



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: 20/10/2022

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

Address for service:

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New Zealand
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Attachments:

photos of original condition of the farm before development.pdf

I wish to be heard: No

I am willing to present a joint case: No

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 76.1 **S290.001**

Section: Subdivision

Sub-section: Rules

Provision:

SUB-R6 Environmental benefit subdivision

Rural
Production
zone

Activity status: Restricted Discretionary

Activity status where compliance not achieved with RDIS -1, RDIS-2, RDIS-3, RDIS-4 and RDIS-5 is not achieved: Discretionary

Where:

RDIS -1

1. Subdivision complies with standards:
SUB-S2 Requirements for building platforms for each allotment;
SUB-S3 Water supply;
SUB-S4 Stormwater management;
SUB-S5 Wastewater disposal;
SUB-S6 Telecommunications and power supply;
SUB-S7 Easements for any purpose; and
SUB-S8 Esplanades.

Activity status where compliance not achieved with RDIS-6, RDIS-7 and RDIS-8 is not achieved: Non-complying

RDIS -2

The Environmental benefit subdivision complies with either Table 1 or Table 2 as follows:

Table 1.

Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 4ha – less than 10ha	1
Greater than 10ha – less than 20ha	2
Greater than 20ha	3

Table 2.

Total area of natural wetland to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 0.5ha (5,000m ²) – less than 1ha	1
Greater than 1ha – less than 2ha	2
Greater than 2ha	3

RDIS-2

Each separate area of significant indigenous vegetation, significant indigenous habitat or natural wetland included in the proposal must be assessed by a suitably qualified and experienced ecologist as satisfying at least one criteria in Appendix 5 of the Northland RPS (Criteria for determining significance of indigenous biodiversity).

RDIS-3

The significant indigenous vegetation, significant indigenous habitat or natural wetland must be added to the list of scheduled Significant Natural Areas in the District Plan, which will be incorporated into the District Plan as part of the next plan update plan change.

RDIS-4

The subdivision proposes to protect all areas of indigenous vegetation, indigenous habitat or natural wetland by way of a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977.

RDIS-5

An ecological management plan is prepared to address the ongoing management of the covenanted area to ensure that the values are maintained and the plan includes:

1. Fencing requirements for the covenant area
2. Ongoing pest plant and animal control
3. Any enhancement or edge planting required within the covenant area

RDIS-6

All proposed new environmental allotments are to be a minimum size of 2ha in area and the balance lot must be greater than 40ha.

RDIS-7

This rule has not been used previously to gain an additional subdivision entitlement.

RDIS-8

Where the land to be subdivided contains versatile soil (as determined by a property scale site specific Land Use Capability Classification prepared by a suitably qualified person), the proposed new allotments created by the new

environmental benefit lot subdivision, exclusive of the balance area, must not individually contain more than 15% versatile soils within the allotment.

Matters of discretion are restricted to:

- a. subdivision design and layout and proximity to the significant indigenous vegetation, significant indigenous habitat or natural wetland being protected;
- b. the ecological benefits that will result from the subdivision and level of protection and enhancement proposed;
- c. matters contained in the ecological management plan for the covenant area;
- d. effects of the subdivision on rural character and amenity values;
- e. the extent of earthworks including earthworks for the location of building platforms and access ways;
- f. effects on rural productivity and the availability and productivity capacity of versatile soils;
- g. potential for reverse sensitivity effects;
- h. how the subdivision layout and design may impact on the operation, maintenance, upgrading and development of existing infrastructure assets; and
- i. any relevant matters of control in SUB -R3.

NOTE:

If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.

Sentiment: Oppose

Submission:

To whom it may concern,

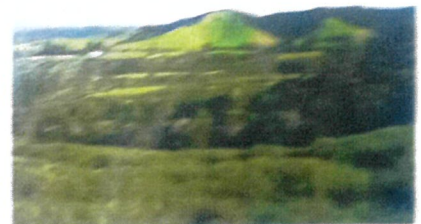
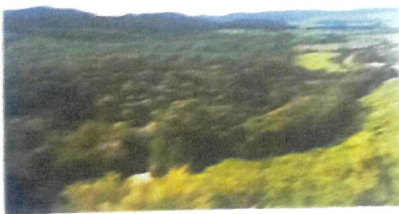
I would like to oppose Sub-R6, RDIS-6, as I believe the minimum size limit of 2ha is not realistic in many property locations. This lot size (2ha) is too big for many property owners to manage. There are significant amount of properties in Northland that is marginal production land that is covered in invasive species such as gorse and Woolly Nightshade. These areas should be able to be subdivided into smaller lots so they can be easily managed to control invasive species that are spreading throughout Northland and onto good productive lands.

