

From: [Records Staff](#)
To: [Development Planning Mailbox](#)
Subject: Plan change submission
Date: Thursday, 25 November 2021 9:18:47 AM

Proposed plan change No. TBA

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Wish to be heard? Yes

Heard with others? No

My submission is that ...

A number of applicants have spent a considerable amount putting in subdivision plans under the existing plan and lodged the plans, only to be told that they were wasting their time, with the Council staff knowing all along when the proposed was going to be notified. I believe they have missed the point altogether, that what we need is more larger residential land, particularly 5,000 to 10,000 square metres. That would reduce demand for 4ha blocks. There is also the issue of telling people on one side of an arbitrary line that they can subdivide when retiring and on the other side of the road it's not possible. If it is all about protection of farmland, why not map soil types and protect the best cropping soils across the district. They will have a greater value per hectare and less likely to be subdivided.

I/we seek the following decision from Council for the following reasons:

Allow all applications that were lodged before the proposed plan was notified for the reason above. Map soil types and allow subdivision of the poorer cropping soils and protection for good soils, across the district. Provide large areas of larger residential, close to existing areas with similar zoning. If 4ha is selling for \$400,000 and 20ha for \$700,000 in the same area, you don't have to be very bright to work out that you will still have people who know nothing about farming buying even more land.