

ATTACHMENT I:

Recommendations on submissions

Submission Number	Submission Points	Decision Requested	Recommendation / Explanation
TOPIC: Section sizes and density			
1404	1404.02	Change the high density housing allocation to a minimum allotment size of 800m ² to preserve the village character and to align with the Prebbleton Structure Plan.	ACCEPT IN PART Only a small portion of higher density housing is proposed (Area C) within a central location of the site away from standard residential areas (800m ²). The applicant has reduced the densities of Area C to 450m ² minimum and 550m ² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. The UDS, PC1 and PSP identify that higher household yields of 10hh/ha are required in Prebbleton to curb sprawl, consolidate the urban form and promote integrated infrastructure servicing.
<i>Supported by further submission F1412</i>			
1405	1405.02	Minimum allotment size should stay at 800m ² other than over 60's units to avoid ghetto style living.	ACCEPT IN PART The applicant has reduced the densities of Area C to 450m ² minimum and 550m ² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. Higher densities do not equate to lower quality living environments. A variation in lot sizes are required to provide for a wider range of community needs. The UDS, PC1 and PSP identify that higher household yields of 10hh/ha are required in Prebbleton to curb sprawl, consolidate the urban form and promote integrated infrastructure servicing.
<i>Supported by further submission F1412</i>			
1406	1406.06	Decline the plan change request. At the very least there should be no allotments below 800m ² in size.	ACCEPT IN PART Only a small portion of higher density housing is proposed (Area C) within a central location of the site away from standard residential areas (800m ²). The applicant has reduced the densities of Area C to 450m ² minimum and 550m ² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. The UDS, PC1 and PSP identify that higher household yields of 10hh/ha are required in Prebbleton to curb sprawl, consolidate the urban form and promote integrated infrastructure servicing.
<i>Supported by further submission F1412</i>			
1407	1407.01	Convert the high density allocation to either medium or low density households to preserve the character of the area and to align with the Prebbleton Structure Plan.	ACCEPT IN PART Only a small portion of higher density housing is proposed (Area C) within a central location of the site away from standard residential areas (800m ²). The applicant has reduced the densities of Area C to 450m ² minimum and 550m ² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. The UDS, PC1 and PSP identify that higher household yields of 10hh/ha are required in Prebbleton to curb sprawl, consolidate the urban form and promote integrated infrastructure servicing.
<i>Supported by further submission F1412</i>			
1408	1408.01 1408.02	Decline the plan change request or provide for low density housing (1,000m ²) and tighter restrictions on the numbers and density of development.	ACCEPT IN PART Only a small portion of higher density housing is proposed (Area C) within a central location of the site away from standard residential areas (800m ²). The applicant has reduced the densities of Area C to 450m ² minimum and 550m ² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7...

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<i>Supported by further submissions F1412 & 1461</i>			...The UDS, PC1 and PSP identify that higher household yields of 10hh/ha are required in Prebbleton to curb sprawl, consolidate the urban form and promote integrated infrastructure servicing.
1409	1409.02	No high density housing of between 400m ² to 600m ² . It is a waste of land, which is some of the best in Canterbury.	<p>ACCEPT IN PART</p> <p>Only a small portion of higher density housing is proposed (Area C) within a central location of the site away from standard residential areas (800m²). The applicant has reduced the densities of Area C to 450m² minimum and 550m² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. The UDS, PC1 and PSP identify that higher household yields of 10hh/ha are required in Prebbleton to curb sprawl, consolidate the urban form and promote integrated infrastructure servicing.</p>
<i>Supported by further submission F1412</i>			
1411	1411.01 1411.03	Decline the plan change request. No high density development in Prebbleton.	<p>ACCEPT IN PART</p> <p>The PSP identifies three qualities that contribute to the village feel of Prebbleton, being a sense of identity, rural aspect and sense of community. It also seeks to protect this character by outlining the matters to safeguard this character, which includes the preparation of ODP's. The applicant has reduced the densities of Area C to 450m² minimum and 550m² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. The amended PC2 ODP is generally consistent with the preliminary ODP within the PSP to ensure that intensification does not undermine the village ambience and amenity. A number of additional amendments to PC2 are proposed to ensure the Living ZA (Deferred) Zone is integrated into the existing township.</p>
<i>Supported by further submission F1412</i>			
1412	1412.02	Leave the original village as it is.	<p>ACCEPT IN PART</p> <p>The PSP identifies three qualities that contribute to the village feel of Prebbleton, being a sense of identity, rural aspect and sense of community. It also seeks to protect this character by outlining the matters to safeguard this character, which includes the preparation of ODP's. The applicant has reduced the densities of Area C to 450m² minimum and 550m² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. The amended PC2 ODP is generally consistent with the preliminary ODP within the PSP to ensure that intensification does not undermine the village ambience and amenity. A number of additional amendments to PC2 are proposed to ensure the Living ZA (Deferred) Zone is integrated into the existing township.</p>
<i>Supported by further submission F1412</i>			
1413	1413.02	A through road in the middle of the established township will fail to retain the character and atmosphere of Prebbleton.	<p>ACCEPT IN PART</p> <p>The applicant has reduced the densities of Area C to 450m² minimum and 550m² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. The UDS, PC1 and PSP identify that higher household yields of 10hh/ha are required in Prebbleton to curb sprawl, consolidate the urban form and promote integrated infrastructure servicing. The through road is fundamental to the wider road network proposed in the PSP to service the western area of Prebbleton...</p>

