

Submitter: Ted and Kathryn Letford

Submission number: 276

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
276.1			Amend Table 14.12.5.14-Access and Road conditions relating to the access leg widths for the Residential Zone as follows: 1-3 allotments: 3.6m 4-6 allotments: 4-6m	Reject	Decision Report 13: Infrastructure
<i>FS1091.2</i>	<i>GD Jones</i>	<i>Support</i>		<i>Reject</i>	
FS1286.12	Horotiu Properties Limited	Support	Amend Table 14.12.5.14-Access and Road conditions relating to the access leg widths for the Residential Zone as follows: 1-3 allotments: 3.6m 4-6 allotments: 4-6m - The access leg for requirement for 1 lot of 4m width is too wide and a waste of residential space. - The access lot requirement for 2-4 lots of 8m required is too wide and a waste of space. - HCC have a requirement for access serving 1-3 allotments and serves well. Suggests adopting the same for urban areas. - HCC also have 4-6 allotments at 4-6m private way width and suggests adopting the same approach for urban areas. - Urban land is going to waste, and is the zone where subdivision should be taking place.	Reject	

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<i>FS1386.280</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
276.2			<p>Retain the following access widths in Table 14.12.5.15 Access and Road condition for Rural and Country Living Zone</p> <p>6m wide access for one allotment.</p> <p>6m wide access for 2-3 lots.</p> <p>10m for 4-8 lots.</p>	Reject	Decision Report 13: Infrastructure
<i>FS1386.281</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
276.3			<p>Retain the ability in Chapter 16 Residential Zone to undertake multi unit development</p> <p>AND</p> <p>Amend Chapter 16 Residential Zone to reduce the size of the net site area per residential unit for multi unit development from 300m² net site area to 150m² average per apartment and 200m² net site area per half duplex to be similar to Hamilton City Council.</p>	Reject	Decision Report 14: Residential Zone and Decision Report 15: Medium Density Residential Zone
<i>FS1017.4</i>	<i>Gulab Bilimoria</i>	<i>Support</i>		<i>Reject</i>	
<i>FS1386.282</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
276.4			Amend Rule 16.4.1 RDI (a) (iv) Subdivision General to increase the number of lots to 20 or more for when this rule is triggered.	Accept in part	Decision Report 14: Residential Zone

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<i>FSI386.283</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
276.5			Retain Rule 16.4.6 Subdivision - Amendments and updates to cross lease flats plans and conversions to freehold.	Accept in part	Decision Report 14: Residential Zone
276.6			Retain Rule 22.3.2 Minor dwelling.	Accept in part	Decision Report 22: Rural Zone
<i>FSI386.284</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
276.7			Retain 22.3.7.1 Building Setbacks - All boundaries, as notified. AND Retain Rule 22.3.7.1 P2 (a) Building Setbacks - all boundaries, which sets out non-habitable building setbacks on a title less than 1.6ha. AND Retain Rule 22.3.7.1 P4 (a) Building Setbacks - All boundaries, which sets out non-habitable building setbacks on a title greater than 1.6ha.	Accept in part	Decision Report 22: Rural Zone
276.8			Delete the Prohibited Activity Status from Rural subdivision rules (Rule 22.4.1.1 Prohibited Subdivision).	Reject	Decision Report 22: Rural Zone
<i>FSI328.5</i>	<i>Kenneth Graham Barry</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI386.285</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	

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276.9			Amend Rule 22.4.1.2 RDI (a) (iv) General Subdivision to reduce the size of the additional lot.	Reject	Decision Report 22: Rural Zone
<i>FSI 268.6</i>	<i>Jennie Hayman</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI 328.6</i>	<i>Kenneth Graham Barry</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI 386.286</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
276.10			Amend Rule 23.3.7.1 (a) (iii) Building Setbacks (All Boundaries), from 12m to a 6m setback.	Reject	Decision Report 18: Country Living Zone
276.11			Amend Rule 23.4.2 RDI (a) (i) General Subdivision, to reduce the minimum lot size to allow lots below 5000m2.	Reject	Decision Report 18: Country Living Zone
<i>FSI 127.1</i>	<i>Vineyard Road Properties Limited</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI 197.9</i>	<i>Bowrock Properties Limited</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI 311.7</i>	<i>Ethan & Rachael Findlay</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI 379.55</i>	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI 386.287</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	

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276.12			No specific decision sought, but submission considers Rule 22.4.1.2 RDI (a)(v) is too restrictive to enable subdivision based on soil type and will create difficulty in excessive assessment reports having to test the entire property.	Reject	Decision Report 22: Rural Zone
<i>FS1386.288</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
276.13			Amend Rule 22.4.1.4 RDI (a)(iv) Boundary relocation, for the lots to be smaller than 8000m2. AND Retain the absence of the requirement for boundary relocation titles to be held in common ownership in Rule 22.4.1.4 Boundary relocation.	Accept in part	Decision Report 22: Rural Zone
<i>FS1386.289</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
276.14			Amend Rule 22.4.1.5 RDI (a) (iii) Rural Hamlet Subdivision to reduce the 8000m2 minimum area requirement.	Reject	Decision Report 22: Rural Zone
<i>FS1379.56</i>	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
276.15			Amend Rule 22.4.1.6 RDI (vi) and (vii) Conservation lot subdivision, to enable smaller lots.	Reject	Decision Report 22: Rural Zone

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276.16			Retain Rule 22.4.9 Subdivision - Building Platform. AND Retain the number of car parks for a dwelling in Table 14.12.5.7 Required parking spaces and loading bays.	Accept in part	Decision Report 22: Rural Zone