

Online Further Submission

Further Submitters Name Catherine Brooks

Further Submitter Number FS156

Further Sumbitter #156

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 I own a property and am resident within the area to which a submission has been previously made

Joint presentation No

Attention: Mrs. Catherine Brooks

Contact organisation

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FS156.01

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Online further submitter? Yes

Date raw FS lodged 30/08/2023 3:28pm

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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FS156.1	Michael Francis Toft, Robert George Vellenoweth and Colleen Wendy, Wardlaw, AJ Maloney Trustee Limited, Donald Frank Orr, Vivien Marie Coad, Deanna Lee MacDonald, Dianne Catherine Hamilton, Robert Hamilton, Timothy George Sopp, Mathew Robert Hill, Barry Charles Young, Joan Catherine Young, Campbell Family Trustee Limited	S266.001	Planning maps	Horticulture Zone	rezone the following properties from Horticulture zone to Rural Residential zone NA127A/757 57 McCaughan Road NA123A/757 63 McCaughan Road, NA123A/748 79 McCaughan Road NA123A/749 93 McCaughan Road NA123A/454 49E McCaughan Road, NA124C/709 49B McCaughan Road NA110C/920 41 McCaughan Road NA124C/708 37F McCaughan Road, KERIKERI	Support	Allow
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I am a property owner and resident of Mccaughan road, which is the location to which this original submission refers.

I strongly agree with all the points raised in the submission, and note also that there are similar submissions from numerous property owners throughout the area that has been proposed for new rezoning as

horticultural. In addition to my support of the points already raised in the original submission, I would add further comment in opposition to the new horticultural zoning for

zoning for
Mccaughan
road as
follows:
1. I purchased
my property
on
Mccaughan
road in 2006,
a decision
which took
into account
the nature
and
characteristics
of the
surrounding
residential
properties,
and also the
then current
land zoning
status. While
being close
to
horticultural
activity along
Kapiro road,
the
Mccaughan
road
development
provides a
rural
residential
setting and
character, as
was intended
under the
subdivision
resource
consent
granted in
the 1990's.

The current proposal to change land zoning to horticultural has potential to negatively impact on future valuation of properties located on Mccaughan road, where future buyers may be influenced in viewing the zone as less desirable for residential living.

2. The majority of residential properties along Mccaughan road are located on land adjacent to and on the north side of the Waipapa Stream and smaller tributaries. As such the land has steeper south facing slopes that are very unlikely to be suitable for

suitable for horticultural purposes.

3. Similar land characteristics exist on the south side of the Waipapa Stream, where residential properties are located in a similar environ to those on Mccaughan road.

However, land on the south side remains zoned as Rural residential, suggesting that Mccaughan road should also be considered using similar logic.

4. In view of the long established residential development that currently exists on Mccaughan road, and taking into account the

non productive nature of the land, it is highly unlikely that any future horticultural activity on these properties would occur. However, any proposals, although unlikely, would significantly increase reverse sensitivity issues for neighbouring property owners, and negatively impact on property market valuation. For these reasons I support the original submission to oppose the new horticultural zoning proposal for all properties on Mccaughan

