

## Hearing Statement

**To:** Far North District Council – Hearings Panel  
**Regarding:** Proposed District Plan  
**Submitter Name:** Smartlife Trust  
**Submitter Number:** S15.001  
**Date:** 22 September 2025  
**Hearing Stream/Topic:** Hearing 15D - Rezoning Kerikeri-Waipapa

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1. This hearing statement is provided on behalf of Smartlife Trust.
2. The purpose of this statement is to expand on my primary evidence in relation to Submission S15.001 to rezone the property at 23 Aranga Road, Kerikeri, from Rural Residential 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 Kerikeri's urban form.
  - The Puketotara Stream to the north provides a more appropriate and defensible urban boundary.
  - The existing character and use of the site, which has been a long-established holiday park with multiple accommodation blocks, already functions in an urban capacity and aligns with the intended outcomes of the General Residential Zone, not the Rural Residential Zone.
  - The site's existing density is already well below the density anticipated for the Rural Residential Zone.
  - The site is already connected to the Council's reticulated water and wastewater services. The Council's s42A report confirms that three waters servicing for the site appears viable.
  - The site is not constrained by significant natural hazards, such as flooding, that would prevent residential intensification. The land is not classified as highly productive.
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 Residential zoning fails to recognise these existing attributes.
- My planning evidence, dated 16 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, the Council's s42A report confirms there is capacity in the existing water and wastewater networks at the site and that three waters servicing appears viable.

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 logical continuation of urban 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 also creating an opportunity for future subdivision to provide public access to the Puketotara Stream via an esplanade reserve.

7. In respect of the Puketotara Stream esplanade reserve, a subdivision consent application (Stage 4) has recently been lodged with the Council [Ref RC 2260139]. A key component of this application is the proposed dedication of a 6,430m<sup>2</sup>, 20-metre-wide esplanade reserve along the Puketotara Stream. This action demonstrates a commitment to providing significant public amenity by connecting existing reserves on either side of the property. For your reference – please see the lodged Scheme Plan attached as **Appendix A**.
8. I do note that there may be procedural scope limitations in terms of rezoning the esplanade strip Natural Open Space through the PDP Hearings. However, given that the esplanade strip is imminent, it presents an opportunity for Council to formalise its desired zoning.
9. I have no further matters to raise and respectfully request that the Hearings Panel adopts the recommendation of the reporting officer to accept submission S15.001.

10. 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**