

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Rod Halliday	25.35	Development Area / Development Area Lincolnshire Farm / General DEV2	Support	Supports the sentence 'location of roads and special features are not intended to be immovable' in DEV2 (Development Area - Lincolnshire Farm).	Retain DEV2 (Lincolnshire Farm) as notified with the wording 'location of roads and special features are not intended to be immovable'.	Accept in part	No
Rod Halliday	25.36	Development Area / Development Area Lincolnshire Farm / General DEV2	Amend	Considers that the sentence 'location of roads and special features are not intended to be immovable' in DEV2 (Development Area - Lincolnshire Farm) should be highlighted.	Seeks that 'location of roads and special features are not intended to be immovable' in DEV2 (Development Area - Lincolnshire Farm) be highlighted.	Accept in part	No
Rod Halliday	25.37	Development Area / Development Area Lincolnshire Farm / General DEV2	Support in part	The Lincolnshire Farm Development Plan is generally supported including the introduction of the MDRZ throughout to achieve higher density and increase housing supply.	Not specified.	Accept in part	No
Wellington City Youth Council	201.40	Development Area / Development Area Lincolnshire Farm / General DEV2	Support	Supports the main developments of Upper Stebbings/Glenside West and Lincolnshire Farm and the accompanying zone redesignation for both areas. Considers that provision of housing for a growing population is important, and creating new higher density areas plays a role in this.	Retain DEV2 (Lincolnshire Farm) as notified.	Accept in part	No
Wellington City Council	266.162	Development Area / Development Area Lincolnshire Farm / General DEV2	Amend	Considers it necessary to add an additional paragraph to the introduction of this chapter to provide for the construction of a new link road between Jamaica Drive and Mark Avenue, as shown in the Development Plan. This is to prevent unnecessary resource consenting impeding the progression of the road once this is ready for construction.	Add the following paragraph to the introduction, between existing paragraphs three and four: <u>The new roading connection between Jamaica Drive and Mark Avenue is essential infrastructure that is required to implement the Development Plan. This connection will ensure that the Lincolnshire Farm neighbourhood centre, school, and community hub will be accessible to the whole community and have a viable catchment; and the residents of Lincolnshire Farm will have public transport, cycling and vehicular access to Takapu Train Station. An alternative transport route to State Highway 1 and Willowbank Road / Middleton Road will add resilience to the road network.</u>	Accept	Yes
Wellington City Council	266.163	Development Area / Development Area Lincolnshire Farm / General DEV2	Amend	Considers it necessary to add a new objective to support the construction of the link road between Jamaica Drive and Mark Avenue, as shown in the Development Plan, and generally to support access and connection across Lincolnshire and Woodridge areas.	Add a new objective DEV2-05 to the Development Area Lincolnshire Farm chapter as follows: <u>DEV2-05 Access and connection</u> <u>New communities at Lincolnshire Farm are well connected with each other and with the adjoining communities in Grenada North and Woodridge to increase their resilience and accessibility.</u>	Accept	Yes
Transpower New Zealand Limited	315.187	Development Area / Development Area Lincolnshire Farm / General DEV2	Amend	Considers existing transmission lines traverse the northern part of the Lincolnshire Farm Development Area, over areas zoned for Medium Density Residential and Open Space (noting the Development Area layer obscures the transmission lines). On the basis any development within the area complies with the National Grid rules within the Infrastructure Chapter, Transpower has no concerns. Seeks amendment to reference the National Grid transmission lines to highlight their existence to plan users. [see original submission for images supplied]	Amend the introductory text to the Development Area 2 chapter as follows: ... There are limited areas suitable for greenfield development in Wellington City so they must be used efficiently, providing medium density where practical and ensuring that there are a variety of housing types to suit different needs. It is crucial that the area is designed comprehensively so that infrastructure, services and facilities are provided in the most suitable location and are planned to service the entire neighbourhood. <u>Existing transmission lines traverse the site, and any development must be appropriately managed to ensure the National Grid is not compromised.</u> A local centre is intended to act as a focal point and meeting space for the neighbourhood and provide community services including local shops, hospitality venues, and a supermarket. An industrial business area is included to provide local employment opportunities and contribute to the industrial land supply of Wellington City. Bus, cycle, and walking infrastructure should be planned from the outset and integrated into the design of the earthworks and subdivision. Water sensitive design methods will be used which will benefit water quality and reduce impacts from runoff. ...	Accept	Yes