Submission Number	Submission Points	Decision Requested	Recommendation / Explanation
			...The PC2 ODP provides for through connections and linkages to the town centre, services, community facilities and services on Springs Road.
		<i>Supported by further submissions F1412 & F1461</i>	
1415	1415.02	Change the high density housing allocation to medium to low density to preserve character and align with the Prebbleton Structure Plan.	<p>ACCEPT IN PART</p> <p>Only a small portion of higher density housing is proposed (Area C) within a central location of the site away from standard residential areas (800m²). The applicant has reduced the densities of Area C to 450m² minimum and 550m² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. The UDS, PC1 and PSP identify that higher household yields of 10hh/ha are required in Prebbleton to curb sprawl, consolidate the urban form and promote integrated infrastructure servicing.</p>
		<i>Supported by further submission F1412</i>	
1417	1417.02	Council to ensure infill development occurs first and is subject to a consistent set of planning rules. Council should not change rules as each new development comes along.	<p>REJECT</p> <p>Council cannot preclude private plan change requests and resource consent applications seeking variations on the existing set of District Plan provisions. This provides for a diversity in living environments to be established and accounts for site specific requirements. PC2 is not promoting the 'comprehensive' housing densities provided in the Living 1A5 Zone, with development aligning with the 10hh/ha prescribed in PC1 and the PSP.</p>
1420	1420.02	Low density development to be provided at the rear of properties located on Norris Street and restrictions to be placed on multi-level buildings.	<p>ACCEPT IN PART</p> <p>Only a small portion of higher density housing is proposed (Area C) within a central location of the site away from standard residential areas (800m²). The applicant has reduced the densities of Area C to 450m² minimum and 550m² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. The current and proposed provisions in the District Plan will preclude multi-level structures and ensure any future housing is compatible with the character anticipated for Prebbleton. A number of additional amendments to PC2 are proposed to ensure the Living ZA (Deferred) Zone is integrated into the existing township.</p>
		<i>Supported by further submission F1412</i>	
1421	1421.01	Housing densities to be a minimum of 600m ² for allotments that adjoin the Norris Street properties and to restrict multi-level buildings. Further submission from 1421 clarified that housing densities of 600m ² were too high.	<p>ACCEPT IN PART</p> <p>Only a small portion of higher density housing is proposed (Area C) within a central location of the site away from standard residential areas (800m²). The applicant has reduced the densities of Area C to 450m² minimum and 550m² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. The current and proposed provisions in the District Plan will preclude multi-level structures and ensure any future housing is compatible with the character anticipated for Prebbleton. A number of additional amendments to PC2 are proposed to ensure the Living ZA (Deferred) Zone is integrated into the existing township.</p>
		<i>Supported by further submissions F1412, F1460 & F1461</i>	