Relief sought

I would like the council to consider reducing this minimum size limit from 2ha down to 1ha site allotments.

In my case I have cleared and eradicated over 60% of the farm from Gorse and Woolly Nightshade, and I would not like to see more of it growing back over time. To allow me to reduce the allotment size down to 1ha would allow a much more controlled environment to control these weeds and reduce the price of sections available for lower income families to be able to afford to live in our Northland area. These soils are not highly productive and are class 4 and above.

Photos

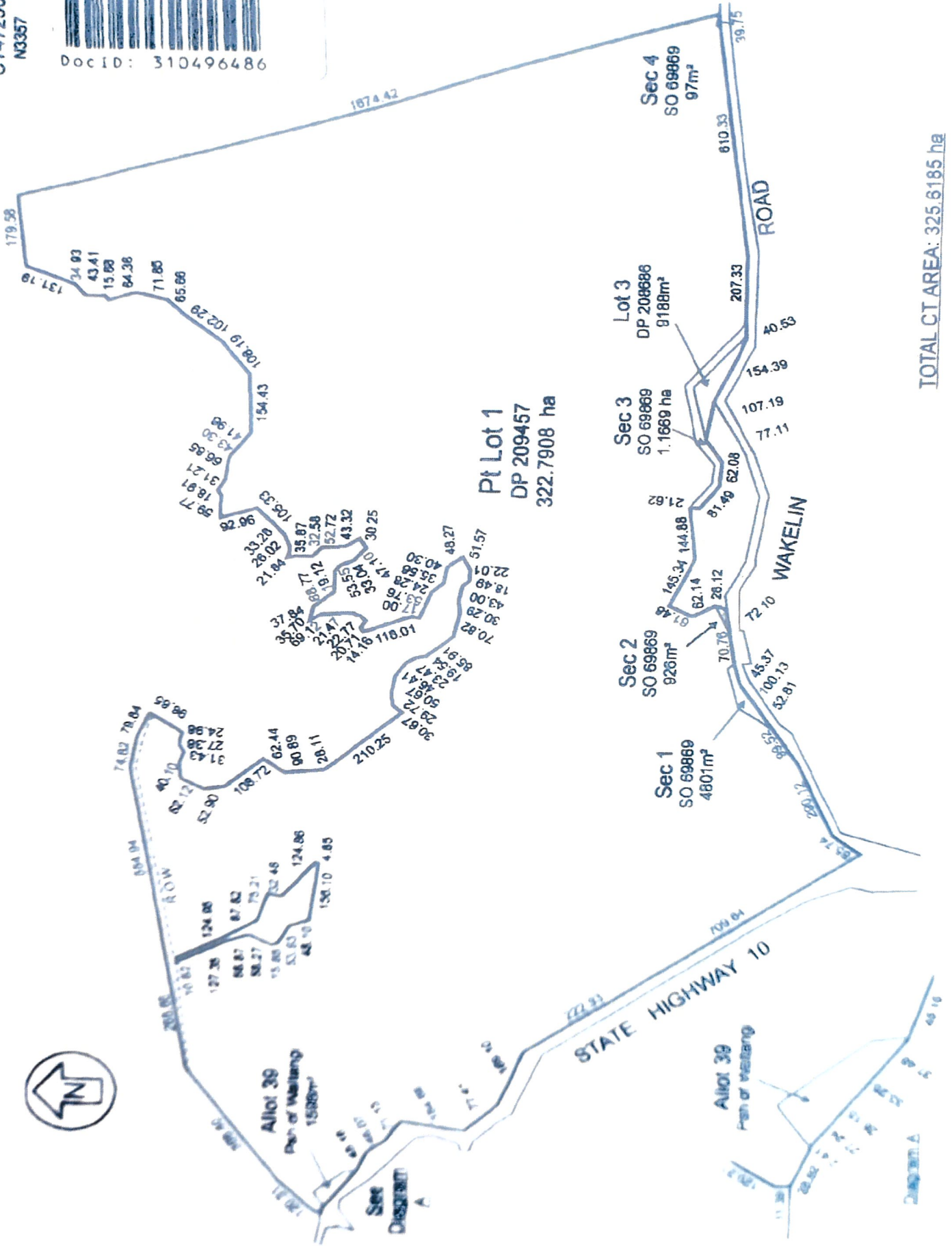


→ Professionals

CT47250
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TOTAL CT AREA: 325.6185 ha



