

Verbal Presentation by Nigel Ross re Original Submission S367

My name is Nigel Ross, and I am a Licensed Cadastral Surveyor with over 60 years experience dealing with cadastral, engineering and planning issues in the Opononi/Omapere district. I would have worked on well over 100 properties in this locality, and have a good understanding of the physical nature of the land and the social connections binding this community together.

In 2021, after discussions with the District Plan Review Team, I suggested “further discussion with a member of your review team, when we could look over maps and investigate the extent of this semi-residential area”. I was disappointed that this offer was not followed up, so that my local knowledge could be utilised in arriving at a consensus as to whether my proposed change of zoning was worth pursuing.

My original submission request was for the areas that I had indicated to be re-zoned Rural Residential, but during discussion with the Reporting Planner in May this year, it appeared that a re-zoning to Rural Lifestyle would be a more appropriate request. Every property that I have included in my request, is described on Council’s maps as having a land Use of Residential or Lifestyle.

There is a huge difference between looking at maps of this area, and actually being there on the ground. The land is quite hilly, with some areas of indigenous vegetation, and most sites contain a dwelling, many dating back several decades. These properties and their residents are an integral part of the local Opononi/Omapere community, with a close connection to the village and its amenities, as well as a focus on the adjacent harbour. The roads that serve these areas lead back to the village.

There is no real connection with land to the East and to the South. Natural barriers separate these lifestyle properties from farmed Rural Production land. There are steep bush-clad mountains to the East

of the Kokohuia Road area, and a very steep 100m drop into the Waiwhatawhata Stream South of Newton Road

Natural hazards are not an issue , as the Kokohuia Road and Newton Road properties are generally elevated, up to 200m above sea level. A small area of Lot 1 DP 145920, adjacent to the Waiarohia Stream at the Northern end of my identified area, is shown subject to flooding, but this would not threaten the elevated building site on this 3 ha. property. A narrow strip along the Waiwhatawhata Stream to the South of Newton Road is shown subject to flooding, but this area is down in the deep valley and is not accessible.

The areas that I have identified are already in lifestyle usage, with a considerable number of residents, and very few farm animals. A re-zoning to Rural Lifestyle will not lead to any fragmentation of nearby Rural Production land, or have any reverse sensitivity effects.

Quoting from the Overview for the Rural Lifestyle zone : “The role of the Rural Lifestyle zone is to provide an area specifically for rural lifestyle living. Accommodating the demand for rural lifestyle living in appropriate areas of the district, close to transport routes with good access to services in urban areas and settlements, is intended to reduce ad-hoc or sporadic rural lifestyle development throughout the Rural Production zone that adversely impacts on primary production activities.” “This zone is characterised by open space and vegetated landscapes, interspersed by farm buildings, structures and residential units. Areas suitable for rural lifestyle living have been identified because they are already fragmented with residential land uses, are on low value soils, or where consent has already been granted to undertake more dense living than anticipated in the Rural Production zone”.

I contend that the areas that I have identified are consistent with this description, and that a change of zoning to Rural Lifestyle would be appropriate. Most of the properties are below the minimum size

for this zone, so further possible subdivision will be very limited. The areas adjoin existing Rural Lifestyle and General Residential zones, so a re-zoning to Rural Lifestyle would not be out of place.

I apologise, if it is considered that I have wasted everyone's time in continuing with my submission, without fully addressing all of the criteria. As a practical-minded Surveyor, with a professional connection to this locality, I considered that the areas that I had identified should be recognised in the Plan as being part of the Opononi/Omapere village community.

Verbal Presentation by Nigel Ross re Original Submission S380

My name is Nigel Ross, and I am a Licensed Cadastral Surveyor.

I consider myself to be the “Local Surveyor”, and thought that it was my responsibility to check various aspects of the Proposed Plan, on behalf of local landowners who generally don’t have an understanding of District Plan matters and their implications.

I am pleased that the Reporting Planner has recommended the acceptance of my request to re-zone eight small sites on the Eastern side of Kokohuia Road, Omapere, from Rural Production to General Residential. The four Northern sites were created by the Hokianga County Council, together with sites on the Western side of the road, for residential use in 1988. soon after approving a scheme change for this land to be zoned Residential 1. This zoning scheme change appears to have been missed when the current Operative District Plan was formulated, and the Rural Production zoning has been carried forward again into the Proposed Plan.

It is much more appropriate for these eight sites, averaging approximately 1000m² in area, to be zoned General Residential.

Verbal Presentation by Nigel Ross re Original Submission S381

My name is Nigel Ross, and I am a Licensed Cadastral Surveyor

I consider myself to be the “Local Surveyor” in this locality, and thought that it was my responsibility to check various aspects of the Proposed Plan, on behalf of local landowners who generally don’t have an understanding of District Plan matters and their implications.

My original submission referred to a mapping error, and I was pleased that the Reporting Planner has recommended acceptance of my request to correct the zone boundaries. However, on inspecting the attached map, I note that the zoning of #115 has not been corrected. The blue border around #109 – #113 needs to enclose #115 also. There is a residential dwelling on this property.

