



Proposed District Plan submission form

Remember submissions close on Friday 6 August 2021 at 5pm.

Clause 6 of the First Schedule, Resource Management Act 199.

Feel free to add more pages to your submission to provide a fuller response.

To: Central Hawke's Bay District Council			
1. Submitter details			
Full Name	Last Leslie	First Gary	
Company/Organisation (if applicable)	Regeneration Holdings Ltd		
Contact Person (if different)			
Email Address	gary@regenerationholdings.co.nz		
Address	Unit 10, 27 Rust Ave, Whangarei	Postcode	
Phone	Mobile 021996410	Home	Work
2. This is a submission on the Proposed District Plan for Central Hawke's Bay			
3.** I could <input type="checkbox"/> I could not – gain an advantage in trade competition through this submission (Please tick relevant box)			
If you could gain an advantage in trade competition through this submission please complete point 4 below:			
4.** I am <input type="checkbox"/> I am not – directly affected by an effect of the subject matter of the submission that:			
(a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition. (Please tick relevant box if applicable)			
Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.			
5.** I wish <input type="checkbox"/> I do not wish – to be heard in support of my submission in person (Please tick relevant box)			
6. I will not – consider presenting a joint case with other submitters, who make a similar submission, at a hearing. (Please tick relevant box)			
7. Do you wish to present your submission via Zoom? No**			
8. Please complete section below (insert additional boxes per provision you are submitting on):			
The specific provision of the plan that my submission relates to:			
SUB-S1 Minimum Net Site Area (excluding Lifestyle Sites and Conservation Lots)			
General Rural – 20 Ha			
Rural Production – 12Ha			
SUB-AM13 Subdivisions within the General Rural Zone and Rural Production Zone			
6. Whether the proposed lifestyle site in the General Rural Zone is being created within 3 years of any prior lifestyle sites being created from the subject title, or any previous title that has become part of the subject title. If more than one lifestyle site is created within the 3-year period, the application may be declined on this basis.			
7. Where multiple sites greater than 20 hectares are being created in one subdivision or over successive applications, site configuration, shape and timing will be given particular consideration with regard to appropriateness for primary production activities. Such subdivisions should not be undertaken with the intention of 'setting up' future lifestyle site subdivisions. If this is found to be the case, the application may be declined on this basis.			
Do you: Support** Oppose Amend (Please tick relevant box)			
What decision are you seeking from Council?			
Reduce the minimum Lot size for Sub-S1 General Rural to 10,000 M2 and Rural Production to 4,000M2			
Maintain the frequency at 'one application every three year' but increase the maximum quantity to five lots per application			

per property rather than one.

Regarding SUB-AM13.7 Remove this clause. The reduced frequency as per CI 6 will reduce subdivisional impact. There should be a provision to plan and stage development intentionally every three years.

Reasons: The reasons for my submission are to reduce impact of development, particularly on versatile land through maintaining smaller Min Lot size, and reducing the frequency of development to every three years as proposed.

Increasing the scale of development to 5 lots per development helps reduce costs per Lot to ensure that rural lifestyle blocks will be affordable and to maintain some development interest to meet future demand.

The ability to stage a development over multiple three year horizons ensures that land most suited to development continues to be developed in an orderly and planned manner with clear signalling of intention to council

Please note: All submissions will be treated as public documents and will be made available on Council's website. However, you may request that your contact details (but not your name) be withheld. If you want your contact details withheld, please let us know by ticking this box.

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**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL