



**District Plan Hearing Committee
Subdivision in the Rural area of the Far North District Council**

Under the proposed District plan rules, subdivision in the rural localities will almost be stopped.

Provision needs to be made for the separation of small rural properties.

A small rural property only occupies a small area of land. It provides the opportunity for another family to reside within the rural area.

People enjoy the rural lifestyle without having to own an economic farm.

People living in the rural area is great for the community.

I strongly request that limited provision is made within the district plan under a controlled or restricted discretionary activity.

Our previous district plan made provision for a retirement lot to be subdivided from a property held in a certificate of title more than 5 years old. That worked well.

Our existing operative district plan has provision for a subdivision to be carried out from a property with the certificate of title dated prior to 28 April 2000.

In northland there are large numbers of properties in the rural area that are too small to be of economic value. However, these properties could support more than one dwelling house.

Allowing the further subdivision of these properties would not have adverse effect on the production potential of rural northland.

It is simply un-economic to force everybody to reside within a township.

Council cannot afford to provide for infrastructure.

Sewerage

The new sewerage plant in Kerikeri is already at capacity. I have clients with land suitable for residential development who cannot have access to the Kerikeri sewerage system. Council has refused to allow my clients to combine with Council and financially contribute to the upgrading of the Kerikeri sewerage system.

Other towns in northland also have limited sewerage capacity. Yet a small rural property with Engineering advice can provide for onsite effluent disposal.

Stormwater

Council cannot afford to upgrade the existing stormwater systems in the towns. With correct Engineering design rural lifestyle lots can provide for onsite stormwater disposal.

In my opinion rural lifestyle lots should be encouraged to be on the smaller size like between 4000m² and 1ha.

Provision should also be retained to provide for rural properties where the occupier could keep a small number of animals. The 12ha size is suitable for this.

Regards
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