

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
The Surveying Company H.B. Ltd (Nicholas Wakefield)	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S1: Minimum allotment sizes - residential	131.1	Amend	Considers the SUB-S1: Minimum allotment sizes - residential LLRZ (Large Lot Residential Zone) Standard of a minimum average allotment size of 3,000m2 are inappropriate and should be replaced with a minimum lot size in a residential area.	Amend SUB-S1: Minimum allotment sizes - residential as follows: Large Lot Residential 1,000 m2 minimum net allotment size with a minimum average allotment size of 3,000 m2. Activity Status where standards are not met: Non-complying
The Surveying Company H.B. Ltd (Nicholas Wakefield)	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S3: Minimum allotment sizes - rural	131.2	Amend	Considers reference to the parent lot in existence as at 11 November 2000 in the RLZ (Rural Lifestyle Zone) of the SUB-S3: Minimum allotment sizes - rural Standard as irrelevant and results in a non-complying activity through what appears to be a provision that has been simply rolled over from the Operative Plan.	Amend SUB-S3: Minimum allotment sizes - rural as follows: <u>Rural Lifestyle Zone</u> <u>5,000 m2 minimum net allotment size.</u> <u>Activity Status where standards are not met: Non-complying</u> Rural Lifestyle Zone , Mission Rural Residential Precinct 5,000 m2 minimum allotment size with a minimum average allotment size of 1.5 ha. The minimum average allotment size must be calculated using the parent allotment in existence as at 11 November 2000. This parent allotment will be the base for any further proposed subdivision. Activity Status where standards are not met: Non-complying
The Surveying Company H.B. Ltd (Nicholas Wakefield)	SUB - Subdivision /SUB - Subdivision - Rules Table /SUB-R12: Subdivision on highly productive land	131.3	Amend	Seeks SUB-R12 and such further other amendments under the NPS-HPL as considered appropriate and necessary to address their concerns to enable Council to receive and consider alternative assessments of land use capability ("LUC") by relevant experts where particular soils may have been incorrectly mapped in type and extent as LUC 1-3 - Highly Productive Land but are in fact not, so as to ensure the efficient use of land.	Amend SUB-R12 to enable the applicant to put forward an expert assessment as to whether the land qualifies as "highly productive land" (Inferred)
The Surveying Company H.B. Ltd (Nicholas Wakefield)	SUB - Subdivision /SUB - Subdivision - Rules Table /SUB-R4: Subdivision to create conservation lots for the protection of scheduled heritage items, archaeological sites, and/or sites of significance to Māori	131.4	Amend	The submitter considers that they fully support the purpose of SUB-R4: Subdivision to create conservation lots for the protection of scheduled heritage items, archaeological sites, and / or sites of significance to Māori. However, by way of contrast there is no equivalent Rule in the PDP that provides for the creation of a Conservation Lot in conjunction with the protection of an area of significant indigenous and / or significant habitats of indigenous flora or fauna. The submitter postulates that this may be because the assessment of indigenous areas and habitats of indigenous flora and fauna has been delayed as one of 3 future variations of the PDP review process given the NPSIB came into effect on 4 August 2023 and there has been insufficient time to carry out the additional work in the PDP to comply with its provisions. This is as much as stated in SUB-R6: Subdivision on land within or containing a significant natural area.	Amend SUB-R6 such that indigenous biodiversity is dealt with in its own Rule in order to give effect to the NPSIB and create Conservation Lot incentives.
The Surveying Company H.B. Ltd (Nicholas Wakefield)	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S2: Minimum allotment sizes - commercial and industrial	131.5	Amend	Considers the rationale behind SUB-S2: Minimum allotment sizes - commercial and industrial Standard of 2500m2 for the Large Format Retail Zone ("LFRZ") in the PDP versus 1000m2 in the Operative Plan is not clearly understood and is unduly restrictive.	Amend SUB-S2: Minimum allotment sizes - commercial and industrial LFRZ with transitional provisions (e.g. referencing the allotment being in existence as at XX [Month] [Year]) to avoid the activity defaulting to Discretionary Activity status given the significant size change from that existing. (Inferred relief requested)
The Surveying Company H.B. Ltd (Nicholas Wakefield)	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S2: Yards	131.6	Support	The submitter supports the RLZ-S2: Yards Standard as having been successfully rolled-over from the Operative Plan consistent with achieving its Objectives and Policies; reducing productive land lost to the built-form; and having proven able to address potential reverse sensitivity effects.	Retain Standard RLZ-S2: Yards as notified. (Inferred relief requested)
The Surveying Company H.B. Ltd (Nicholas Wakefield)	RPROZ - Rural Production Zone /RPROZ - Rural Production Zone - Standards Table /RPROZ-S1: Yards	131.7	Support	The submitter supports the RPROZ-S1: Yards Standard as having been successfully rolled-over from the Operative Plan consistent with achieving its Objectives and Policies; reducing productive land lost to the built form; and having proven able to address potential reverse sensitivity effects.	Retain Standard RPROZ-S1: Yards as notified. (Inferred relief requested)
The Surveying Company H.B. Ltd (Nicholas Wakefield)	Planning Maps //	131.8	Amend	Considers that GRZ (General Residential Zone) zoning as notified for the southern section of Marine Parade / McGrath Street in addition to Wellesley Road / Hastings Street is inappropriate.	Seeks a MRZ (Medium Density Residential Zone) zoning for the southern section of Marine Parade / McGrath Street in addition to the lower part of Wellesley Road for residential development given the proximity to MRZ and the OSZ (Open Space Zone). (The reasons are stated in detail in the full submission)
The Surveying Company H.B. Ltd (Nicholas Wakefield)	Planning Maps //	131.9	Amend	Considers that RPROZ (Rural Production Zone) as notified at Meeanee Road / Gavin Black Street and Riverbend Road / The Loop / Willowbank Avenue is inappropriate.	Seeks a SETZ (Settlement Zone) zoning at Meeanee Road / Gavin Black Street and Riverbend Road / The Loop / Willowbank Avenue that is more appropriate given the adjacent SETZ and existing land uses. (The reasons are stated in detail in the full submission)

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The Surveying Company H.B. Ltd (Nicholas Wakefield)	Planning Maps / /	131.10	Amend	Considers that RLZ (Rural Lifestyle Zone) zoning as notified for the parcels of land between Le Quesne Road / Franklin Road / Rogers Road / Main North Road / Ferguson Street South / Onehunga Road, Bay View is inappropriate in terms of character, size and amenity.	Seeks a SETZ (Settlement Zone) zoning for the parcels of land between Le Quesne Road / Franklin Road / Rogers Road / Main North Road / Ferguson Street South / Onehunga Road, Bay View that is consistent with its residential amenity, character and the activities located there. (The reasons are stated in detail in the full submission)