

SUBMISSION 122

**Submission on Plan Change 50 to the Upper Hutt District Plan
16 November 2023**

Submitter	Maymorn Developments Ltd
Agent	Drew Cumming
Address for Service	acplanning@outlook.co.nz

PC50 Provision	Position	Reasons	Decision Sought																																																												
<p>p48</p> <p>SUB-RUR-S2</p> <p><i>Minimum requirements for subdivision</i></p> <table border="1" data-bbox="129 499 683 823"> <thead> <tr> <th>Rural Zones</th> <th>Minimum net site area</th> <th>Average lot size within the subdivision</th> <th>Building Platform</th> </tr> </thead> <tbody> <tr> <td>Settlement</td> <td>2000m²</td> <td>n/a</td> <td>200m²</td> </tr> <tr> <td>Rural Lifestyle</td> <td>3000m²</td> <td>1ha</td> <td>200m²</td> </tr> <tr> <td>Rural Production</td> <td>4ha</td> <td>16ha</td> <td>200m²</td> </tr> <tr> <td>General Rural</td> <td>1ha</td> <td>20ha</td> <td>200m²</td> </tr> <tr> <td colspan="4">Exemptions</td> </tr> <tr> <td colspan="4">These standards shall not apply to any allotment for a network utility, reserve or conservation purposes.</td> </tr> </tbody> </table>	Rural Zones	Minimum net site area	Average lot size within the subdivision	Building Platform	Settlement	2000m ²	n/a	200m ²	Rural Lifestyle	3000m ²	1ha	200m ²	Rural Production	4ha	16ha	200m ²	General Rural	1ha	20ha	200m ²	Exemptions				These standards shall not apply to any allotment for a network utility, reserve or conservation purposes.				Oppose	<ul style="list-style-type: none"> The table needs to identify that different minimum requirements apply in Development Areas and Precincts. Development Area 3 – Gabites Block Development Area was recently approved by Private Plan Change 55 which became operative on 28 July 2023. 	<p>Amend as follows:</p> <p>SUB-RUR-S2</p> <p>Minimum requirements for subdivision</p> <table border="1" data-bbox="1507 499 2038 930"> <thead> <tr> <th>Rural Zones</th> <th>Minimum net site area</th> <th>Average lot size within the subdivision</th> <th>Building Platform</th> </tr> </thead> <tbody> <tr> <td>Settlement</td> <td>2000m²</td> <td>n/a</td> <td>200m²</td> </tr> <tr> <td>Rural Lifestyle</td> <td>3000m²</td> <td>1ha</td> <td>200m²</td> </tr> <tr> <td>Rural Production</td> <td>4ha</td> <td>16ha</td> <td>200m²</td> </tr> <tr> <td>General Rural</td> <td>1ha</td> <td>20ha</td> <td>200m²</td> </tr> <tr> <td colspan="4">Exemptions</td> </tr> <tr> <td colspan="4">These standards shall do not apply to any allotment for a network utility, reserve or conservation purposes.</td> </tr> <tr> <td colspan="4">Development Area 3 – Gabites Block Development Area.</td> </tr> </tbody> </table>	Rural Zones	Minimum net site area	Average lot size within the subdivision	Building Platform	Settlement	2000m ²	n/a	200m ²	Rural Lifestyle	3000m ²	1ha	200m ²	Rural Production	4ha	16ha	200m ²	General Rural	1ha	20ha	200m ²	Exemptions				These standards shall do not apply to any allotment for a network utility, reserve or conservation purposes.				Development Area 3 – Gabites Block Development Area.			
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<p>p30</p> <p>TP-S10</p> <p><i>Subdivision in General rural, Rural production or Rural lifestyle and Settlement Zones</i></p> <p><i>The maximum number of allotments accessed via a right of way or private road must:</i></p> <ol style="list-style-type: none"> 1. be no more than six; and 2. comply with the widths in Appendix C, 	Oppose	<ul style="list-style-type: none"> This standard should use the format of other standards, that is, use a right hand column to state the zones the standard applies to rather than state it in the text. The standard does not make grammatical sense. “The maximum number of allotments ...must ...comply with the widths...” The standard should not apply to Development Area 3 – Gabites Block 	<p>Amend as stated. Add exemption.</p> <p>TP-S10</p> <p>Exemption</p> <p>This standard does not apply to DEV3 - Development Area 3 – Gabites Block Development Area.</p>																																																												

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<i>Figure 1 (Road Design Standards - Urban) of the Code of Practice for Civil Engineering Works.</i>		Development Area, which has its own approved road typologies. <ul style="list-style-type: none"> • Add an exemption: 	
p129 SETZ-S2 Setbacks	Oppose	<ul style="list-style-type: none"> • DEV3 has specific setbacks. • Add an exemption 	Amend as follows: SETZ-S2 ... Exemption This standard does not apply to DEV3 - Development Area 3 – Gabites Block Development Area.
p129 SETZ-S3 Building height	Oppose	<ul style="list-style-type: none"> • DEV3 has specific building heights. • Add an exemption 	Amend as follows: SETZ-S3 ... Exemption This standard does not apply to DEV3 - Development Area 3 – Gabites Block Development Area.
p129 SETZ-S4 Sunlight Access	Oppose	<ul style="list-style-type: none"> • DEV3 has specific standards for building height to boundary. • Add an exemption 	Amend as follows: SETZ-S4 ... Exemption This standard does not apply to DEV3 - Development Area 3 – Gabites Block Development Area.