

## Introduction

Waikato District Council has prepared the Proposed Waikato District Plan (Stage 1) (Proposed Plan (Stage 1)) and is now open for submission.

The Proposed Plan (Stage 1) is a review of the current Operative Waikato District Plan (Operative Plan). Following the local government boundary changes in 2010, the Operative Plan has consisted of a Waikato section and a Franklin section. The Proposed Plan (Stage 1) combines the Waikato and Franklin sections into a single district plan with an integrated approach to growth, development and the sustainable management of natural and physical resources across the district.

The Proposed Plan (Stage 1) relates to all chapters arising from the review of the Operative Plan except for the provisions for Natural Hazards and Climate Change.

The preparation of draft provisions for the Natural Hazards and Climate Change chapter is awaiting the completion of technical reports relating to flooding from rivers and coastal inundation and erosion. Consultation on Natural Hazards and Climate Change will be undertaken during the rest of 2018. It is anticipated that the review of the Operative Plan relating to Natural Hazards and Climate Change will be notified as Stage 2 in 2019.

For help on how to make a submission using this page [click here to watch our "how to" video](#)

## Privacy Statement

The Resource Management Act 1991 requires submissions and details of the submitter (name and contact details) to be made available to the public. Your contact details are needed:

- to enable any further submitter to serve a copy of their further submission on you;
- for Council to arrange a hearing date and time for you to speak to the Hearing Panel (if you ask to be heard on your submission);
- so Council can inform you of the decision(s) on your submission(s); and
- so any submitter who appeals Council's decision on a matter relevant to your submission can provide a copy of their appeal to you

First Name:

Last Name: \*

Organisation:

On behalf of:

Postal Address:

Suburb:

City:

Country:

New Zealand

PostCode:

2340

Preferred method of contact

- Email  Postal

Would you like to present your submission in person at a hearing?

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

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### Consultation Document Submissions

Section C Rules > Chapter 22: Rural Zone > 22.4 Subdivision > 22.4.1

- Support  
 Oppose  
 Amend

### Decision Requested

1. **22.4.1.2(a)(i) General Subdivision (Rural Zone) – Date of Title**

#### **Amend**

**Decision requested** – The issue of title date should be bought up to the operative date of the proposed plan. If not for all titles then certainly for Franklin titles. We also request that exceptions to this rule (i.e. those that are classified as Prohibited Subdivision) are noted or referred to in this rule as is the case in the current operative plan.

#### **Reason for Decision Requested**

**Reason** – The proposed plan is incorporating Franklin section titles that have not had this opportunity for subdivision previously so should not be penalised by the implementation of the date restriction which is only relevant to the Waikato section of the current District Plan. Specification of exceptions to this rule will ease interpretation and understanding of the rule.

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Section C Rules > Chapter 22: Rural Zone > 22.4 Subdivision > 22.4.1

- Support  
 Oppose  
 Amend

### Decision Requested

1. **22.4.1.2(a)(iv) General Subdivision (Rural Zone) – Proposed lot size 8,000m<sup>2</sup> to 1.6ha**

#### **Amend**

**Decision requested** – Reduce minimum lot size to 4,000m<sup>2</sup>.

#### **Reason for Decision Requested**

**Reason** – A minimum lot size requirement of 4,000m<sup>2</sup> will allow for some flexibility while still provided generous

sized lots appropriate in the rural zone. A minimum lot size of 8,000m<sup>2</sup> will only serve to fragment rural land and potentially designate productive land for inappropriate use in large residential lots. For many people 8,000m<sup>2</sup> is not a manageable sized lot and rural usage of the land within many 8,000m<sup>2</sup> lots will not be utilised to its full potential. Regional Council has a 2,500m<sup>2</sup> minimum in the rural zone which should be considered when designating lot minimum area so as to minimise urban sprawl and best maintain the rural land resources in the district. This is particularly relevant for the Franklin area as subdivision is currently allowable to 2,500m<sup>2</sup> and for future development to be consistent with existing development a smaller lot size than 8,000m<sup>2</sup> would be more appropriate.