Waka Kotahi	370.448	Development Area / Development Area Lincolnshire Farm / General DEV2	Support in part	The Lincolnshire Farm Development Area is supported, but an amendment is sought.	Retain Development Area 2: Lincolnshire Farm Development Area and seeks amendment	Accept in part	No
Waka Kotahi	370.449	Development Area / Development Area Lincolnshire Farm / General DEV2	Amend	Considers that the following amendments are required to the Lincolnshire Farm Development Area: a) Access on to the Johnsonville Porirua Motorway (SH1) at the Grenada Drive intersection may require upgrades to ensure no level of service deficiency as identified in the "Lincolnshire Farm Transport Review – June 2021 Tonkin and Taylor Ltd". Further investigation should be made into this. Development should be managed until such time that appropriate mitigation has been determined or funding identified. b) Needs a specific to integrated transport including multi-modal connections needs to be provided for. DEV-02 and DEV-03 generally direct development to consider integration but it is not explicit to transportation.	Seeks to amend Development Area 2: Lincolnshire Farm Development Area to include proviso that planned development shall only occur once the infrastructure upgrades, including SH1 and Grenada Drive intersection have been completed. Also seeks to include specific reference to all development within the Lincolnshire Farm area to facilitate multi-modal connections.	Accept in part	No
Victoria University of Wellington Students' Association	123.62	Development Area / Development Area Lincolnshire Farm / DEV2-01	Support	Supports the Lincolnshire Farm development zone. [Refer to original submission for full reasons].	Not specified.	Accept	No

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Wellington City Council	266.164	Development Area / Development Area Lincolnshire Farm / DEV2-P1	Amend	Considers it necessary to reflect the new objective relating to the link road.	Amend DEV2-P1 (Coordinated Development) as follows: Provide flexibility for development and subdivision in the Lincolnshire Farm Development Area while ensuring that: ... <u>9. A continuous road connection is provided across the Lincolnshire Farm Development Area connecting Jamaica Drive to Mark Avenue and Grenada Drive to Woodridge Drive, in general accordance with the alignment shown on the Development Area Plan.</u> 9-10. The development is supported by sufficient infrastructure that considers the needs across the entire Development Area and land is allocated for installations from network utility operators; 10-11. The development achieves hydraulic neutrality over the entire Development Area; 11-12. Buildings and sensitive activities are not located in overland flow paths, stream corridors or ponding areas; 12-13. Development does not result in the fragmentation of sites in a manner that may compromise the anticipated future urban form of the area; 13-14. Planned minimum areas for industrial, local centre, and community facilities are provided within the overall development area; 14-15. Industrial activities that are adjacent to residential sites, open spaces and other sensitive activities provide for appropriate amenity in those adjacent areas; and 15-16. The natural environment and local biodiversity are protected	Accept	Yes
Greater Wellington Regional Council	351.318	Development Area / Development Area Lincolnshire Farm / DEV2-P1	Amend	The submitter suggest amendment to align with what is included in the Upper Stebbings and Glenside West Policies and signal the importance of including public transport and active modes in developments. The Regional Public Transport Plan 2021 states Greater Wellington will work with its regional partners to ensure new developments can accommodate public transport.	Amend DEV2-P1 (Coordinated Development) sub-clause 8 as follows: ... The road and access network provides high connectivity <u>key connections to a well-connected transport network, including roads, public transport links and walking and cycling routes that assist in reducing carbon emissions and traffic congestion and provide a high quality street environment for people</u>	Accept	Yes
