

**BEFORE A HEARINGS PANEL  
OF THE FAR NORTH DISTRICT COUNCIL**

**I MUA NGĀ KAIKŌMIHANA MOTUHAKE O TE HIKU O TE IKA**

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| <b>Under the</b>     | Resource Management Act 1991 ( <b>RMA</b> )  |
| <b>In the matter</b> | of a request for rezoning of land in the Kerikeri-Waipapa area<br>under the proposed Far North District Plan |

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**SUMMARY STATEMENT OF EVIDENCE OF MATTHEW ARMIN LINDENBERG IN SUPPORT  
OF SECTION 42A REPORT FOR HEARING 15D**

**PLANNING (NPS-UD)**

**6 October 2025**

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## **1. INTRODUCTION**

**1.1** My name is Matthew Armin Lindenberg. I prepared a statement of evidence to address the extent to which the Proposed District Plan – Recommendations (**PDP-R**) satisfies the requirements of the National Policy Statement for Urban Development 2020 (**NPS-UD**) by providing for growth in the Kerikeri-Waipapa area. I refer to my qualifications and experience in my original statement, dated 10 September 2025, and do not repeat those matters here.

**1.2** The purpose of this statement is to provide a brief summary of my evidence.

## **2. SUMMARY OF EVIDENCE**

**2.1** As set out in my primary statement, I am of the opinion that the PDP-R option (as set out in Ms Trinder’s s42A report) appropriately responds to and implements the relevant policy direction of the NPS-UD in relation to the need to “provide at least sufficient development capacity to meet expected demand” – as required by Policy 2 of the NPS-UD.

**2.2** By way of summary:

- (a) I consider the relevant demand ‘range’ to be considered for assessing the necessary development capacity for Kerikeri-Waipapa to be between +3,260 new dwellings (Mr McIlrath’s projection) and +4,220 new dwellings (the KFO projection);
- (b) I consider the ‘plan enabled’ capacity which would be provided by the PDP-R option to be +7,788 new dwellings over the next 30 years – well in excess of the projected demand ‘range’;
- (c) I consider the ‘potential development capacity’ identified by Mr McIlrath (as an estimate of the ‘feasible and reasonably expected to be realised’ capacity under the NPS-UD) which would be provided by the PDP-R

option over the next 30 years – being +5,003 new dwellings – is more than enough to cater for the projected demand ‘range’; and

- (d) I consider the development capacity which would be provided by the PDP-R option is infrastructure ready in the short term, and will be infrastructure ready in the medium term through a combination of the current network capacity plus the currently planned and funded infrastructure works identified in the 2024-2027 Long Term Plan (**LTP**), the Council’s ongoing development of the 2027 Infrastructure Strategy, the future funding arrangements under the newly established Northland Waters CCO (which will replace the process relating to water supply and wastewater funding which would otherwise have been undertaken for the development of the next LTP post-2027), as well as the infrastructure-related actions identified in the Te Pātukurea Spatial Plan’s Implementation Plan.

Matthew Lindenberg

6 October 2025