

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Greater Wellington Regional Council	351.315	Development Area / General point on Development Areas / General point on Development Areas	Support in part	The submitter recognises the efforts to mitigate potential environmental and cultural impacts of greenfield development through development planning, and to provide for SNAs, amenity, open space, bus services and mixed use activities (particularly in Lincolnshire Farms).	Retain Development areas, subject to amendments.	Accept in part	No
Greater Wellington Regional Council	351.316	Development Area / General point on Development Areas / General point on Development Areas	Amend	The submitter recognises the efforts to mitigate potential environmental and cultural impacts of greenfield development through development planning, and to provide for SNAs, amenity, open space, bus services and mixed use activities (particularly in Lincolnshire Farms).  Considers the Development Areas to contribute to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1	Seeks to ensure the Development Area provisions have regard to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1, by including necessary objectives, policies, permitted standards and rules that provide for these qualities and characteristics.	Accept	No
Greater Wellington Regional Council	351.317	Development Area / General point on Development Areas / General point on Development Areas	Amend	The submitter recognises the efforts to mitigate potential environmental and cultural impacts of greenfield development through development planning, and to provide for SNAs, amenity, open space, bus services and mixed use activities (particularly in Lincolnshire Farms).  Considers the Development Areas to contribute to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1	Seeks for WCC to consider whether greenfield development is necessary in the PDP at this stage given:  <ul style="list-style-type: none"> <li>the scale of intensification provided for within the existing urban footprint</li> <li>whether the proposed greenfield development areas can provide for well-functioning urban environments</li> <li>the potential environmental and cultural impacts of greenfield development, for example the extensive earthworks required, and whether they can be appropriately mitigated while still providing appropriate amenities and density</li> </ul>	Accept	No
VicLabour	414.49	Development Area / General point on Development Areas / General point on Development Areas	Support	Supports direction that new greenfield developments be proactively designed to be lower-emissions.	Seeks that greenfield development be undertaken in a truly sustainable manner within carbon budget constraints rather than providing some tick-box environmental measures that may be insufficient.	Reject	No
John Tiley	142.1	Whole PDP / Whole PDP / Whole PDP	Support	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the following wording ('Protects the natural ridge top around the Upper Stebbings Valley to provide a natural backdrop to Upper Stebbings and Tawa valleys and a connected reserves network') is typical of dealing with all ridgelines.	Accept in part	Yes
Andy Foster	FS86.24	General / Whole PDP / Whole PDP / Whole PDP	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide.  [See original Further Submission for full reasoning]. [Inferred reference to submission 142.1].	Allow	Accept	No
Andy Foster	FS86.30	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-P1	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide.  [See original Further Submission for full reasoning]. [Inferred reference to submission 142.10].	Allow	Accept	No
Churton Park Community Association	189.1	Whole PDP / Whole PDP / Whole PDP	Support	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the following wording ('Protects the natural ridge top around the Upper Stebbings Valley to provide a natural backdrop to Upper Stebbings and Tawa valleys and a connected reserves network') is typical of dealing with all ridgelines.	Accept in part	Yes
Andy Foster	FS86.35	General / Whole PDP / Whole PDP / Whole PDP	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide.  [See original Further Submission for full reasoning]. [Inferred reference to submission 189.1].	Allow	Accept	No
Rod Halliday	25.4	Mapping / Mapping General / Mapping General	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Clarify that the implementation of the Medium Density Residential Zone in the Lincolnshire Farm Development Plan will not be taken literally. Re-iterate, through notes in the appendix, that boundaries between areas are not fixed.	Accept in part	No
