

Far North Proposed District Plan

28 October 2025

Hearing 16

Subdivision



**Te Kaunihera
o Te Hiku o te Ika**
Far North District Council

**HE ARA TĀMATA
CREATING GREAT PLACES**
Supporting our people

Contents of S42A Report Writers Overview



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Subdivision - Overview of Submissions



- 581 Original Submission Points
- 1,105 Further Submission Points
- Submissions came from Central and Local Government organisations, local planning and surveying companies, Iwi Authorities, Hapū and marae, key interest groups, individuals and others. These submissions covered a range of matters.

Subdivision - Key Conclusions



- New objective, policy, and discretionary activity rule that relates to highly productive land.
- Amendments to recognise indigenous vegetation and habitats of indigenous fauna, with SNAs references deleted.
- Updates to reference precincts, development areas, and the term 'planned environment'.
- New objective ensuring subdivision aligns with additional infrastructure.
- Enabling subdivision around existing residential units in the Rural Production zone (subject to strict requirements).
- Reduced minimum and average lot sizes for environmental benefit and management plan subdivisions.
- Inclusion of an additional note to further clarify the Transport Chapter provisions may apply to subdivision.
- Removal of the requirement for subdivisions to provide telecommunications connections.
- Minor amendments across objectives, policies, rules, and standards to improve consistency, address reverse sensitivity, and decouple from the Far North District Engineering Standards.

Evidence and Statements

- Issues raised in pre-circulated evidence and statements include:
 - Amendments sought to the Management Plan Subdivision rule, including increasing the required average lot size within the Coastal Environment.
 - Reduction of the minimum balance lot size for Environmental Benefit Subdivision from 40ha to 20ha.
 - Additional information requirements and standards relating to the Environmental Benefit Subdivision rule.
 - Consideration of the policy framework for the Management Plan and Environmental Benefit rules.
 - Inclusion of new matters of control or discretion for certain subdivision rules.
 - A number of matters addressed in previous hearings.
 - Reduction of the minimum lot size in the Rural Production Zone to 20ha.
 - Amendments to SUB-R10 (Subdivision of sites near Critical Electricity Line Overlays).
 - Subdivision within the Coastal Environment Overlay.
 - Additional references to the protection of infrastructure within the subdivision objectives and policies.
 - Application of SUB-S6 (Electricity and Telecommunications Connections) as a requirement across all zones.

Resolved Issues Pre Hearing

SUB-R20	Subdivision <u>creating one or more additional allotments of a site⁶⁷</u> within the Coastal Environment (excluding Outstanding Natural Character Areas)	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-RXX ⁶⁸	<u>Subdivision of land within 100m of a Mineral Extraction Zone</u>	
All zones (excluding Kauri Cliffs Golf Living sub-zone) ⁶⁹	<u>Activity status: Discretionary</u>	<u>Activity status where compliance not achieved: N/A</u>

- Waiaua Bay Farms Limited
 - Identified an error in Appendix 1 - Subdivision (recommended provisions) that was inconsistent with the Hearing 15A recommended amendments to the Subdivision Chapter. I agree this is an error and recommend its amendment.