

Further Submitter #282

Online Further Submission

Further Submitters Name	Breakwater Trust
Further Submitter Number	FS282
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	Landowner at 29 Koropewa Road, Waipapa. Made an original submission.
Joint presentation	Yes
Attention:	Miss Rochelle Jacobs
Contact organisation	Northland Planning & Development 2020 Ltd
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Online further submitter?	Yes
Date raw FS lodged	04/09/2023 1:51pm

FS282.02-282.04

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
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FS282.2

Tristan Simpkin

S288.001

Planning
maps

Horticulture
Zone

Amend the entire application of the zoning of Horticulture Zone surrounding Kerikeri (some 70-75 square kilometers) to look at areas more closely and tailor the zoning to the landuse. Rezone land used for residential activities within the proposed Horticulture Zone (e.g. Blue Gum Lane) from Horticulture Zone to Rural Residential Zone. A broad-brush approach based on soil versatility maps should not be used (see map attached to original submission).

Support in part

Allow in part

Agree that the Horticulture zone should not be applied to all land around Kerikeri/Waipapa. Land which is classified as highly versatile land on the NZLRI database may not be highly versatile land. The NZLRI maps are unreliable when dealing with parcels of land less than 10 hectares. Many lots reflect rural-residential lot sizes and the landuse activities on site reflect this. Sites which do not contain highly versatile soils cannot meet criteria (a) in HZ-P1. The way in which the policy is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c). As the allotments in this area are unable to comply, these sites should not

be zoned horticultural. Given the size of these allotments no productive activity could be established, and if one was attempted it is likely that there would be reverse sensitivity issues

FS282.3	Alan Myles Ingham Willis	S66.001	Planning maps	Horticulture Zone	Amend the Horticultural zone to rural residential zone for the area of Pungaere Road including Koropewa Road, Ngapuhi Road and Riversteam Drive	Support in part	Allow in part	Support amending the zoning of the eastern half Koropewa Road and Pungaere Road as soil reports have been completed that indicate the soils on these sites are not highly versatile. It has been determined that none of these sites within this area can meet criteria (a) in HZ-P1. No comment on other areas.
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FS282.4

Antony Egerton
and Stefanie
Egerton

S506.001

Planning
maps

Horticulture
Zone

Retain the Horticulture
Zone as identified in the
Proposed District Plan's
zone maps.

Oppose

Disallow

Horticulture zone should not be based off the NZLRI Maps due to inaccuracies of the maps. The Horticulture zone should reflect land which is utilized for such purposes. Lots which are rural-residential in nature and/or do not boast any qualities which would make the sites suitable for horticulture should not be zoned horticulture. It has been proven that a number of sites which are proposed to be zoned as Horticulture do not in fact contain highly versatile soils and therefore cannot meet HZ-P1. The way in which the policy is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c) and as such, these sites

should not be zoned horticulture. The NZLRI Maps should not be used to identify the horticulture zone.