



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: 18/10/2022

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

Address for service:

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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 35.1 **S174.001**

Section: Subdivision

Sub-section: Standards

Provision:

Zone	Controlled Activity	Discretionary 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 ability for new titles to be created in rural communities for housing & lifestyle blocks? (because it's clear across the entire district that land zoning has been choked rather than increased)

Consider the amount of new housing that has been built across rural communities over the past 15 years (on new Titles - can we really expect all that development to rush into our towns?)

Relief sought

Change Discretionary Rule back to 4ha as per current plan.

Add the current Restricted Discretionary rules below back in:

3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or

4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site

that existed at or prior to 28 April 2000;

Point 35.2 **S174.002**

Section: Subdivision

Sub-section: Standards

Provision:

SUB-S1 **Minimum allotment sizes**

Zone	Controlled Activity	Discretionary 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: Support

Submission:

I support mixed use having no minimum lot size.

This allows for townhouse developments and similar in townships like Kerikeri where they would be super beneficial for the working class.

Relief sought

I support mixed use having no minimum lot size.

Point 35.3 **S174.003**

Section: Subdivision

Sub-section: Standards

Provision:**SUB-S1 Minimum allotment sizes**

Zone	Controlled Activity	Discretionary 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: Support in Part**Submission:**

I support residential having 600m² and 300m² as minimum lot sizes, however with townhouse developments likely to become more popular in our town centres thought should be given to if the minimum should be 200m²?
It allows for smaller developments in serviced areas, which is a good improvement.

Relief sought

With townhouse developments likely to become more popular in our town centres thought should be given to if the minimum Discretionary size should be 200m²?

Wastewater and stormwater considerations, as always, would need to be covered as part of RC.

Point 35.4 S174.004**Section:** Subdivision**Sub-section:** Standards**Provision:****SUB-S1 Minimum allotment sizes**

Zone	Controlled Activity	Discretionary Activity
Rural Production	40ha	8ha

Rural Residential	4,000m ²	2,000m ²
Rural Lifestyle	4ha	2ha
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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: Support

Submission:

I support Rural Residential having a Discretionary minimum lot size of 2000m².

Relief sought

Engineers, wastewater designer and the Whangarei District have proved that Rural Residential sites can have an effective stormwater and wastewater system on lots as small as 2000m², so i support this minimum size.