

Far North Proposed District Plan - Hearing 9

Lay Evidence by G A Pillips on Rural Production Zone Related Rules

Property Owner	-	G A Phillips
Property address	-	668 Paihia Road (State Highway 11), Opuia
Reference	-	FS 141
Hearing dates	-	2 nd to 5 th December 2024
Attendance at Hearing	-	No

1.0 Background

During the submission period of the FNDC Proposed District Plan (PDP) I was in Australia getting medical treatment and was unable to send in a submission within the specified period.

In the PDP, the western area of my property is now identified as located within the Rural Production zone (RPZ). I agree to this zoning. However, I find that the Zone Rules in the PDP for the RPZ are excessively restrictive in terms of subdivision and development. I also noted that a number of other submitters also opposed the proposed PDP Rules for the RP zone.

2.0 Further Submission

I made a short further submission supporting the submissions of 3 parties who had raised concerns similar to mine. These are explained below.

2.1 Submission S190.001

Amend SUB-S1, minimum lot sizes applying to the Rural Production Zone to: Controlled Activity: 20ha; Restricted Discretionary Activity: 12ha; OR in each five year period, up to 2 lots of between 3,000m² and 1ha over the period of the life of the District Plan; Discretionary Activity: 4ha.

I support the above submission and those who have made similar requests to Council.

My reasons for supporting this submission are.

- The RP zone covers a large area of the Far North District. Out of these there are many areas which are not suitable for rural production activities due to soil conditions and land form. The western flat area of my property is identified in the Northland Regional Council (NRC) plans and in the PDP as floodable. The western part of my property is a hill. Therefore overall, the property is not suitable for economically viable Rural Production activities.

- My wife and I are now over 75 years old. It has been my desire to separate the house area of the property for eventual retirement with inhouse care. We have no desire to live in a town area.
- With the current high cost of land and houses, many families are looking for affordable properties for rural lifestyle living. Allowing subdivision and development of marginalised land will support the New Zealand Governments effort to reduce cost of housing and cost of living and the FNDC's efforts on road to recovery from natural disasters experienced in the recent years.

Request to Commissioners and FNDC

Please reconsider the restrictive rules proposed for the Rural Production Zone and provide relief for retiring farmers and those who own marginalised land where Rural Production is not economically viable. The generic rules imposed on the rural areas is unfair on land owners.

2.2 Submission S 502.025

Amend earthworks rules to exempt any excavation works associated with fence lines, posts, piles, trenching of drains or cables, dam maintenance, normal rural practices, such as maintenance of farm drains, service connections, excavations for building foundations, septic tanks and associated drainage fields including on sites less than 8ha in extent.

My Reason for supporting this submission

In the PDP provision has been made for the exclusion of certain earth works activities due to the nature of the works on sites larger than 8ha. The activities stated to be excluded are normal practices which are not considered to create adverse effects on the environment. The effects of such activities on sites less than 8a are also similar and are not considered to be adverse due to the nature of the earthworks.

Request to Commissioners and FNDC

Amend the Earthworks rules accordingly to include the exclusions for sites less than 8ha in extent.

2.3 Submission S359.038

Overlap with regional rules/functions

There appears to be some overlap between the earthwork's provisions in the proposed plan and the Proposed Regional Plan (eg. Proposed Plan Rule C.8.3.1). This becomes problematic (and potentially costly) for applicants. For example, the matters for discretion seem to delve into regional council functions such as dust discharges to air and sediment and erosion control; this duplicates Proposed Regional Pan requirements for earthworks.

My Reason for supporting this submission

This submission was by NRC. As explained by the submitter, the overlap of PDP rules on earthworks with Proposed Regional Plan Rules will be problematic and potentially costly for applicants.

Request to Commissioners and FNDC

Amend the Earthworks rules accordingly to reduce costs to resource consent applicants.