Ministry of Education	400.153	Development Area / Development Area Lincolnshire Farm / DEV2-P1	Support	Supports DEV2-P1 as is important to recognise and provide for schools which will service the residential catchments and other community/commercial activities.	Retain DEV2-P1 (Coordinated Development) as notified.	Accept in part	No
Ministry of Education	400.154	Development Area / Development Area Lincolnshire Farm / DEV2-P4	Support	Supports DEV2-P4. The submitter agrees that educational facilities in general are incompatible within the Lincolnshire Farm Industrial Area and therefore supports DEV2-P4 as proposed.	Retain DEV2-P4 (Sensitive activities within the Industrial Area) as notified.	Accept	No
Kāinga Ora Homes and Communities	391.745	Development Area / Development Area Lincolnshire Farm / DEV2-P5	Support in part	Seeks amendments to this policy to remove direct reference to the design guide and instead articulate the urban design outcomes that are sought and to recognise changing amenity in accordance with the NPSUD.	Retain DEV2-P5 (Amenity and Design) and seeks amendments.	Accept in part	No
Kāinga Ora Homes and Communities	391.746	Development Area / Development Area Lincolnshire Farm / DEV2-P5	Amend	Seeks amendments to this policy to remove direct reference to the design guide and instead articulate the urban design outcomes that are sought and to recognise changing amenity in accordance with the NPSUD.	Amend DEV2-P5 (Amenity and Design) as follows: Amenity and Design Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well functioning urban environment by ensuring that it: <u>1. Fulfills the intent of the Residential Design Guide Achieves the following urban design outcomes:</u> <u>a. Provides an effective public private interface;</u> <u>b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> <u>c. Provides high quality buildings;</u> <u>d. Responds to the natural environment.</u> <u>2. Adds visual diversity and interest through the overall street design and the form, landscaping, design, and siting of buildings.</u>	Accept in part	Yes
Fire and Emergency New Zealand	273.346	Development Area / Development Area Lincolnshire Farm / DEV2-R3	Support	Supports the rule as it permits the establishment of emergency service facilities within the Lincolnshire Farm area.	Retain DEV2-R3 (Emergency service facilities) as notified.	Reject	No
Ministry of Education	400.155	Development Area / Development Area Lincolnshire Farm / DEV2-R4	Support	Supports DEV2-R4 as educational facilities are considered a sensitive activity not ancillary to a permitted activity in the Lincolnshire Farm General Industrial Activity Area. The submitter agrees that educational facilities in general are incompatible within the Farm General Industrial Activity Area and as such is generally accepting of the Discretionary activity status for sensitive activities in this zone.	Retain DEV2-R4 (Sensitive activities not ancillary to a permitted activity) as notified.	Reject	No

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Ministry of Education	400.156	Development Area / Development Area Lincolnshire Farm / DEV2-R21	Support	Supports DEV2-R21 as it provides for educational facilities as a permitted activity.	Retain DEV2-R21 (Educational facilities) as notified.	Accept	No
Fire and Emergency New Zealand	273.347	Development Area / Development Area Lincolnshire Farm / DEV2-R23	Support	Supports the rule as it permits the establishment of emergency service facilities within the Lincolnshire Farm area.	Retain DEV-R23 (Emergency service facilities) as notified.	Accept	No
Fire and Emergency New Zealand	273.348	Development Area / Development Area Lincolnshire Farm / DEV2-R26	Support in part	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Supports DEV-R26 (Supported residential care activities), with amendment.	Reject	No
Fire and Emergency New Zealand	273.349	Development Area / Development Area Lincolnshire Farm / DEV2-R26	Amend	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Amend DEV2-R26 (Supported residential care activities) as follows: Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. <u>b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities</u>	Reject	No
Greater Wellington Regional Council	351.319	Development Area / Development Area Lincolnshire Farm / DEV2-R42	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain DEV2-R42 (Demolition or removal of buildings and structures in all activity areas) with amendment.	Reject	No
Greater Wellington Regional Council	351.320	Development Area / Development Area Lincolnshire Farm / DEV2-R42	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend DEV2-R42 (Demolition or removal of buildings and structures in all activity areas) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.	Reject	No