Rod Halliday	25.5	Mapping / Mapping General / Mapping General	Amend	[No specific reason given beyond decision requested - refer to original submission].	Road alignment be adjusted to show it in the position in the plan approved under the resource consent SR No. 416511 relating to a 360 lot subdivision.	Accept in part	No
Rod Halliday	25.6	Mapping / Mapping General / Mapping General	Amend	Considers that the road alignment showing where Grenada Drive and Woodridge Drive will interconnect is now fixed based on the resource consent approved under WCC SR No. 416511, earthworks design, road gradients and topography on site. [Refer to original submission for full reason, including attachment].	Seeks that the road alignment where Grenada Drive and Woodridge Drive will interconnect is amended in the Proposed District Plan mapping to reflect the plan approved under the resource consent WCC SR No. 416511 (BECA 3321886-53-C-0023).	Accept in part	No
Rod Halliday	25.8	Mapping / Mapping General / Mapping General	Amend	Considers an altered path for the collector road at 160 Lincolnshire Road, in the Lincolnshire Farm Development Area. Currently, part of the collector road on the map goes through upcoming residential and earthworks locations, rather than around them. Resource consent for earthworks for this development has been granted for these areas (WCC SR No. 479845) and the works will commence in Oct 2022.  [Refer to original submission for full reason]	Amend Lincolnshire Farm Development Area overlay at 160 Lincolnshire Road to alter the path of the collector road. [As illustrated in the submission]	Accept in part	Yes
John Tiley	142.3	Mapping / Mapping General / Mapping General	Amend	Considers that while the map of the Development Area Upper Stebbings and Glenside West is grey and bounded red, as unbuilt, the future intentions attached to the area, revealed by the label "FUZ", suggest residential construction in the future. A coherent plan should not contain any such discrepancy.	Clarity is sought in the mapping to show where residential development can occur in the FUZ (Future Urban Zone) in the Upper Stebbings and Glenside West development.  [Inferred decision requested].	Accept in part	No

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Churton Park Community Association	189.3	Mapping / Mapping General / Mapping General	Amend	Considers that while the map of the Development Area Upper Stebbings and Glenside West is grey and bounded red, as unbuilt, the future intentions attached to the area, revealed by the label "FUZ", suggest residential construction in the future. A coherent plan should not contain any such discrepancy.	Clarity is sought in the mapping to show where residential development can occur in the FUZ in the Upper Stebbings and Glenside West development.  [Inferred decision requested].	Accept in part	No
Wellington City Council	266.40	Mapping / Mapping General / Mapping General	Amend	Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.	Amend Legend for Development Plan maps for Upper Stebbings and Lincolnshire to add a letter reference that matches the letters shown on the maps i.e. A – J. The legend should state these letters relate to: 'neighbourhood park catchment'.	Accept	Yes
Panorama Property Limited	FS11.34	General / Mapping / Mapping General / Mapping General	Oppose	This point on mapping omits to address the anomaly that is the inclusion of 1 Upland Road in the OSZ. Panorama opposes these mapping errors/changes because they omit to redraw the OSZ to exclude the Site and are incomplete as a result.  Panorama submits that the inclusion of the site in the OSZ is contrary to the purpose and principles of the RMA and the Council's obligations and functions under the RMA and is unsupported by the Council's s 32 assessment.  The site is owned by Council on behalf of the city's ratepayers and provides a reasonable rate of return under the long-term commercial lease. Its zoning should reflect that commercial reality.  Panorama refers back to their submission (#10.1) for reasons and relief sought.  [Refer to further submission for full reason]	Disallow / Seeks that the submission point is disallowed, or alternative relief that may give better effect to the issues described in the further submission.	Reject	No