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Section C Rules > Chapter 22: Rural Zone > 22.4 Subdivision > 22.4.1

- Support
- Oppose
- Amend

### Decision Requested

1. **22.4.1.4(a)(i) Boundary relocation (Rural Zone) – Specified date for titles undergoing relocation**

**Amend**

**Decision requested** – Remove specification of a date for titles undergoing the boundary relocation.

### Reason for Decision Requested

**Reason** – Imposing a specific date that the titles undergoing boundary relocation have to have been issued before is an excessive restriction and constraints of this level are not appropriate for boundary relocation. It is unclear as to what will be achieved by the imposition of such a date.

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Section C Rules > Chapter 22: Rural Zone > 22.4 Subdivision > 22.4.1

- Support
- Oppose
- Amend

### Decision Requested

1. **22.4.1.4(a)(iv) Boundary relocation (Rural Zone) – size of one lot to be at least 8,000m<sup>2</sup>**

**Amend**

**Decision Requested** – To reduce the minimum lot size resulting from boundary relocation to at least 4,000m<sup>2</sup> if not 2,500m<sup>2</sup>. If not reduced to 2,500m<sup>2</sup> then it is requested that a specific clause enabling boundary relocation for pre-existing lots smaller than 8,000m<sup>2</sup> that have been previously been created via compliance with the Franklin section of the District Plan.

### Reason for Decision Requested

**Reason** – Under the current Operative Waikato District plan Franklin section there is provision for lot size of down to 2,500m<sup>2</sup> in the rural zone therefore, by imposing a minimum lot size requirement of 8,000m<sup>2</sup> for lots resulting from boundary relocation it would preclude lots <8,000m<sup>2</sup> that have been created under the current Franklin section of the District Plan from being able to undertake boundary relocation subdivision in the future.

Further, a minimum lot size of 8,000m<sup>2</sup> will only serve to fragment rural land and potentially designate

productive land for inappropriate use in large residential lots. For many people 8,000m<sup>2</sup> is not a manageable sized lot and rural usage of the land within many 8,000m<sup>2</sup> lots will not be utilised to its full potential. This will not promote efficient rural usage of land and jeopardises Policy 5.2.2 of the proposed District Plan which states that "Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located". Regional Council has a 2,500m<sup>2</sup> minimum in the rural zone which should be considered and implemented when designating the minimum lot area so as to minimise urban sprawl and best maintain and enable efficient usage of rural land resources in the district.

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Section C Rules > Chapter 22: Rural Zone > 22.4 Subdivision > 22.4.1

- Support
- Oppose
- Amend

### Decision Requested

#### 1. 22.4.1.6(a)(i) Conservation lot subdivision – Contiguous area to be protected

Support

**Decision requested** – Proceed with indicated areas to be legally protected and the resultant maximum number of new records of title.

#### Reason for Decision Requested

**Reason** – The proposed contiguous areas required for the production of new records of title are achievable and appropriate within the region and will serve to protect generous regions of significant natural areas.

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Section C Rules > Chapter 22: Rural Zone > 22.4 Subdivision > 22.4.1

- Support
- Oppose
- Amend

### Decision Requested

Remove reference of 'or its equivalent in a previous District Plan' from Rule 22.4.1.6(viii)

#### Reason for Decision Requested

This rule appears to preclude any protection of existing unprotected Qualifying or Significant natural features that would since the previous environmental lot subdivision qualify for protection under the proposed rules. This rule should instead reference any feature protected under the proposed plan only.

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#### MapsPoint Map:

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- Support
- Oppose
- Amend

### Decision Requested

Address: 598 Kohanga Road, Onewhero 2697

Amendment sought to extend the Village Zone onto Lot 1 DPS 62348.

#### Reason for Decision Requested

This land provides a logical extension of the village zoning. Onewhero is a growing area and additional development must be planned to cater for the additional demand.

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Attached Documents

File

No records to display.