

District Plan Subdivision Section Hearing

Submission # 136.2 - Jeff Reid

Submission #164.2 - Keith Peacock

Submissions 163 Point 2 and 164 Point 2 both request -

The removal of the proposed 3,000m² average lot size provision from the Large Lot Residential Subdivision Standard and the retention of the 1,000m² minimum lot size



1. This area is fully serviced by 3-Waters and Roading infrastructure

Allowing a higher density of subdivision is the most efficient and effective use of this existing infrastructure.

2. The removal of the average lot size provision will allow for intensification of non-fertile and non-productive land

It is the most efficient and effective use of existing residentially zoned land and relieves pressure on greenfield sites and productive soils

3. The intensification satisfies S.106 - Natural Hazards considerations of the RMA 1991

These properties are not prone to liquefaction, flooding, coastal inundation or tsunami.

4. Amenity effects will be no more than minor

No changes to the minimum lot size or the land use bulk and location standards are proposed

5. The relief sought is consistent with the over-arching National and Regional Policy direction, in particular –

- National Policy Statement for Highly Productive Land 2022
- National Policy Statement for Urban Development 2020
 - Heretaunga Plains Urban Development Strategy



S.42 Report

Rejection recommendation reasoning

“It could significantly impact the anticipated density and functionality of the zone”

In the view of the planner assisting the submission, “any such change would necessitate consultation with affected landowners”

Closing statement

