

## Submitter: Greig Developments No 2 Limited

Submission number: 689

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
689.1			Retain the general residential subdivision provisions in Chapter 16 Residential Zone, with the exception of submission points below.	Accept in part	Decision Report 14: Residential Zone
<i>FS1387.281</i>	Mercury NZ Limited for Mercury D	Oppose		Accept in part	
689.2			Delete 16.1.2 P3 (a) and (b) Permitted Activities, relating to a new retirement village or alterations to an existing one.	Reject	Decision Report 14: Residential Zone
<i>FS1387.282</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
689.3			Add a new activity to Rule 16.1.2 Permitted Activities as follows: <u>P13 Multi-unit development of up to three dwellings is a Permitted Activity</u> AND Add similar standards to Rule 16.1.3 RDI (including proposed amendments) as permitted activity standards to new Rule 16.1.2 P13 AND Delete Rule 16.1.3(1)(RDI)(c) Restricted Discretionary, which requires the minimum net site area per residential unit to be 300m <sup>2</sup> .	Reject	Decision Report 14: Residential Zone
<i>FS1129.21</i>	Auckland Council	Support		Reject	

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FSI387.283	Mercury NZ Limited for Mercury D	Oppose		Accept	
689.4			No specific decision sought, but submission recognises the importation of fill to enable residential development is appropriate in Rule 16.2.4.1 Earthworks - General and questions whether this would be a permitted activity (P2) or a non-complying activity (NCI).	Accept in part	Decision Report 14: Residential Zone
689.5			Add a new provision P2 to Rule 16.3.1 Dwelling that permits a multi-unit development of up to three dwellings, with similar standards to Rule 16.1.3 RD1 (including proposed amendments) applied as permitted activity standards AND Amend Rule 16.3.1 Dwelling to ensure that this rule does not apply to multi-unit developments.	Reject	Decision Report 14: Residential Zone
FSI387.284	Mercury NZ Limited for Mercury D	Oppose		Accept	
689.6			Amend Rule 16.3.5 PI Daylight admission as follows: Buildings must not protrude through a height control plane rising at an angle of <del>37</del> 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary	Accept	Decision Report 14: Residential Zone
FSI261.15	Annie Chen	Support		Accept	
FSI297.21	CSL Trust & Top End	Support		Accept	

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	Properties Limited				
FSI377.195	Havelock Village Limited	Support		Accept	
689.7			Amend Rule 16.3.6 P1 Building coverage as follows The total building coverage must not exceed <del>50%</del> 40%	Reject	Decision Report 14: Residential Zone
689.8			Amend Rule 16.3.7 P1 (a) Living court, as follows: (a) A living court must be provided for each dwelling that meets all of the following conditions: ... (iii) When located on the ground floor, it has a minimum area of <del>8040</del> m <sup>2</sup> and a minimum dimension of <del>3m</del> 4m in any direction; and (iv) When located on a balcony of an above ground apartment, it must have a minimum area of <del>10</del> 5m <sup>2</sup> and a minimum dimension of 2m in any direction. AND Amend Rule 16.3.7 P2 (a) Living court as follows: A living court must be provided for each minor dwelling that meets all of the following conditions ... P2 (a) ... (iii) When located on the ground floor it has a minimum area of <del>10</del> 40m <sup>2</sup> and a minimum dimension of <del>2</del> 4m in any direction; (iv) When located on a balcony of an above ground apartment, it must have a minimum area of <del>8</del> 15m <sup>2</sup> and a minimum dimension of <del>1.6</del> 2m in any direction.	Reject	Decision Report 14: Residential Zone
689.9			Amend Rule 16.3.8 P1(a) Service court as follows: (a) A service court must be provided for each dwelling and minor dwelling each with all of the following dimensions: (i) minimum area of	Accept in part	Decision Report 14: Residential Zone

