

Hearing Statement

To: Far North District Council – Hearings Panel
Regarding: Proposed District Plan
Submitter Name: Ed & Inge Amsler
Submitter Number: S341.001
Date: 15 September 2025
Hearing Stream/Topic: Hearing 15C - Rezoning General - Urban

1. This hearing statement is provided on behalf of Ed & Inge Amsler.
2. The purpose of this statement is to expand on my primary evidence in relation to Submission S341.001 to rezone the property at 6 Bedggood Close, Paihia, from Rural Lifestyle to General Residential Zone. This statement confirms my agreement with the Council Officer's s42A report, which recommends the submission be accepted.
3. In summary, I support the s42A Report's recommendation to approve the rezoning for the following key reasons:
 - The site is adjacent to existing General Residential zoned land, and its rezoning represents a logical consolidation of Paihia's urban form. The heavily vegetated and protected land to the south forms a more appropriate and defensible urban boundary.
 - The existing character and use of the site, which includes a dwelling and visitor accommodation, aligns with the intended outcomes of the General Residential Zone, not the Rural Lifestyle Zone. The site's area of 8,404m² is already well below the density anticipated for the Rural Lifestyle Zone.
 - The site is already connected to Council's reticulated water and wastewater services. Council's s42A report correctly notes that the evidence is sufficient to demonstrate that a servicing pathway exists and is viable. Council's expert peer review by WSP confirms this position, stating that any outstanding matters of capacity can be addressed at the subdivision consent stage.
 - The site is not constrained by significant natural hazards, such as flooding or tsunami risk, that would prevent residential intensification.
4. The relevant objectives and policies from the Proposed District Plan that support the rezoning include:
 - GRZ-O1: To provide for a variety of housing types and densities that respond to housing needs and the availability of infrastructure.
 - GRZ-O2: To consolidate urban residential development around available infrastructure to improve function and resilience while reducing urban sprawl.
 - GRZ-O4: To support land use and subdivision where there is adequacy and capacity of available or programmed development infrastructure.

5. My assessment against the relevant provisions is as follows:

- The requested General Residential zoning better achieves objectives GRZ-O1 and GRZ-O2 by enabling potential housing growth in a location that is a logical extension of the existing urban residential area and is already connected to urban services. The notified Rural Lifestyle zoning fails to recognise these existing attributes.
- My planning evidence, dated 9 June 2025, provides a detailed assessment confirming the rezoning is consistent with the PDP's strategic direction and is a more appropriate planning outcome for the site. The s42A report by Ms. Trinder concurs with this assessment.
- In relation to GRZ-O4, concerns about infrastructure have been addressed. Council's independent peer review by WSP concludes that *"the applicant's evidence is sufficient to demonstrate that three waters servicing is plausible and that a development pathway exists"*¹. It confirms that any detailed matters can be resolved at the subdivision consent stage.

6. In my view, the requested outcome will:

- Promote the sustainable management purpose of the RMA by enabling the efficient use of serviced urban land that is well-suited for residential intensification.
- Give effect to the Regional Policy Statement by promoting a compact and logical regional form.
- Better achieve the relevant objectives and policies of the Proposed District Plan, particularly those of the General Residential Zone.
- Result in positive effects by providing for additional housing supply in a suitable location, while potential adverse effects can be appropriately managed through the resource consent process for any future development.

7. I have no further matters to raise and respectfully request that the Hearings Panel adopts the recommendation of the reporting officer to accept submission S341.001.

8. I can confirm that the submitter will not be attending the hearing, however I am available to answer any questions from the Hearing Panel either in writing or via videoconference if required.

Yours faithfully



Steve Sanson
Director | Consultant Planner

Bay of Islands Planning (2022) Ltd

¹ Rezoning Requests Urban: Appendix 5 Technical Memos: Page 6