Submission on

Resource Consent Application

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

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

Received via:	Email
Submitted On:	19/11/2026 01:22 p.m.

Person making submission:

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Submission on:

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	Boundary adjustment subdivision and construction of an additional dwelling at 95 Glenelg Road.
Position on application	I oppose the application
Clearly state which parts of the application you support or oppose or wish to have amended:	Proposed subdivision and additional dwelling at 95 Glenelg Road.
The reason for making my submissions are (briefly describe the reasons for your views):	See submission write-up on pages 2·3.
I wish the Gisborne District Council to make the following decision (give details, including nature of any conditions sought):	I respectfully request that resource consent be declined.
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?	No

Submission write-up (pages 2·3)

Submission Opposing Resource Consent Application

95 Glenelg Road, Makauri, Gisborne

Application numbers: LU-2026-113534-00 and SG-2026-113535-00

To: Gisborne District Council

I wish to formally oppose the above resource consent application for the proposed boundary adjustment subdivision and construction of an additional dwelling at 95 Glenelg Road.

Our connection to the Glenelg Road area

Our family has a long-standing connection to this area. My grandfather purchased land here in the 1930s, and my 81-year-old mother still lives on the family property today. Over many decades, our family has watched the Glenelg Road area change and has developed a strong interest in its future.

When my parents built their home on the property, they had hoped to section off a front paddock so that I might have the opportunity to build there in the future. At the time, they were advised that this was not permitted.

I appreciate that planning rules and circumstances can change, but this experience has stayed with our family. It makes it particularly important to us that Council applies its planning principles consistently and carefully, especially when it comes to protecting rural land from further fragmentation.

Our greatest concern is the ongoing loss of productive rural land and the long-term impact this has on the character and future of the wider Glenelg Road area.

1. Protection of productive rural land

The property is situated within the Rural Production Zone and includes land identified as interim Highly Productive Land.

The proposed subdivision would create a 1.5851-hectare allotment and a second allotment of approximately 4.9332 hectares. Neither meets the minimum 8-hectare allotment requirement for the zone.

I am concerned that allowing this development would further undermine the purpose of the Rural Production Zone, which is to protect productive land and retain opportunities for genuine primary production.

Although the applicant describes this as a boundary adjustment rather than the creation of additional titles, the practical outcome is another small residential lifestyle property, with a dwelling and associated infrastructure.

Council's own assessment identifies approximately 0.7 hectares of interim Highly Productive Land on the proposed smaller lot and raises concerns about the loss of productive capacity. I am particularly concerned that the applicant has not provided the site-specific soil and land-use capability assessment needed to demonstrate that this land can be developed without unacceptable consequences for its productive potential.

Once land is committed to a dwelling, access, wastewater infrastructure and residential use, its future availability for productive purposes is significantly reduced.

2. Further fragmentation and cumulative effects

I am concerned about the precedent this application could establish.

The surrounding area has already experienced subdivision and lifestyle development. Continuing to approve smaller residential allotments within the Rural Production Zone will gradually erode the availability of productive rural land.

A previous application for further subdivision of this property was lodged in 2024, proposing four allotments. That application received five opposing submissions before being withdrawn.

I believe Council needs to consider the cumulative effects of repeated subdivision proposals rather than viewing each application in isolation.

Each individual development might appear relatively small, but over time the combined effect is the gradual fragmentation and loss of rural land. Once productive land is committed to residential development, it is difficult to return it to productive use.

3. Effects on neighbouring rural and horticultural activities

I also have concerns about the proposed dwelling's proximity to the established vineyard adjoining the property.

The proposed dwelling platform is approximately 40 metres from the vineyard boundary. While this exceeds the minimum 30-metre setback, I do not believe this alone adequately addresses the potential for reverse sensitivity effects.

Normal vineyard operations can involve agrichemical spraying, machinery noise, dust, odour and other activities associated with commercial production.

These are legitimate and expected activities within a Rural Production Zone. Existing rural businesses should be able to continue operating without additional pressure, complaints or restrictions arising from new residential development.

The proposed dwelling will also rely on roof-water collection for its water supply, raising further concerns about potential spray drift and the future occupants' perception of their water quality.

Council's assessment identifies concerns about the lack of a detailed assessment of vineyard operations and a sufficiently developed buffer and screening plan. I do not believe these matters have been adequately addressed.

4. Rural character and the future of the area

For our family, Glenelg Road is more than simply a location. It is an area with a long history of rural activity and family connections.

We would like to see it retain its identity as a working rural environment, where productive land and established rural businesses are protected.

I am concerned that continued residential subdivision will gradually change the nature of the area, making it increasingly difficult for productive rural activities to operate without conflict.

The existence of other lifestyle properties nearby should not automatically justify further residential development in an area specifically zoned for rural production.

5. Long-term planning considerations

I believe Council needs to take a long-term view when considering this application.

Protecting highly productive land is important not only for current landowners and businesses but also for future generations.

Our family has had a connection to this land since the 1930s. We would like to see future generations have the opportunity to enjoy and benefit from a rural environment where productive land is valued and protected, rather than progressively divided into smaller residential properties.

The National Policy Statement for Highly Productive Land is intended to prevent the gradual loss and fragmentation of this valuable resource. I believe the concerns identified in Council's own assessment deserve considerable weight.

Conclusion

For the reasons outlined above, I strongly oppose the proposed subdivision and additional dwelling at 95 Glenelg Road.

Our primary concern is the ongoing loss and fragmentation of productive rural land and what this means for the future of the wider Glenelg Road area.

I ask Gisborne District Council to give significant weight to the protection of highly productive land, the cumulative effects of rural subdivision, the ongoing operation of established rural businesses and the long-term integrity of the Rural Production Zone.

I respectfully request that resource consent be declined.

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Date: 19 November 2026