

Amanda Leith for QLDC – Summary of Evidence and response to additional submissions on subdivision provisions, 7 October 2016

Chapter 11 Large Lot Residential – Hearing Stream 06

1. The Large Lot Residential zone provides for lower density residential opportunities inside the proposed Urban Growth Boundaries and acts as a buffer between the urban and rural areas.
2. I have recommended a number of minor and also some more substantive changes to the Large Lot Residential chapter as a result of the submissions received.
3. The most significant amendments include identification of additional areas of Large Lot Residential zone which can be developed with a minimum net site area of 2000m² and a corresponding amendment to the rule relating to internal boundary setbacks. This will require amendments to the planning maps.
4. No pre-circulated evidence has been submitted in relation to this zone alone. However, Ms McLeod on behalf of the New Zealand Fire Service Commission (438) has provided evidence in relation to all five of the Residential chapters. As noted in my Summary of Evidence for chapter 7, I wish to hear Ms McLeod's presentation before I make a final recommendation.

Subdivision – Consideration of Additional Submission Points

5. As a result of some of the submissions relevant to the Large Lot Residential zone that were lodged against Chapter 27 – Subdivision and Development and transferred for consideration as part of the zone chapter, the Hearing Panel has directed Council officers to provide their opinions and advice on these submissions when the s42A reports are presented to the Panel. A response to these submissions is provided below, and an addendum to Appendix 2 has also been provided in **Appendix 1** responding to each submission point.
6. Notified Rule 27.5.1 (redrafted Rule 27.6.1)¹ specifies a minimum lot area of 4000m² for the Large Lot Residential zone and 2000m² for the area of the zone located between Studholme Road and Meadowstone Drive.

¹ Page 27-27 of Mr Nigel Bryce's Right of Reply on Chapter 27 – Subdivision and Development

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7. Submissions were received on this rule, either seeking the confirmation of the 2000m² minimum lot area for the area between Studholme Road and Meadowstone Drive² or that the minimum lot area for the entire Large Lot Residential zone be amended to 2000m².³ Furthermore, other submissions⁴ were received generally supporting the notified rule.

 8. I have addressed residential density within paragraphs 9.1 – 9.58 of the s42A report and I have made a recommendation to amend notified Rule 27.5.1 (redrafted Rule 27.6.1⁵) in paragraph 9.58 to specify the additional areas of the zone⁶ that I recommend could be developed with a minimum lot area of 2000m². I have considered the additional deferred submission points and note that they do not raise any additional matters which alter this recommendation.

 9. Other than my recommendation to amend notified Rule 27.5.1 (redrafted Rule 27.6.1⁷), I do not recommend any additional changes to Chapter 27 beyond those recommended by Mr Bryce in his Right of Reply.

² J Blennerhassett (65), J Hayward (74), J Blennerhassett (78), S McMeeken (87) (all opposed by Willowridge Developments Limited FS1012 insofar as it relates to Willowridge Developments Limited land) and Blennerhassett Family (487).

³ M Fraser (293), Aurum Survey Consultants (166) (both supported by C Mantel FS1111) and N Blennerhassett (335)

⁴ Body Corporate 22362 (389), S & J McLeod (391), The Jandel Trust (717) (opposed by FS1029 and supported by FS1270) and FII Holdings Limited (847) (supported by FS1270)

⁵ Page 27-27 of Mr Nigel Bryce's Right of Reply on Chapter 27 – Subdivision and Development

⁶ See Appendix 8 of the s42A report

⁷ Page 27-27 of Mr Nigel Bryce's Right of Reply on Chapter 27 – Subdivision and Development

Appendix 1
Addendum to Accept / Reject table

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
293.1		Murray Fraser	27.5 Rules - Standards for Subdivision Activities	Oppose	Seek the minimum lot size within the Large Lot Residential Zone is reduced from 4000m ² to 2000m ² as 4000m ² is too restrictive and is the same as the minimum lot size for the Rural Residential zone. The creation of the Large Lot Residential Zone provides the opportunity to transition from Rural Residential to Low Density Residential. This would provide for the community's economic and cultural well being.	Accept in Part		
293.1	FS1111.3	Colin Mantel	27.5 Rules - Standards for Subdivision Activities	Support	That changes to the District Plan that allow reduction of minimum lot size from 4000sqm to 2000sqm for Large Lot Residential sites be strongly supported.	Accept in Part		
389.9		Body Corporate 22362	27.5 Rules - Standards for Subdivision Activities	Support	Generally support the subdivision standards.	Accept in Part		As they relate to the Large Lot Residential zone
391.15		Sean & Jane McLeod	27.5 Rules - Standards for Subdivision Activities	Support	Supports the provisions.	Accept in Part		As they relate to the Large Lot Residential zone
65.2		John Blennerhassett	27.5.1	Support	Adopt Rule 27.5.1 as it relates to the 2000m ² minimum lot area for land between Studholme Road and Meadowstone Drive within the Large Lot residential Zone.	Accept		
65.2		Willowridge Developments Limited	27.5.1	Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Transferred to the hearing on mapping	
74.2		QLDC rates payer	27.5.1	Support	Confirm Rule 27.5.1 as it relates to the 2000m ² minimum lot area for land between Studholme Road and Meadowstone Drive, Large Lot Residential Zone as shown on Planning map 18.	Accept		
74.2		Willowridge Developments Limited	27.5.1	Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Transferred to the hearing on mapping	
78.2		Jennie Blennerhassett	27.5.1	Support	Confirm Rule 27.5.1 as it relates to the 2000m ² minimum lot area for land between Studholme Road and Meadowstone Drive in the Large Lot Residential Zone.	Accept		
78.2		Willowridge Developments Limited	27.5.1	Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Transferred to the hearing on mapping	
87.2		Shelley McMeeken	27.5.1	Support	Confirm Rule 27.5.1 as it relates to the 2000m ² minimum lot area for land between Studholme Road and Meadowstone Drive, in the Large Lot Residential Zone.	Accept		

87.2		Willowridge Developments Limited	27.5.1	Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Transferred to the hearing on mapping	
166.10		Aurum Survey Consultants	27.5.1	Oppose	Amend the minimum lot sizes: High Density - no minimum Low Density Residential - 300m ² Large Lot Residential - 2000m ² across the zone Rural Lifestyle - reject capping average calculations at 4 hectares.	Accept in Part		
166.10	FS1111.6	Colin Mantel	27.5.1	Support	That changes to the District Plan that allow reduction of minimum lot size from 4000sqm to 2000sqm for Large Lot Residential sites be strongly supported.	Accept in Part		
335.30		Nic Blennerhassett	27.5.1	Other	Make the minimum allotment size in the Large Lot Residential zone 2000m ² .	Accept in Part		
		Blennerhassett Family	27.5.1	Not Stated	Adopt Rule 27.5.1 as it relates to the 2000m ² minimum lot area for land between Studholme Road and Meadowstone Drive.	Accept		
717.18		The Jandel Trust	27.5.1	Support	Retain Rule 27.5.1 – Standards for Subdivision	Accept in Part		As they relate to the Large Lot Residential zone
717.18	FS1029.24	Universal Developments Limited	27.5.1	Oppose	Universal seeks that the entire submission be disallowed	Reject		
717.18	FS1270.124	Hansen Family Partnership	27.5.1	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.		Transferred to the hearing on mapping	
847.17		FII Holdings Limited	27.5.1	Support	Retain Rule 27.5.1 – Standards for Subdivision	Accept in Part		As they relate to the Large Lot Residential zone
847.17	FS1270.23	Hansen Family Partnership	27.5.1	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.		Transferred to the hearing on mapping	