Wellington City Council	266.41	Mapping / Mapping General / Mapping General	Amend	Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.	Amend current legend reference for both Upper Stebbings and Lincolnshire 'neighbourhood park' to 'neighbourhood park (approx. location)'.	Accept	Yes
Panorama Property Limited	FS11.35	General / Mapping / Mapping General / Mapping General	Oppose	This point on mapping omits to address the anomaly that is the inclusion of 1 Upland Road in the OSZ. Panorama opposes these mapping errors/changes because they omit to redraw the OSZ to exclude the Site and are incomplete as a result.  Panorama submits that the inclusion of the site in the OSZ is contrary to the purpose and principles of the RMA and the Council's obligations and functions under the RMA and is unsupported by the Council's s 32 assessment.  The site is owned by Council on behalf of the city's ratepayers and provides a reasonable rate of return under the long-term commercial lease. Its zoning should reflect that commercial reality.  Panorama refers back to their submission (#10.1) for reasons and relief sought.  [Refer to further submission for full reason]	Disallow / Seeks that the submission point is disallowed, or alternative relief that may give better effect to the issues described in the further submission.	Reject	No
Wellington City Council	266.42	Mapping / Mapping General / Mapping General	Amend	Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.	Amend legend for Development Plan maps for Upper Stebbings and Lincolnshire from 'unbuilt area' to 'no-build area'; also remove the part in parentheses that follows: (open space, cut and fill batters).	Accept	Yes
Panorama Property Limited	FS11.36	General / Mapping / Mapping General / Mapping General	Oppose	This point on mapping omits to address the anomaly that is the inclusion of 1 Upland Road in the OSZ. Panorama opposes these mapping errors/changes because they omit to redraw the OSZ to exclude the Site and are incomplete as a result.  Panorama submits that the inclusion of the site in the OSZ is contrary to the purpose and principles of the RMA and the Council's obligations and functions under the RMA and is unsupported by the Council's s 32 assessment.  The site is owned by Council on behalf of the city's ratepayers and provides a reasonable rate of return under the long-term commercial lease. Its zoning should reflect that commercial reality.  Panorama refers back to their submission (#10.1) for reasons and relief sought.  [Refer to further submission for full reason]	Disallow / Seeks that the submission point is disallowed, or alternative relief that may give better effect to the issues described in the further submission.	Reject	No
Wellington City Council	266.43	Mapping / Mapping General / Mapping General	Amend	Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.	Amend Development Plan maps for both Upper Stebbings and Lincolnshire so that the location of the letters A – J are moved to be generally in the centre of the white dashed catchment areas.	Accept	Yes

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Panorama Property Limited	FS11.37	General / Mapping / Mapping General / Mapping General	Oppose	<p>This point on mapping omits to address the anomaly that is the inclusion of 1 Upland Road in the OSZ. Panorama opposes these mapping errors/changes because they omit to redraw the OSZ to exclude the Site and are incomplete as a result.</p> <p>Panorama submits that the inclusion of the site in the OSZ is contrary to the purpose and principles of the RMA and the Council's obligations and functions under the RMA and is unsupported by the Council's s 32 assessment.</p> <p>The site is owned by Council on behalf of the city's ratepayers and provides a reasonable rate of return under the long-term commercial lease. Its zoning should reflect that commercial reality.</p> <p>Panorama refers back to their submission (#10.1) for reasons and relief sought.</p> <p>[Refer to further submission for full reason]</p>	Disallow / Seeks that the submission point is disallowed, or alternative relief that may give better effect to the issues described in the further submission.	Reject	No
Wellington City Council	266.44	Mapping / Mapping General / Mapping General	Amend	<p>Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.</p>	Amend Development Plan maps for Upper Stebbings so the small catchment area currently with two "B" just has 1 "B" in this area.	Accept	Yes