Kāinga Ora Homes and Communities	391.747	Development Area / Development Area Lincolnshire Farm / DEV2-R44	Support in part	Generally supports this rule although an amendment is sought to the rule title to allow the rule to apply to all buildings not just those associated with no more than three residential units on a site.	Retain DEV2-R44 (Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing - Medium Density Residential Activity Area) and seeks amendments.	Reject	No
Kāinga Ora Homes and Communities	391.748	Development Area / Development Area Lincolnshire Farm / DEV2-R44	Amend	Generally supports this rule although an amendment is sought to the rule title to allow the rule to apply to all buildings not just those associated with no more than three residential units on a site.	Amend DEV2-R44 (Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing - Medium Density Residential Activity Area) as follows: Construction, addition or alteration of residential buildings and structures including accessory buildings but excluding multi-unit housing – Medium Density Residential Area 1. Activity Status: Permitted where: <u>a. There are no more than three residential unit on a site; and</u>	Reject	No
Kāinga Ora Homes and Communities	391.749	Development Area / Development Area Lincolnshire Farm / DEV2-R44	Support in part	Amendment is sought to delete reference to MRZ-P10 which is opposed.	Retain DEV2-R44 (Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing - Medium Density Residential Activity Area) and seeks amendment.	Reject	No
Kāinga Ora Homes and Communities	391.750	Development Area / Development Area Lincolnshire Farm / DEV2-R44	Amend	Amendment is sought to delete reference to MRZ-P10 which is opposed.	Amend DEV2-R44 (Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing - Medium Density Residential Activity Area) as follows: 2. Activity status: Restricted Discretionary where: Compliance with the requirements of DEV2-R45.1 cannot be achieved. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 2. The matters in DEV2-P2 and MRZ-P10	Reject	No
Kāinga Ora Homes and Communities	391.751	Development Area / Development Area Lincolnshire Farm / DEV2-R45	Support in part	Supports this rule in part, particularly the preclusion of public notification. Opposes the inclusion of multi-unit housing as considers this can be managed through DEV2-R44 in accordance with the amendments sought to that rule. A further amendment is sought to delete reference to MRZ-P10 which is opposed.	Retain DEV2-R45 (Construction of buildings, accessory buildings or structures for multi-unit development or a retirements village, and additions or alterations to a multi-unit housing or retirement village – Medium Density Residential Activity Area) and seeks amendments.	Reject	No

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Kāinga Ora Homes and Communities	391.752	Development Area / Development Area / Lincolnshire Farm / DEV2-R45	Amend	Supports this rule in part, particularly the preclusion of public notification. Opposes the inclusion of multi-unit housing as considers this can be managed through DEV2-R44 in accordance with the amendments sought to that rule. A further amendment is sought to delete reference to MRZ-P10 which is opposed.	Amend DEV2-R45 (Construction of buildings, accessory buildings or structures for multi-unit development or a retirements village, and additions or alterations to a multi-unit housing or retirement village – Medium Density Residential Activity Area) as follows: Construction of buildings, accessory buildings or structures for multi-unit development or a retirements village, and additions or alterations to a multi-unit housing or retirement village – Medium Density Residential Activity Area: 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: i. DEV2-S6; ii. DEV2-S7; iii. DEV2-S8; iv. DEV2-S17; v. DEV2-S18; vi. DEV2-S19; and vii. DEV2-S20; and 2. The extent and effect of non-compliance with the requirements in Appendix 12; 3. The matters in DEV2-P1, DEV2-P2, DEV2-P5, MRZ-P6, and MRZ-P10 for multi-unit housing; and 4. The matters in DEV2-P5, and MRZ-P5; and MRZ-P10 for a retirement village. ...	Reject	No
Kāinga Ora Homes and Communities	391.753	Development Area / Development Area / Lincolnshire Farm / DEV2-R45	Support in part	Supports this rule in part, particularly the preclusion of public notification. Seeks amendments to preclude limited notification for developments that comply with the relevant standards.	Retain DEV2-R45 (Construction of buildings, accessory buildings or structures for multi-unit development or a retirements village, and additions or alterations to a multi-unit housing or retirement village – Medium Density Residential Activity Area) and seeks amendments.	Reject	No