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			<del>5</del> 4.5m <sup>2</sup> ; and (ii) contains a circle of at least <del>23</del> m diameter.		
FSI261.22	Annie Chen	Support		Accept in part	
FSI297.28	CSL Trust & Top End Properties Limited	Support		Accept in part	
FSI377.196	Havelock Village Limited	Support		Accept in part	
689.10			Amend Rule 16.3.9.1 PI(a) Building setbacks – All boundaries as follows: (a) A building must be set back a minimum of: ... (iii) <del>1.2</del> 4.5m from every boundary other than a road boundary; and (iv) <del>1.2</del> 4.5m from every vehicle access to another site.	Reject	Decision Report 14: Residential Zone
689.11			Amend Rule 16.3.9.3 PI(a)(ii) Building setback - Waterbodies to match Rule 24.3.6.3 Building setback - waterbodies AND Amend Rule 16.3.9.3 PI Building setbacks - Waterbodies as follows: (ii) 23m from the bank of any <u>named</u> river (other than the Waikato and Waipa Rivers); AND Add a new permitted rule P3 to Rule 16.3.9.3 Building setback - Waterbodies as follows: <u>P3 A building must be set back a minimum of 10m from the bank of a perennial or intermittent named or unnamed stream.</u>	Reject	Decision Report 14: Residential Zone
FSI387.285	Mercury NZ Limited for Mercury D	Oppose		Accept	

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689.12			Delete Rule 16.4.1 RD1(a)(iii) Subdivision - General	Accept	Decision Report 14: Residential Zone
FS1387.286	Mercury NZ Limited for Mercury D	Oppose		Reject	
689.13			Delete Rule 16.4.2 RD1 (a)(iv) Te Kauwhata Ecological Residential Area	Accept	Decision Report 14: Residential Zone
FS1387.287	Mercury NZ Limited for Mercury D	Oppose		Reject	
689.14			Delete Rule 16.4.13 (a) Subdivision creating reserves and make this a matter of discretion.	Reject	Decision Report 14: Residential Zone
689.15			Amend Rule 16.4.14 Subdivision of esplanade reserves and esplanade strips to adopt the provisions in the Operative District Plan – Franklin Section Rule 11.5 – Esplanade Reserves and Strips	Reject	Decision Report 14: Residential Zone
689.16			Retain Chapter 24 Village Zone, except for those addressed in the submission points.	Accept in part	Decision Report 17: Village Zone
FS1387.288	Mercury NZ Limited for Mercury D	Oppose		Reject	
689.17			Add a new permitted activity to Rule 24.1.1 Permitted Activities as follows: <u>A new retirement village or alterations to an existing retirement village</u>	Reject	Decision Report 17: Village Zone

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<i>FS1387.289</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
689.18			No specific decision sought, but submission recognises the importation of fill to enable residential development is appropriate in Rule 24.2.4.1 Earthworks - General and questions whether this should be a permitted activity (P2) or a non-complying activity (NCI).	Reject	Decision Report 17: Village Zone
689.19			Retain Rule 24.3.2 PI Minor dwelling as proposed in terms of a maximum gross floor area of 70m2 and requiring a net site area of 1000m2 or more.	Accept in part	Decision Report 17: Village Zone
<i>FS1387.290</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
689.20			Amend Rule 24.3.4 Daylight admission as follows: A building must not protrude through a height control plane rising at an angle of <del>45</del> <sup>37</sup> degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary”.	Accept	Decision Report 17: Village Zone
689.21			Retain Rule 24.3.5 Building coverage	Accept in part	Decision Report 17: Village Zone
<i>FS1091.33</i>	GD Jones	Oppose		Reject	
<i>FS1387.291</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	

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689.22			Retain Rule 24.3.6.3 Building setback - Waterbodies, except for the amendments sought below AND Amend Rule 24.3.6.3 P1(a)(i)C Building set back - Waterbodies as follows: <u>Named</u> River bank, other than the Waikato River and Waipa River. AND Amend Rule 24.3.6.3 P3 Building setback - Waterbodies as follows: A building must be setback a minimum of 10m from the bank of a perennial or intermittent <u>named or unnamed</u> stream.	Reject	Decision Report 17: Village Zone
<i>FS1387.292</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
689.23			Retain Rule 24.4.2 RD2 (a)(i) Subdivision – Te Kowhai and Tuakau	Accept in part	Decision Report 17: Village Zone
689.24			Amend Rule 24.4.9 RD1(a) Road frontage to adopt the provisions in the Operative District Plan – Franklin Section 26.6.4 Frontage to Road (Vehicular Access Requirement)	Accept	Decision Report 17: Village Zone
689.25			Delete Rule 24.4.11(a) Subdivision Creating Reserves and make it a matter of discretion.	Reject	Decision Report 17: Village Zone
689.26			Amend Rule 24.4.12 Subdivision of Esplanade Reserves and Esplanade Strips to adopt the provisions in the Operative District Plan – Franklin Section Rule 11.5 – Esplanade Reserves and Strips	Accept in part	Decision Report 17: Village Zone
689.27			Amend Table 14.12.5.1 Separation distances to adopt the provisions in the Operative District Plan – Franklin Section 9.5 – Location of Vehicle Crossings for arterial and collector roads.	Accept in part	Decision Report 13: Infrastructure

