

IN THE MATTER

of an appeal under clause 14(1) of
the First Schedule of the Resource
Management Act 1991

AND IN THE MATTER OF

the Dunedin City District Plan

BETWEEN

FONTERRALIMITED

Appellant

AND

DUNEDIN CITY COUNCIL

Respondent

**NOTICE PURSUANT TO SECTION 274
OF THE RESOURCE MANAGEMENT ACT 1991**

To: The Registrar
Environment Court
Christchurch

TAKE NOTICE that Federated Farmers of New Zealand (Inc) gives notice pursuant to s274 of the Resource Management Act 1991 that it wishes to appear as a party to the above proceedings.

This Notice is made upon the following grounds:

1. Federated Farmers of New Zealand (Inc) lodged a submission and Further submission to the District Plan to which this appeal relates and/or has an interest in these proceedings that is greater than the public generally.
2. Federated Farmers of New Zealand (Inc) is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991 (the Act).

Extent of interest

3. Federated Farmers has an interest in the following aspect of the appeal:

a. Rule 16.7.4(3)

- We oppose the appellant's relief sought for Rule 16.7.4(3).
- The appeal fails to recognise that there will be occasions in which farmers purchase additional land, amalgamate landholdings or otherwise face changes in circumstances, whereby as a result they may be left with a surplus residential dwelling they have no use for.
- The amendments to the Rule as per the decisions version adequately address what are generally considered to be the conflicting tensions in respect to rural subdivision. On one hand, the rule's basis of minimum lots sizes reflects an intention that the rural zone is for primary production, and that ad hoc and inappropriate or incompatible subdivision is not ideal for Dunedin and its high-class soils, or farming in general.
- However, on the other hand, farming in general, and more specifically the economic viability of farming and the ability to provide for farm succession long term, often relies to an extent on the ability to subdivide a property as changing circumstances dictate. We consider the amendment to the Rule within the Decisions version recognises this reality, which albeit rare, is faced by farmers on occasion. It enables the sale of that surplus dwelling without unnecessarily having to 'sell off' unnecessarily large chunks of productive land. This is particularly so given in each of the circumstances provided for, the dwellings must have been pre-existing.
- We disagree with the appellant that the decisions version of the provision opens the way for further ad hoc residential concentrations and loss of productive land, such as to cause issues for other landowners, given the tightness around the remainder of the Rule.
- In our submission we supported the overall approach proposed. However, we considered the default status where the Minimum site size standards were not met should have been Discretionary.

4. Federated Farmers of New Zealand (Inc) agrees to attend mediation and/or dispute resolution in regard to these proceedings.

Dated the 18th January 2019



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