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:	RCS261629016
Submitted On:	18/11/2026 09:06 p.m.

Person making submission:

Surname	McGregor
First Name(s)	Stewart & Katherine
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Submission on:

Application No	Application No: LU-2026-113534-00, SG-2026-113535-00
Name of Applicant	Phillip & Jacqueline Solomon
Type of resource consent applied for	Land-Use, Subdivision
Brief description of proposed activity	Subdivision by way of boundary adjustment between Lot 1 DP 549844 and Lot 2 DP 573026 to create Lots 1 and 2 which do not comply with the minimum allotment sizes and to construct a dwelling on the proposed Lot 1.
Position on application	I oppose the application
Clearly state which parts of the application you support or oppose or wish to have amended:	We oppose this application in full
The reason for making my submissions are (briefly describe the reasons for your views):	Please see attached document.
I wish the Gisborne District Council to make the following decision (give details, including nature of any conditions sought):	We would like the Gisborne District Council to oppose this and any further subdivision requests or zone changes for this side of Glenelg Road on productive land.
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

Reasons for Submission 2.docx (11 kb)

Confirmation

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

Reasons for Submission

Our property at 73 Glenelg Road is bounded by pastoral land to the South, a vineyard to the west and the applicants proposed subdivision to the North. The subdivision and proposed building site will overlook our property.

1. Land Use

The applicant acknowledges that the proposed subdivision will be a "Lifestyle" block. This will reduce the area of productive land. The proposed land use change is clearly against the Gisborne District Council 10 year plan which allows a minimum lot size of 8ha on the northern size of Glenelg Road, zoned Rural Productive. This land has grazed cattle and sheep and produced hay. If only 1 Lot is to now be productive this proposal is also against the Highly Productive Land 2022 standard and will fragment the productive land area further. If the stockyards are to be removed from Lot 1 what provision will be made for stock that may be held on either of the Lots?

2. Drainage

Part of the subdivision drains through our property. Any storm water runoff from any further building sites will affect our property as there will be less ground saturation and the existing natural overland paths flow over our land meaning the likelihood of more flooding in an area already prone to it. It is NOT good enough to have this addressed at building consent stage due to the huge impact it would have on our property and productivity.

3. Traffic

Traffic on our narrow rural road is intense. With further subdivision this traffic will increase as each house averages two vehicles plus farming activity. Our road is unmarked and has a deep ditch on one side leaving little room for error or large vehicles.

4. Water

All water easements need to be kept clear of any development as water from the Brewery Spring crosses the applicants land.

5. Amenity Value

Our amenity value and rural ambience will be greatly affected. The subdivided section/house site will overlook our property thereby impacting our whole lifestyle. With no building plans to be consented it means we have no say in the way these are built (ie) two storey with outbuildings, blocking our view which impacts on the rural character of our property where we have lived for over 30 years. Our property's rural character will be impacted by any further subdivision of the land adjoining our property and could cause reverse sensitivity to our farming practices.

6. Subdivision

The proposal does not comply with the minimum allotment size. If this subdivision was allowed would that open the door for all other properties on this side of Glenelg Road to be subdivided?

There are already two houses on the applicants property. A lifestyle block will be subject to the many rural, pastoral and horticultural activities including noise. Allowing this proposal will encourage further loss of productive land. A lifestyle block on out boundary will have a negative effect on our farming operation.

Glenelg Road provides a buffer between lifestyle blocks and productive land. There are no exceptional circumstances to override the rules for subdivision.

We therefore object to the proposal.