Kāinga Ora Homes and Communities	391.754	Development Area / Development Area / Lincolnshire Farm / DEV2-R45	Amend	Supports this rule in part, particularly the preclusion of public notification. Seeks amendments to preclude limited notification for developments that comply with the relevant standards.	Amend DEV2-R45 (Construction of buildings, accessory buildings or structures for multi-unit development or a retirements village, and additions or alterations to a multi-unit housing or retirement village – Medium Density Residential Activity Area) as follows: ... Notification status: An application for resource consent made in respect of rule DEV2-R45.1 is precluded from being publicly notified. <u>An application for resource consent made in respect of rule DEV2-R45.1 that complies with the relevant standards is precluded from public and limited notification.</u>	Reject	No
Fire and Emergency New Zealand	273.350	Development Area / Development Area / Lincolnshire Farm / DEV2-S1	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Supports DEV2-S1 (Maximum height - General Industrial Activity Area), with amendment.	Reject	No
Fire and Emergency New Zealand	273.351	Development Area / Development Area / Lincolnshire Farm / DEV2-S1	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend DEV2-S1 (Maximum height - General Industrial Activity Area) as follows: This standard does not apply to: ... x. <u>Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>	Reject	No
Fire and Emergency New Zealand	273.352	Development Area / Development Area / Lincolnshire Farm / DEV2-S2	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Supports DEV2-S2 (Height in relation to boundary - General Industrial Activity Area), with amendment.	Reject	No
Fire and Emergency New Zealand	273.353	Development Area / Development Area / Lincolnshire Farm / DEV2-S2	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend DEV2-S2 (Height in relation to boundary - General Industrial Activity Area) as follows: This standard does not apply to: ... x. <u>Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>	Reject	No
Fire and Emergency New Zealand	273.354	Development Area / Development Area / Lincolnshire Farm / DEV2-S6	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Supports DEV2-S6 (Building height - Medium Density Residential Area), with amendment.	Reject	No

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Fire and Emergency New Zealand	273.355	Development Area / Development Area Lincolnshire Farm / DEV2-S6	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend DEV2-S6 (Building height - Medium Density Residential Area) as follows: This standard does not apply to: ... 1. Multi-unit housing; and 2. Retirement villages; and 3. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.	Reject	No
Fire and Emergency New Zealand	273.356	Development Area / Development Area Lincolnshire Farm / DEV2-S8	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Supports DEV2-S8 (Height in relation to boundary - Medium Density Residential Area), with amendment.	Reject	No
Fire and Emergency New Zealand	273.357	Development Area / Development Area Lincolnshire Farm / DEV2-S8	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend DEV2-S8 (Height in relation to boundary - Medium Density Residential Area) as follows: This standard does not apply to: ... i. Multi-unit housing; and ii. Retirement villages; and iii. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.	Reject	No
Rod Halliday	25.38	Development Area / Development Area Lincolnshire Farm / DEV2-S15	Amend	Considers that 30% permeable surface is too high because the MDRZ allows for 50% site coverage and DEV-S14 (Landscape area – Medium Density Residential Area) requires 20% landscape area of grass or plants.	Seeks that DEV2-S15.1 (Permeable surface area - Medium Density Residential Area) be amended to require a minimum of 20% of net surface area be permeable.	Reject	No
Glenside Progressive Association (GPA)	FS4.8	Development Area / Glenside West Development Area / DEV2-S15	Oppose	Oppose submitter seeking to reduce permeable surface from 30% to 20%. This is because residents below the site and downstream will be adversely affected. Housing development on Glenside West slopes should be hydrologically neutral. Because this is almost certainly not achievable, we oppose any high or medium density housing development in this area at all. The Boffa Miskell Upper Stebbings Valley Wellington Landscape and Ecology Analysis report (2018) is very pertinent when considering this development. This report identified Glenside West as having remnant forest of high ecological values, worthy of protection. [Inferred reference to submission 25.38]	Disallow / Seeks that the submission is disallowed to retain appropriate standard for permeable surfaces that avoids any increase in flooding or risk of slips i.e 30% permeable surface or higher. [Refer to further submission for full decision requested]	Reject	No
