

Horotiu Properties Limited

Submitter #397

Hearing 25 – Zone Extents

10 June 2021

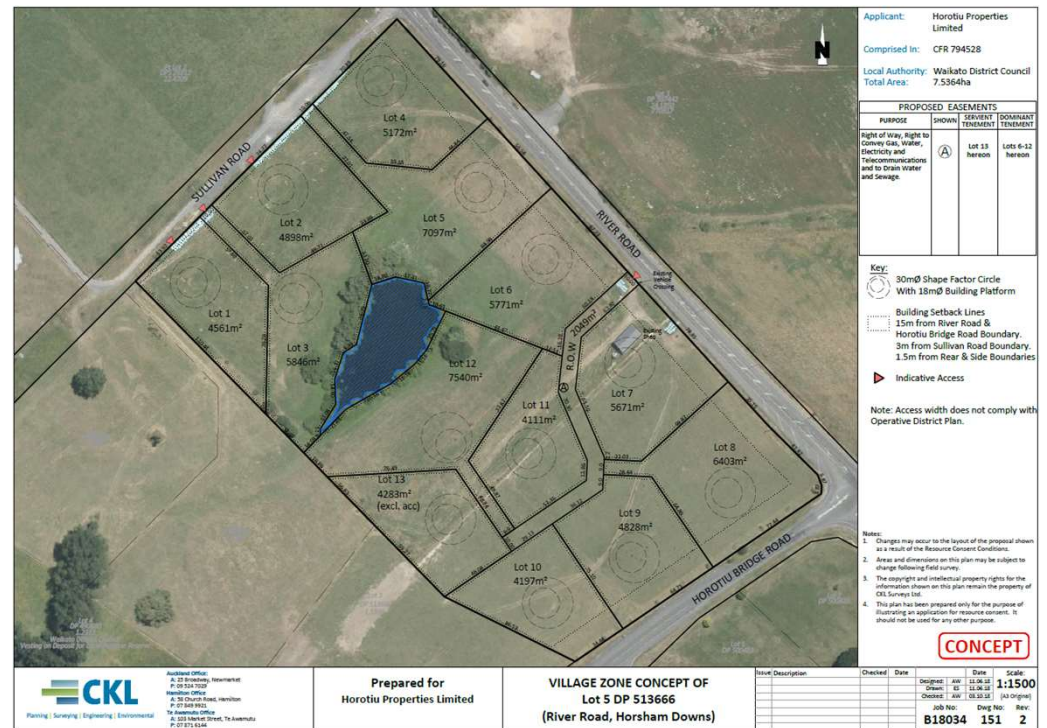
Site – 11-27 Sullivan Road

- The notified version of the PWDP identified the property to remain rural zoned without consideration of the uniqueness of the subject site.
- The site is bounded by Sullivan Road on its northwest boundary, River Road on its northeast boundary, Horotiu Bridge Road on its southeast boundary and two rural-residential properties on its southwest boundary.
- The site is not suitable for productive rural use, due to historic sand mining activities degrading the top soil.
- HPL has identified the growth potential of its property due to its location adjacent to Horotiu Village with existing community facilities and industrial activities providing local employment opportunities. The HPL site is not able to support compact productive rural activities due to its degraded top soil.
- Given the size, location, degraded condition, and adjacent village development, the retention of Rural Zoning on the subject site represents an inefficient use of a potential rural lifestyle land resource.



Concept Plan – 11-27 Sullivan Road

- Approximately 13 additional lots and separate titles around the existing pond.
- Maintain yard setbacks along River Road and Horotiu Bridge Road.
- Individual on-site wastewater management and disposal systems to support a minimum net site area of 5,000m².
- In terms of access and traffic safety effects, the site has frontage to multiple existing roads to ensure with good visibility.



Relief sought

- The submitter seeks that:
 - Its property at 11-27 Sullivan Road be zoned 'Country Living Zone' on the planning maps; and
 - Any further necessary and consequential amendments to the provisions, including any cross-references in other chapters, to give effect to the relief sought.
- Overall, the Country Living Zone for HPL's site would complement the existing local community and this rezoning would be consistent in achieving the positive environmental, social, cultural and economic outcomes. Further, the rural residential lots will be largely self-sufficient in terms of 3 waters infrastructure.
- Further, it is anticipated that facilitating growth within a defined area at Horotiu will reduce the demand for rural residential development elsewhere in the wider Horotiu area and in doing so, avoid the further fragmentation of rural land holdings in the Rural Zone.
- It does not represent fragmentation or loss of productive rural land, due to the degradation of the soil resource by historic sand mining activities.