

Online Further Submission

Further Submitters Name Jonathan Simpkin

Further Submitter Number FS157

Further Submitter #157

Wish to be heard Yes

FS qualifier a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)

FS qualifier reason I own land immediately adjacent to the land mentioned in the submission.

Joint presentation Yes

Attention: Natalie Watson

Contact organisation Williams & King

Address for service PO Box 937
Kerikeri
Kerikeri, Northland 0245

FS157.01

Telephone [09 407 6030](tel:094076030)

Mobile

Email nat@saps.co.nz

Online further submitter? Yes

Date raw FS lodged 01/09/2023 9:53am

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
---------------	--------------------	--------------------------	--------------	-----------	-----------------------	---------------	-----------------------	---------

FS157.1	Northland Planning and Development 2020 Limited	S502.101	Planning maps	Horticulture Zone	Amend the Horticulture zone for sites identified in the submission to Rural Residential zone: <ul style="list-style-type: none">• 1, 3, 5, 10, 12B, 22, 25 and 36 Pungaere Rd; and• 9, 13, 16, 23, 25, 29, 29A, 29B, 33, 38, 41, 43 Koropewa Rd	Support	Allow
---------	---	----------	---------------	-------------------	--	---------	-------

Point 2.3.5 correctly states that the area adjoins a light industrial zone to the south, which accommodates the Advance Build Housing factory. The Advance Build site is located on Lot 1 DP 359361, with immediately adjoining Lot 2 DP 359361 being in the same ownership. Lots 1 and 2 DP 359361 share a single property entrance and are used as one property.

If the submission is allowed, as supported by this further submission, Lot 2 DP 359361 would remain as an isolated site with Horticulture Zoning, surrounded by Rural

Rural.

Residential and Light Industrial Zoning. Given the size of Lot 2 DP 359361 at 1.1960ha as an isolated pocket of Horticulture Zone, where the size precludes a highly productive use as detailed in point 2.3.2, that zoning would be inappropriate.

A consistent and rational outcome is to match the zoning of Lot 2 DP 359361 to that of neighbouring Lot 1 DP 359361, i.e. Light Industrial, and to rezone the properties identified in the original submission to Rural Residential, for the reasons specified in that submission.