

Rural Subdivisions in Progress

Speaking Notes of Wendy Harris

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Background

- **I'm here to provide background information to the Panel about some particular rural subdivision applications that were affected by the immediate legal effect given to the 20ha subdivision and density rules in the General Rural zone.**
- **There are 3 submissions that relate to this issue and 2 of the submitters will be speaking this afternoon (John Waller and Julie & Paul Wyatt). Survus Consultants also lodged a submission on this issue but they won't be appearing.**
- **I will be providing background information to inform and assist the Panel.**

Proposed District Plan

- **The Proposed District Plan was publicly notified on 18 September 2021.**
- **Council applied to the Environment Court for subdivision and density rules in the General Rural Zone to have immediate legal effect (ILE).**
- **The court order was sought to protect rural amenity and rural production potential from a gold-rush effect of subdivision and residential activity.**
- **This was granted by the Court and meant that in the General Rural Zone, a minimum lot size of 20ha, and a minimum density of 20ha for 1 dwelling, had immediate legal effect.**

Rural subdivisions in progress

When the Proposed Plan was notified, there were 38 rural subdivision applications in progress. Since then:

- **1 application creating 2 x 4ha lots and 1 application creating 5 x 4ha lots have been granted (non-notified).**
- **1 application was amended to create complying 20ha lots and was granted (non-notified).**
- **6 applications have been withdrawn.**
- **30 applications are on hold and decisions have not been issued. The applications vary in size from 2 lots to 40 lots and in total, they seek to create 232 rural lots.**

Processing times

For the 30 applications still on hold, the processing times when the Proposed Plan was notified, were as follows:

- 13 applications were on 0-9 working days**
- 9 applications were on 10-19 working days**
- 8 applications were on 20+ working days**

Under the Operative District Plan, applications to create 4ha lots were generally processed as non-notified. So the timeframe for issuing decisions was usually 20 working days.

What's happening with these applications now?

- **The applications remain on hold.**
- **Applicants/agents have been invited to proceed.**
- **Most are uncertain about the outcome and concerned about proceeding.**
- **Some lodged submissions on the Proposed District Plan which seek amendments to allow these applications to be granted.**
- **Most are waiting on the decisions of the Hearing Panel on this issue before deciding how to proceed with their application.**