Submission on

Resource Consent Application

Form 13
Under Section 96 of the Resource Consent Management Act 1991.

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

Reference Number:	RCS261595535
Submitted On:	04/11/2026 04:12 p.m.

Person making submission:

Surname	Mugridge
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Submission on:

Application No	LU-2026-113534-00, SG-2026-113535-00
Name of Applicant	Phillip and Jacqueline Solomon
Type of resource consent applied for	Public notification of application for Resource Consent for non-complying subdivision
Brief description of proposed activity	Proposed subdivision by way of boundary adjustment to create 2 Lots which do not comply with applicable zoning rules.
Position on application	I oppose the application
Clearly state which parts of the application you support or oppose or wish to have amended:	Stormwater catchments Ecological and environmental values Productive Capacity
The reason for making my submissions are (briefly describe the reasons for your views):	We have lived at our property in Glenelg Road for over 30 years. We object to the application from the Solomon's to carry out a third subdivision of the property they purchased about 7 years ago. We understand their property is zoned Rural Production and that the previous RC's they have successfully obtained have eroded the intent of the overlay that this land is covered by. The Solomon's purchased this property fully aware of the zoning yet they have sought to emulate a suburban pattern of residential development on their site. Thankfully their application to subdivide half of their property into multiple house lots was rebuffed. They have been permitted to subdivide the original farm house site from the surrounding land and register a suburban style residential lot that would neither conform to Rural Residential or Rural Lifestyle minimum lot sizes. The Solomon's purchased the property with the intent to subdivide the property and captilise on the added value rewarded them by the subdivision of the land to residential. We believe that the consultants reports describing the character of development and landuse on our road is disingenuous. There is a range of rural activities undertaken on our road. Even though we both have had jobs in town our land has been used for rural purposes for the entire time we have been here and this is true of all the properties that surround us. The "quality of these activities" mentioned in the reports is subjective and a little offensive.

For the duration of the time we have lived at our property the subject site has been grazed, off and on, by local stock farmers and the previous owners. The subject site, previous to the Solomons' ownership, was pasture with stands of mature trees. The Solomon's have cleared the mature vegetation and have developed the property for residential purposes, this includes grading areas, constructing driveways, and a large new house and draining wet areas to public drains. The landscape work they have initiated is to create a suburban style frontage of mown grass edges and aesthetic hedging.

In our opinion we believe that since the subdivision application was rebuffed the Solomon's intend to continue to press council to relax the zoning for their property through incremental Resource Consents. If council grants yet another RC application for evermore subdivision of this property Council will have set precedents for enabling future challenges to the zoning rules relating to this property. Our view is that Council should be clear that the RC's granted for subdivision on this property are at an end and that the Solomon's should continue to utilise the land for the purposes intended in the Rural Production overlay. That is entirely in keeping with the character, environment and quality of the life we in Glenelg Road respect and wish to retain.

Furthermore we appreciate the privileged position we occupy in the Rural Production/Residential/Lifestyle zone. We enjoy the proximity to town, the space we are afforded to grow food, to have animals and to befriend like minded people. Many of the "Lifestyle" block subdivisions encroaching into highly productive land near us, we see, are being occupied by people who mow lawns at most. Glenelg Road is unique. It has been long established as a community of rural fringe dwellers who respect our role in contributing to a positive rural environment. We respect the activities of farmers and growers around us and we see ourselves as part of the Rural Production environment.

We ask Council to give regard to the matters listed in DD4.4.2 Rural Productive Policies and to Council's Future Development Strategy which states a desire to minimise urban sprawl and protect productive land and support carefully planned growth on the outskirts. We don't believe that the Solomon's objectives are to make a positive contribution to the environment, improve the productivity of their land or make a positive contribution to the community and we believe their development proposals undermine the purpose of the rules of the zoning affecting the land.

We also urge council to carry out a full analysis of the downstream affects of flooding that is generated from the catchment at the top of Glenelg Road. In the last few years houses on our road have flooded that haven't before. Council have worked on the drains but with increasingly loaded weather events properties like ours and the Solomon's are important in holding and slowing the runoff into the large drains downstream from us. Our orchard becomes a temporary lake holding water on our property during extreme rain. The Solomon's property has areas of very spongy ground and is clearly visible by the presence of pockets of rushes. They have started draining these areas and have installed drainage pipes that discharge into the roadside drain. Our assumption is that their intention is to prepare the land for house sites. Also their concreted driveways and added impermeable areas have contributed to the rate of runoff from their property in weather events.

We thank you for your consideration and urge you to reject this application.

I wish the Gisborne District Council to make the following decision (give details, including nature of any conditions sought):	We wish the Council to determine that the Consents issued to the Solomon's is at an end. That the development they have carried out to date for current and residential purposes is complete. That any further development on the property is for the enablement of rural productive purposes.
I wish to speak at the hearing in support of my submission	No
Would you consider presenting a joint case with others who have made a similar submission?	Yes

Confirmation

Are you submitting this form on behalf of another person?	No
I confirm that all the above details are correct.	Yes