



## Online submission

This is a submission that was made online via the Council's website.

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<b>Wish to be heard</b>	Not Stated
<b>Joint presentation</b>	Yes
<b>Trade competition</b>	I could not gain an advantage in trade competition through this submission.
<b>Directly affected</b>	N/A
<b>Withhold contact details?</b>	No

## Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
SUBDIVISION	SUB-S1	Amend	<p>Section 9.10 of the CHBDC Operative Plan permits subdivision to minimum Lot sizes of 4000 square metres. For a 12 hectare property this would allow up to 30 new Lots.</p> <p>The CHBDC Draft District Plan proposes to restrict rural subdivision in the Rural Production Zone to a minimum 20 hectares, to protect the high value for primary production purposes. A 12 hectare property is unlikely to be able to be used for any purpose other than a lifestyle block, and is therefore already lost to primary productive purposes.</p> <p>It is unreasonable to have the Operative Plan which allows up to 30 new Lots for a 12 hectare property, change under the Proposed Plan to not allowing any subdivision at all (for existing properties less than 20 hectares). This is particularly unreasonable when the objective for this change cannot be met because the property is already lost to primary production. Allowing limited subdivision of 2 hectares every 3 years would align with the allowance for properties over 20 hectares, whilst ensuring that new Lots have minimal impact on the environment.</p> <p>Although I live outside the CHB district, I own 12 hectares that will be zoned Rural Production Zone. Because of the proposed changes, I am forced to subdivide before the Proposed Plan is made - and am permitted under the Operative Plan to create many more Lots than I would like or believe is reasonable for my property.</p>	<p>Existing Lots within the Rural Production Zone less than 20 hectares may be further subdivided to create 1 additional Lot every 3 year period, not less than 2 hectares.</p>

## Documents included with submission

None

