

Development Area / General point on Development Areas

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions requested
Development Area / General point on Development Areas / General point on Development Areas	Greater Wellington Regional Council	351.315	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.
Development Area / General point on Development Areas / General point on Development Areas	Greater Wellington Regional Council	351.316	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.
Development Area / General point on Development Areas / General point on Development Areas	Greater Wellington Regional Council	351.317	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"> • the scale of intensification provided for within the existing urban footprint • whether the proposed greenfield development areas can provide for well-functioning urban environments • 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
Development Area / General point on Development Areas / General point on Development Areas	VicLabour	414.49	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.