Panorama Property Limited	FS11.38	General / Mapping / Mapping General / Mapping General	Oppose	<p>This point on mapping omits to address the anomaly that is the inclusion of 1 Upland Road in the OSZ. Panorama opposes these mapping errors/changes because they omit to redraw the OSZ to exclude the Site and are incomplete as a result.</p> <p>Panorama submits that the inclusion of the site in the OSZ is contrary to the purpose and principles of the RMA and the Council's obligations and functions under the RMA and is unsupported by the Council's s 32 assessment.</p> <p>The site is owned by Council on behalf of the city's ratepayers and provides a reasonable rate of return under the long-term commercial lease. Its zoning should reflect that commercial reality.</p> <p>Panorama refers back to their submission (#10.1) for reasons and relief sought.</p> <p>[Refer to further submission for full reason]</p>	Disallow / Seeks that the submission point is disallowed, or alternative relief that may give better effect to the issues described in the further submission.	Reject	No
Rod Halliday	25.9	Mapping / Rezone / Rezone	Amend	<p>Considers that the edge of the Medium Density Residential Zone in the Lincolnshire Farm Development Plan should be amended to reflect the approved boundaries based on the plan approved under the resource consent SR No. SR416511.</p> <p>[Refer to original submission for full reason, including attachment].</p>	Seeks that the Lincolnshire Farm Development Plan residential boundary is updated based on the plan approved under the resource consent WCC SR No. 416511 (BECA 3321886-53-C-0023).	Accept in part	Yes
Margaret Ellis	48.1	Mapping / Rezone / Rezone	Amend	<p>Considers that DEV3 should not be approved and should be rezoned, as the current proposal has 122 dwellings and 3 cul-de-sacs in Glenside West. Large lot residential would be a more suitable use considering the topography of the land, which has steep gullies and ephemeral streams flowing through it, making the land unsuitable for intensive cut and L.L.R. would be more suited to the rural nature of Glenside.</p>	Rezone DEV3 (Development Area: Upper Stebbings and Glenside West) from Future Urban Zone to Large Lot Residential Zone.	Reject	No
Rod Halliday	25.11	Mapping / Rezone / Rezone	Amend	<p>Considers that 305 Mark Avenue (Lot 11 DP 544975) (Lincolnshire Farm) should not be zoned General Industrial Zone (GIZ) as this is located over a stream and on steep, undevelopable land. The majority of this area should fall under Natural Open Space Zone (NOSZ). Does not want to be charged the rates for GIZ zoning.</p> <p>[Refer to original submission for full reason including map]</p>	Rezone part of the overlay at 305 Mark Avenue (Lincolnshire Farm) from 'General Industrial Zone' to 'Natural Open Space Zone'. [As illustrated in the submission]	Accept	Yes
Rod Halliday	25.12	Mapping / Rezone / Rezone	Amend	<p>Considers that 305 Mark Avenue (Lot 11 DP 544975) (Lincolnshire Farm) should not be zoned General Industrial Zone (GIZ) as this is located over a stream and on steep, undevelopable land. A portion of this area should be zoned MRZ into where the current open space zoning is shown.</p> <p>[Refer to original submission for full reason including map showing area to be rezoned MRZ]</p>	Rezone part of the site at 305 Mark Avenue (Lincolnshire Farm) from 'General Industrial Zone' to 'Medium Density Residential Zone'. [As illustrated in the submission]	Reject	No
Rod Halliday	25.16	Mapping / Rezone / Rezone	Amend	<p>Considers that a section of 15 Antigua Way has been incorrectly zoned as a Natural Open Space Zone and should instead be categorized as Medium Density Residential Zone.</p> <p>[Refer to original submission for full reason]</p>	Rezone the site at 15 Antigua Way from 'Natural Open Space Zone' to 'Medium Density Residential Zone' in its entirety. [As illustrated in the submission]	Accept in part	Yes
Rod Halliday	25.17	Mapping / Rezone / Rezone	Amend	<p>Considers that there is additional land in the north-east corner of the Lincolnshire Farm Development Area that does not contain high quality native bush and is suitable for residential development and should be re-zoned.</p> <p>[Refer to original submission for full reason including map showing area to be rezoned MRZ]</p>	Rezone part of the site at Lincolnshire Farm from 'Natural Open Space' to 'Medium Density Residential Zone'. [As illustrated in the submission]	Accept	Yes
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.2	Other / Other / Other	Amend	<p>[No specific reason given beyond decision requested - refer back to original submission]</p>	Seeks protection of Middleton Road.	Reject	No