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689.28			Delete the entirety of Table 14.12.5.3 Minimum sight distances and refer to RTS6 – Guidelines for visibility at driveways	Reject	Decision Report 13: Infrastructure
689.29			Amend Table 14.12.5.14 Access and road conditions – Residential, Village, Business, Business Town Centre and Industrial Zone to apply the NZS standards Table 3.2 Rooding Design Standards. OR Amend Table 14.12.5.14 Access and road conditions - Residential, Village, Business, Business Town Centre and Industrial Zone to use former Franklin Section standards as follows: <u>2-4 Users - 3.5m Legal width - 2.7m Minimum total seal width</u> <u>5-8 Users - 8m Legal width - 5m Minimum total seal width</u>	Reject	Decision Report 13: Infrastructure
FS1091.32	GD Jones	Support		Reject	
FS1387.293	Mercury NZ Limited for Mercury D	Oppose		Accept	
689.30			Add a definition for "Special Housing Development" into Chapter 13 Definitions from the Operative District Plan – Franklin Section.	Reject	Decision Report 30: Definitions
689.31			Amend the definition for "Height Control Plane" in Chapter 13 Definitions to rise at an angle of 45 degrees rather than 37 degrees.	Accept in part	Decision Report 30: Definitions
689.32			Amend the definition for "Living Court" in Chapter 13 Definitions as follows: Means an area of outdoor space directly related to the living area of a household unit, and for the household's exclusive use. It does not include parking,	Reject	Decision Report 30: Definitions



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			manoeuvring areas and buildings, but does include swimming pools, pergolas and similar open-framed structures <u>including a covered deck.</u>		
689.33			Amend the definition for "Multi-Unit Development" in Chapter 13 Definitions as follows: Means multiple residential units, <u>being attached or detached</u> which are integrated in a comprehensive manner It includes: (a) an apartment building; <del>and</del> (b) a duplex (c) <u>Terraced housing ...</u>	Accept	Decision Report 30: Definitions
<i>FS1387.294</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
689.34			Delete Rule 16.4.1 RD1(a)(iv) Subdivision – General	Accept	Decision Report 14: Residential Zone
<i>FS1387.295</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
689.35			Delete Rule 16.4.3 RD1(a)(v) Te Kauwhata West Residential Area	accept	Decision Report 14: Residential Zone
<i>FS1318.2</i>	Viaduct Harbour Nominees Limited	Support		Accept	

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FSI 387.296	Mercury NZ Limited for Mercury D	Oppose		Reject	
689.36			Delete Rule 16.4.4 RDI (a)(iii) Multi-unit development AND Add the following to Rule 16.4.4 RDI (a) Multi-unit development: <u>Prior to subdivision occurring around existing buildings and development, all development must meet one of the following: (a) have existing use rights; (b) comply with the relevant zone rules; or (c) Be in accordance with an approved land use resource consent.</u>	Accept in part	Decision Report 14: Residential Zone
FSI 387.297	Mercury NZ Limited for Mercury D	Oppose		Accept in part	
689.37			Amend Rule 16.4.11 Subdivision – Road frontage to adopt the provisions in the Operative District Plan – Franklin Section 26.6.4 Frontage to Road (Vehicular Access Requirement)	Reject	Decision Report 14: Residential Zone
FSI 134.65	Counties Power Limited	Oppose		Accept	
689.38			Amend Rule 16.4.12 Subdivision – Building platform to adopt the Shape Factor in the Operative District Plan – Franklin Section 26.6.1.	Reject	Decision Report 14: Residential Zone
FSI 387.298	Mercury NZ Limited for Mercury D	Oppose		Accept	