a Discretionary Activity under the PDP GRZ provisions. This would result in a density beyond the 30 dwellings per hectare.

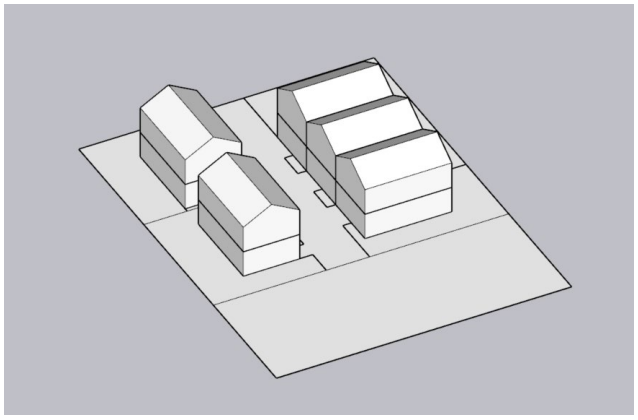

Figure 9: Amalgamation of two standard lots would enable 5 dwellings

(d) Applying the **MDRZ standards** to the same sample lot shows that two units could be accommodated on the site while still providing adequate space for driveways and parking (see **Figure 10** below). Although a three-unit "sausage block" may technically fit within the built form

standards, there is insufficient space to accommodate driveways, parking, and manoeuvring areas (assuming at least one parking space per unit is preferable in Kerikeri).

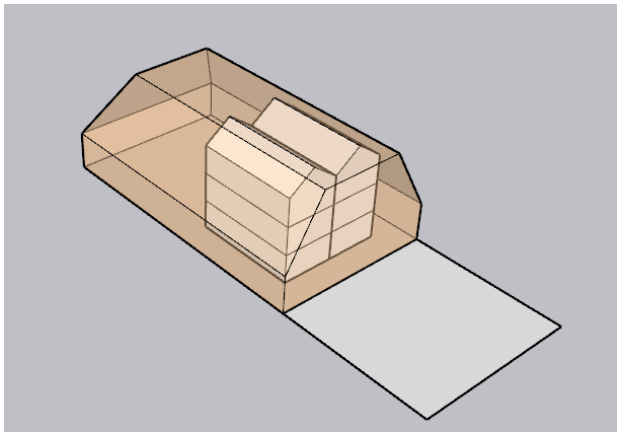

Figure 10: MDRZ standards would enable two street fronting units

(e) While both the GRZ and MDRZ would allow two units on the sample lot, the key difference is that the MDRZ would enable the two units to be side-by-side and both fronting the street (**Figure 10**), resulting in a superior urban design outcome.

5.26 In understand the built form differences further, a 1 hectare urban block has been considered which could be an outcome anticipated as part of development of an currently undeveloped site.

(a) Applying the GRZ standards including minimum lot sizes development could enable a yield of approximately 30-36 dwellings per hectare (see **Figure 11** below).

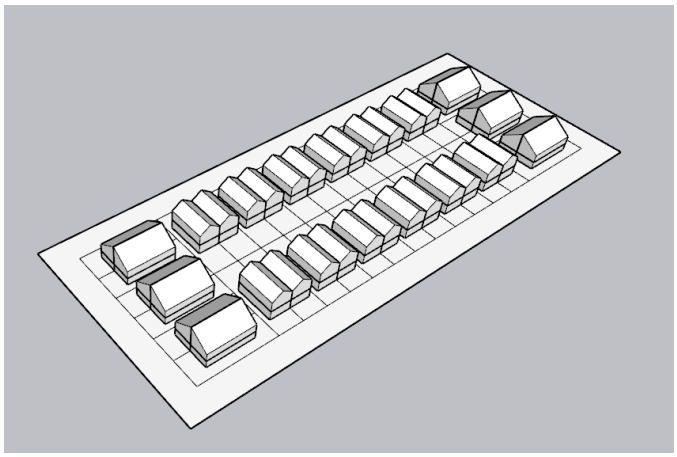

Figure 11: 1 hectare urban block

(b) Applying the MDRZ standards **Figure 12** outlines a density of 40-48 dwellings per hectare and **Figure 13** includes three-storey walk-up apartments and which has a higher density of 50-72 dwellings per hectare. In both of these scenario's, a greater diversity of housing typologies is enabled.

