

## Online Further Submission

<b>Further Submitters Name</b>	Jonathan Corskie	<b>FS33</b>
<b>Further Submitter Number</b>	FS33	
<b>Wish to be heard</b>	Yes	
<b>FS qualifier</b>	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)	
<b>FS qualifier reason</b>	Land owner and user of pdp	
<b>Joint presentation</b>	Yes	
<b>Attention:</b>	Jonathan Corskie	
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<b>Online further submitter?</b>	Yes	
<b>Date raw FS lodged</b>	04/09/2023 8:44pm	

## Further submission points

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Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
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FS33.1

Horticulture New  
Zealand

S159.167

Horticulture

HZ-S3

Amend Standard HZ-S3  
as follows:

Oppose

Disallow in part

The building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except

1. habitable buildings are setback at least 30m from the boundary of an unsealed road **and 20m from side and rear boundaries;** and
2. artificial crop protection and support structures are setback at least ~~3m~~ **1m** from all site boundaries

20m setback of buildings results in sterilization of land for no particular reason. Land will not be optimally utilized if buildings must be 20m off boundaries, which does not achieve the desired outcomes from the National Policy Statement on Highly Productive Land. In highly productive land small parcels can be productive and large setbacks negatively impact these parcels (of which a large proportion are under 5000sqm). Reverse sensitivity has been addressed in the changes in subdivision rules increasing the section size in line with National Policy. Regulation exists preventing horticultural activities impacting adjacent properties over the boundary, setbacks are a factor of safety above and beyond this. Many dwellings exist adjacent to horticultural activities and the

activities and these activities coexist currently. 10m setback should be retained, and 3m setback for non-habitable buildings/structures.