Rod Halliday	25.39	Development Area / Development Area Lincolnshire Farm / DEV2-S16	Amend	Considers that the maximum height of 2m for a standalone fence is too low.	Seeks that DEV2-S16.2.b (Fences and standalone walls - Medium Density Residential Area) be amended to remove reference to walls.	Reject	No
Rod Halliday	25.40	Development Area / Development Area Lincolnshire Farm / DEV2-S16	Amend	Considers that the maximum height for standalone fences and walls needs to specifically exclude retaining walls as they are commonplace and should be part of the measurement.	Seeks that DEV2-S16.2.b (Fences and standalone walls - Medium Density Residential Area) be amended to allow a fence to be 1.5m in height before the 50% visually transparency requirement applies.	Reject	No
Rod Halliday	25.41	Development Area / Development Area Lincolnshire Farm / DEV2-S18	Amend	Considers that communal space minimum area and dimensions would benefit from more clarification, namely a note section or an example. The assumption is that the minimum area is cumulative and that minimum dimensions remain 8m.	Seeks that a clarification note be made to DEV2-S18 (Outdoor living space for multi-unit housing) regarding communal space rules.	Reject	No
Rod Halliday	25.42	Development Area / Development Area Lincolnshire Farm / DEV2-S18	Not specified	Supports minimum areas being cumulative.	Seeks that the minimum area standards in DEV2-S17 (Minimum residential unit size) and DEV2-S18 (Outdoor living space) are cumulative.	Reject	No
Rod Halliday	25.43	Development Area / Development Area Lincolnshire Farm / DEV2-S18	Not specified	Supports minimum dimensions remaining at 8m.	Seeks that the minimum dimension standards in DEV2-S17 (Minimum residential unit size) and DEV2-S18 (Outdoor living space) are retained at 8m.	Reject	No
Rod Halliday	25.44	Development Area / Development Area Lincolnshire Farm / DEV2-S20	Not specified	Considers that DEV2-S20 should be clarified so that it accounts for new roads, reserve areas, right of ways or easement areas (drainage etc). Or hazard area on a site (ponding/flood), SNA's or sites of significance.	Seeks that DEV2-S20 (Minimum density) is amended to specify that roads, reserve areas, right of ways or easement areas (drainage etc), or hazard areas on a site (ponding/flood), SNA's or sites of significance are excluded when calculating density.	Reject	No

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Glenside Progressive Association (GPA)	FS4.9	Development Area / Glenside West Development Area / DEV2-S20	Oppose	<p>Oppose submitter seeking to reduce permeable surface from 30% to 20%. This is because residents below the site and downstream will be adversely affected.</p> <p>Housing development on Glenside West slopes should be hydrologically neutral. Because this is almost certainly not achievable, we oppose any high or medium density housing development in this area at all.</p> <p>The Boffa Miskell Upper Stebbings Valley Wellington Landscape and Ecology Analysis report (2018) is very pertinent when considering this development. This report identified Glenside West as having remnant forest of high ecological values, worthy of protection.</p> <p>[Inferred reference to submission 25.44]</p>	<p>Disallow / Seeks:</p> <ul style="list-style-type: none"> - Acknowledgement by Council that the Government's Policy Statement on Urban Development does not apply to areas such as Glenside West. - That any development in Glenside West takes place with a minimum of earthworks and that natural gullies are not filled in. - That the grey unbuilt area in Glenside West is unsuitable land for housing and that the whole area shown in mustard/yellow (Fig 1) is limited to Large Lot Residential. - Roading and housing doesn't extend into gullies, ephemeral streams, intermittent and perennial streams and is kept away from the ridgetop. - Furthermore no housing is built above the current Glenside-Churton park suburb boundary in order that the ridgeline is offered at least some degree of visual protection. - Significant Natural Areas (SNAs) on this site must be preserved and not impacted by development, if any development is to take place 	Reject	No
Rod Halliday	25.45	Development Area / Development Area Lincolnshire Farm / DEV2-S20	Amend	<p>Considers that DEV2-S20 (Minimum density) lacks clarity and should be amended.</p>	<p>Seeks that DEV2-S20 (Minimum Density) is amended to add more detail on how minimum density is calculated.</p>	Reject	No