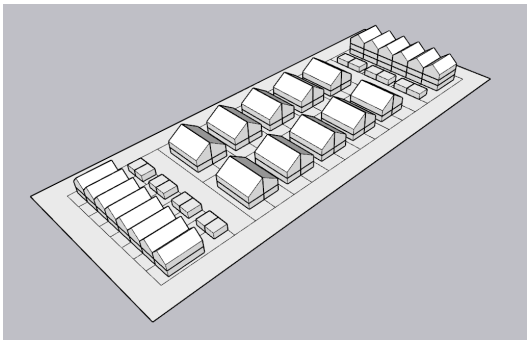

Figure 12: Density of 40-48 dwellings per hectare

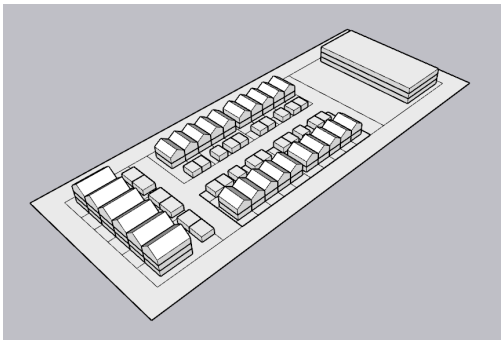

Figure 13: Density of 50-72 dwellings per hectare

5.27 As outlined earlier, the existing density of development within the residential urban area of Kerikeri is approximately 12-15 dwellings per hectare. Based on the analysis undertaken at the individual lot level within the established residential areas, the difference in the density standards between the GRZ and a proposed MDRZ is likely to be minimal. However, the MDRZ approach offers advantages in terms of urban design, such as facilitating street-fronting units instead of rear-lot units and in supporting a greater diversity of dwelling types. In addition, larger scale redevelopment opportunities will support higher densities with the assumed density of 40-48 dwellings per hectare more feasible under the suite of MDRZ provisions beyond those outlined under the GRZ. Additionally, as demonstrated, an MDRZ would enable a greater diversity of housing types.

5.28 In summary, implementation of MDRZ within a suitably defined walkable catchment would allow for increased density and housing choice and supporting the growth of the town centre. It would provide a distinct built form transition with the GRZ, ensuring that the latter retains its character of lower-density development while accommodating higher-density growth in strategic locations.

6. CONCLUSION

6.1 KO have requested the introduction of a Medium Density Residential zone for Kerikeri in recognition of it's role and function in the Far North and supporting a

higher concentration and bulk of buildings. This would apply to some of the existing GRZ around the edge of the Kerikeri town centre within a defined walkable catchment. The zone provisions outlined would enable buildings up to 3 storeys (11m in height + 1 m roof), with no minimum lot size and a 8m x 15m building platform.

6.2 From an urban design perspective:

(a) I consider that a targeted MDR zone adjoining the Kerikeri town centre is appropriate in enabling a greater level of residential intensification and density given the role and function of the township and growth anticipated.

(b) An MDR zone would address what I consider to be a missing level of residential development within the overall urban form of the town, providing for a transition in the scale and form of development (stepping down) as you move away from the centre of town to the wider residential area.

(c) The proposed spatial extent of the MDR zone is broadly logical, with some refinements recommended to the extent of the walkable catchment to respond to accessibility considerations on the ground as part of the 'Rezoning Hearing' process.

(d) A 12 metre height limit would enable a transition from a town centre height to a 8 metre height in the wider residential area. This approach would achieve a logical urban form from a broader town perspective and comprise a good baseline.

(e) The density provisions of the MDR zone offer advantages in terms of facilitating street-fronting residential units and in supporting a greater diversity of dwelling types. Larger scale redevelopment opportunities will support higher densities than those achievable under the GRZ.

6.3 In conclusion, the MDR zone as composed is well conceived and sound in its execution with the associated standards suitably robust and comprehensive. Kerikeri is acknowledged as the primary centre within the District and is anticipated to continue to grow. A MDR zone would enable a number of positive

effects, including contributing to a greater intensity of development in the most accessible location and in enabling greater housing choice. The extent of the walkable catchment for the MDR zone in response to accessibility issues will be addressed as part of the ‘Rezoning Hearing’ process.

Jane Rennie
20 June 2025