

6th November 2020

Hearings / District Plan Administrator
Resource Management Policy Team
Waikato District Council



Dear Fletcher Bell (districtplan@waidc.govt.nz),

HEARING 21A (SIGNIFICANT NATURAL AREA) AND PART HEARING 18 (RURAL SUBDIVISION) – PROPOSED WAIKATO DISTRICT PLAN (STAGE 1) – DELTA PROPERTY GROUP

On behalf of Delta Property Group (DPG), we provide the following in support of our original submission to be in relation to Hearing 21A (Significant Natural Area) and Hearing 18 (Rural Subdivision) of the Proposed Waikato District Plan (Stage 1). The original submission has been identified under two hearings: Hearing 18 (Rural) and Hearing 21A (Significant Natural Area). DPG chose not to be heard as part of the previous hearing (18), but had missed the timeframe to present written evidence to be taken into consideration.

In relation to Hearing 21A and linked to the original submission under Hearing 18, DPG would like to express their support of Council's intentions to introduce the ability to restore and enhance existing areas of Significant Natural Area (SNA) that may not currently meet the minimum area for conservation lot subdivision.

The submitter supports Policy 3.2.8 – Incentivise Subdivision in the Rural Zone, and believes the policy wording allows for restoration and enhancement of 'existing areas' that have been identified as a 'Significant Natural Area' but maybe currently undersized. Following the support of Policy 3.2.8, the submitter supports the recommended change to Rule 22.4.1.6 (Conservation Lot Subdivision & Restoration or Enhancement Planting) to allow for undersized existing areas of SNA to be increased by way of enhancement and restoration planting.

While the submitter supports Rule 22.4.1.6 above, they believe that Rule 22.4.1.6 RD1(a)(vii) & D1(a)(i)(E.) should be removed to allow for larger allotments. For example, allotments containing 'low class soil' or land that is non-productive may provide opportunities to create larger allotments. This would assist in promoting the enhancement of significant natural areas and allow allotments to be created that include the area(s) in more than just one of the sites created under the conservation lot rule. In any case, this rule is similar to the current Operative District Plan Rule 25.73 (conservation house allotment), where the allotment size rule (25.74) is disregarded to conservation lot subdivision.

Overall, we support the recommended amendments to Policy 3.2.8 in Part 1 (Objectives and Policies) of the s42 report under Hearing 21A. In addition, we support the recommended amendments to Rule 22.4.1.6 (conservation lot subdivision) of the s42 report under previous Hearing 18 to introduce restoration/enhancement planting for undersized SNA areas. Lastly, we believe the maximum 1.6ha area requirement should be removed for subdivision under the conservation lot rules and this would complement the anticipated outcomes of the District Plan to further encourage that Significant Natural Areas are protected and enhanced.

DPG does not wish to be heard at the forthcoming hearing.

If you have any queries, please do not hesitate to contact the writer.

Yours faithfully,
MG Solutions Ltd.

On Behalf of Delta Property Group

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