

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Jack Brownlie Investments Limited	Planning Maps / /	209.1	Oppose	Opposes the zoning of 68 Franklin Road as Rural Production Zone for the reasons identified in the submission.	Amend the zoning of 68 Franklin Road to General Residential or Settlement Zone.
Jack Brownlie Investments Limited	Planning Maps / /	209.2	Oppose	Opposes the zoning of existing residential development in Bay View as Rural Lifestyle/Settlement Zone for the reasons set out in the attached document.	Amend the zoning of existing residential development in Bay View to General Residential.
Jack Brownlie Investments Limited	SETZ - Settlement zone /SETZ - Settlement Zone - Standards Table /SETZ-S1: Density	209.3	Oppose	Opposes the density standard of one dwelling per 1000m2 in the Settlement Zone for the reasons set out in the submission.	Amend SETZ-S1 as follows: 1. Where a site is fully serviced with council-reticulated networks, the maximum density must not exceed: a. one dwelling per 1000 350 m2, and b. one dwelling unit and one minor residential unit per site, provided that the net site area is not less than 1500 m2.
Jack Brownlie Investments Limited	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S3: Minimum allotment sizes - rural	209.4	Oppose	Considers that the SETZ-S1: Density standard in the Settlement Zone should be consistent with the Subdivision Chapter. Please refer to the relief sought in relation to SETZ-S1.	Amend SUB-S3 as follows: Settlement Zone 800 350 m2 fully serviced sites 1500m2 unserviced sites
Jack Brownlie Investments Limited	SETZ - Settlement zone /SETZ - Settlement Zone - Rules Table /	209.5	Amend	Considers that the Settlement Zone should provide for retirement villages, specifically at 68 Franklin Road.	Amend the Settlement Zone Chapter to include a new rule as a restricted discretionary activity for the establishment of retirement villages.
Jack Brownlie Investments Limited	NOISE - Noise /NOISE - Noise /	209.6	Oppose	Opposes internal noise rules as the provisions provide for greater internal noise amenity during the day than at night.	Amend Rule NOISE-R10A 1. as follows: Type of use - Bedrooms and sleeping areas Internal noise limits Rail noise - 35 40 dB LAeq(1hr) between 7 a.m. and 10 p.m., and 40 35 dB LAeq(1hr) between 10 p.m. and 7 a.m. Road traffic noise - 40 dB LAeq(24hr)