



Submission on Proposed Far North District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Far North District Council - District Planning

Date received: 23/09/2022

This is a submission on the following proposed plan (the **proposal**): Proposed Far North District Plan

Address for service:

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Attachments:

Rural Production Minimum Lot Sizes Too Big.png

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

Submission points

Point 19.1

Section: Subdivision

Sub-section: Standards

Provision:

	Discretionary
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Zone	Controlled Activity	Activity
Rural Production	40ha	8ha
Rural Residential	4,000m ²	2,000m ²
Rural Lifestyle	4ha	2ha
General Residential	600m ²	300m ²
Mixed Use	2,000m ² onsite wastewater disposal 250m ² reticulated wastewater disposal	no minimum lot size
Light Industrial	2,000m ² onsite wastewater disposal 500m ² reticulated wastewater disposal	no minimum lot size
Heavy Industrial	2ha	5,000m ²
Horticulture Processing Facility	2ha	5,000m ²
Horticulture	10ha	4ha
Settlement	3,000m ²	1,500m ²
Kororāreka Russell Township	1,000m ²	800m ²
All other zones	N/A	N/A
All allotments created for public works, network utilities, reserves or access	No minimum lot size	no minimum lot size

Sentiment: Oppose

Submission:

I oppose that the Rural Production minimum lot sizes have been increased so much. Doubling the size of the controlled activity from 20ha min to 40ha min, and also the discretionary going from 4ha min to 8ha min, also removing all other options for Titles pre 2000.

Where is the new land coming from? (because it's clear across the entire district that land zoning has been choked rather than increased)

Relief sought

I suggest - some other councils are allowing Rural 'clusters' similar to what the old DP allowed. This means that New Zealanders can still buy a small rural block of land to live on rather than having a massive 8Ha lot to keep (or not keep!).

S28.001

- Retain the 20ha min as a controlled activity
- Retain the 4ha min as a discretionary activity
- Add a 'cluster' option for rural areas to be subdivided - I suggest 4 x 4,000m² sections per parent lot. (which means the bulk of the farm is retained in one large lot)

Subdivision Rules	Lot sizes			
	Permitted	Controlled	Restricted Discretionary	Discretionary
Rural Production		20ha	12ha OR 4000m ² + 1x 4ha (pre 2000) max 3 OR 2ha (pre 2000) max 5	4ha OR 2000m ² + 1x 4ha (pre 2000) max 3

Zone	Controlled Activity	Discretionary Activity
Rural Production	40ha	8ha