

Online Further Submission

Further Submitters Name	Frederick Laurence & Ellen June Voigt
Further Submitter Number	FS99
Wish to be heard	No
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	Neighbour and affected ratepayer.
Joint presentation	Yes
Attention:	Mr. Frederick Laurence Voigt
Contact organisation	
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Online further submitter?	Yes
Date raw FS lodged	25/08/2023 12:34pm

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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FS99.1

Natalie Todd

S38.001

Planning
maps

Horticulture
Zone

Amend zoning for the
land along north side of
Wiroa Road and west
side of Waimate North
Road, Kerikeri from
Horticulture to Rural
Production Zone.

Support

Allow

The current rural production zoning fits the nature of this area much better than the proposed Horticulture zone. All properties here are already lifestyle blocks and have varying degrees of development on them. The soil is predominantly not suitable for horticulture being full of rock even after many years of rock removal and very poor quality soil (see also S61.001) which makes it extremely unlikely that they will be used for horticulture purposes. There is also a significant area that is too steep to

allow worthwhile horticulture care. Earlier attempts at horticulture have been abandoned and most of that area is now beef grazed.

FS99.2	John and Rose Whitehead	S535.007	General	General / Plan Content / Miscellaneous	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.	Support	Allow	Reasons
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FS99.3	John and Rose Whitehead	S535.007	General	General / Plan Content / Miscellaneous	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.	Support	Allow
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We recognise that the council has a responsibility under the RMA and Regional Policy Statement to protect highly versatile soils and prevent land fragmentation and sterilisation, including from reverse sensitivity.

The current horticultural zoning does not consider the location of highly versatile soils as shown on my property recently inspected by QV as significantly not suitable for horticulture. This property also does not have a connection to the Kerikeri Irrigation Supply and is in fact

marginal
farmland.
There is also a
significant
area that is
too steep to
allow
worthwhile
horticulture
care. There
must be
provision for
soil
assessment
before zoning
any property
as a
Horticulture
Zone. The
current rural
production
zoning fits the
nature of this
area much
better than
the proposed
Horticulture
zone.

FS99.4	John and Rose Whitehead	S535.002	Planning maps	Horticulture Zone	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.	Support in part	Allow in part
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We recognise the importance of protecting productive soils for food production in Northland and as such, submit that the Horticulture Zone applied only to Kerikeri has incorrectly identified suitable soils and neglected to acknowledge land already lost.

If the objective is to protect productive soils, there is much soil outside of the Kerikeri area that must be zoned Horticulture to avoid the land fragmentation that has already occurred in Kerikeri. It is noted there doesn't not

appear to be any horticulture Zoning outside of this immediate Kerikeri area.

If the Horticulture zone was applied as per Kerikeri Irrigation Scheme, we note that our drystock farm is not connected to the scheme, but has proposed Horticulture Zoning. This is in addition to being land highly unsuitable for Horticulture production due to difficult clay soil, significant wet areas, steepness of terrain, lack of water supply, difficulty of access, and areas of significant rock.

The current Rural Production Zoning fits the nature of this area (Riddell Rd - Bills Lane) much better than the proposed Horticulture zone.

Careful soil mapping would need to be carried out to determine where Horticulture Zoning would truly be necessary, if Rural Production does not suffice for protecting these areas.