Submission Number	Submission Points	Decision Requested	Recommendation / Explanation
1422	1422.02	High density housing should not be constructed unless as retirement housing. If there is no demand for elderly housing then high density housing should be restricted.	ACCEPT IN PART The applicant has reduced the densities of Area C to 450m ² minimum and 550m ² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. Higher densities do not equate to lower quality living environments. A variation in lot sizes are required to provide for a wider range of community needs. The UDS, PC1 and PSP identify that higher household yields of 10hh/ha are required in Prebbleton to curb sprawl, consolidate the urban form and promote integrated infrastructure servicing. A number of additional amendments to PC2 are proposed to ensure the Living ZA (Deferred) Zone is integrated into the existing township.
<i>Supported by further submission F1412</i>			
1459	1459.04	Development is too large and should be a similar size to existing development in Prebbleton.	ACCEPT IN PART Only a small portion of higher density housing is proposed (Area C) within a central location of the site away from standard residential areas (800m ²). The applicant has reduced the densities of Area C to 450m ² minimum and 550m ² minimum average lot sizes in response to submissions received and to provide greater consistency with PC1, the PSP and PC7. The UDS, PC1 and PSP identify that higher household yields of 10hh/ha are required in Prebbleton to curb sprawl, consolidate the urban form and promote integrated infrastructure servicing.
<i>Supported by further submission F1412</i>			
TOPIC: Vehicle movements			
1404	1404.01	The road access point proposed in Williams Street adjacent to the playground be amended to pedestrian access only. Additional vehicle movements will compromise resident safety.	REJECT Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.
<i>Supported by further submission F1412</i>			
1405	1405.01	Decline the plan change. Does not want additional traffic down Williams Street. Additional vehicle movements will compromise resident safety.	REJECT Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.
<i>Supported by further submission F1412</i>			
1406	1406.01 1406.02	Decline the plan change. Do not change Williams Street. Additional vehicle movements will compromise resident safety.	REJECT Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.
<i>Supported by further submission F1412</i>			
1409	1409.01	No access from the development site to be provided onto Williams Street.	REJECT Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor...

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			<p>...The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.</p> <p><i>Supported by further submission F1412</i></p>
1411	1411.02	Decline the plan change. Do not change Williams Street. Will compromise the safety of children travelling to the playground and school.	<p>REJECT</p> <p>Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.</p> <p><i>Supported by further submission F1412</i></p>
1412	1412.01	No access via Williams Street. Additional vehicle movements will compromise resident safety.	<p>REJECT</p> <p>Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.</p> <p><i>Supported by further submission F1412</i></p>
1413	1413.03	Restrict additional vehicle connections onto Williams Street, which should be a cycle/walkway link only.	<p>REJECT</p> <p>Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.</p> <p><i>Supported by further submission F1412</i></p>
1413	1413.01	Parking overspill associated with Primary School.	<p>ACCEPT IN PART</p> <p>No indication of parking overspill was identified during site visits undertaken by Council's Traffic Engineer. However, parking limitations should be considered for the Blakes Road and Norris Street intersection at the time of subdivision.</p> <p><i>Supported by further submission F1412</i></p>
1414	1414.02	Restrict vehicles at the entrance to Williams Street, which should be a cycle/walkway link only. Additional vehicle movements will compromise resident safety.	<p>REJECT</p> <p>Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.</p> <p><i>Supported by further submission F1412</i></p>
1415	1415.01	No access via Williams Street. Cul-de-sac to remain at the end of Williams Street.	<p>REJECT</p> <p>Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network...</p>

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<i>Supported by further submission F1412</i>			...
1416	1416.01	Restrict additional vehicle connections onto Williams Street, which should be a cycleway/walkway link only. Additional vehicle movements will compromise resident safety.	REJECT Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.
<i>Supported by further submission F1412</i>			
1418	1418.01 1418.02 1418.03	Restrict additional vehicle connections onto Williams Street, which should be a cycle way/walkway link only. Additional vehicle movements will compromise resident safety.	REJECT Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.
<i>Supported by further submission F1412</i>			
1422	1422.01	Williams Street from Norris Street to the opposite end of Springs Road to remain a cul-de-sac and the connection past the Williams Street playground be for pedestrian/cycle use only.	REJECT Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.
<i>Supported by further submission F1412</i>			
1459	1459.01 1459.02 1459.03	No through road connecting Waratah Park with the application site.	REJECT Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor. The traffic assessments provided by the applicant and reviewed by Council's Transport Engineer have concluded that the additional vehicle movements attributed to the future residents of Living XA (Deferred) Zone will not compromise the safety and efficiency of the network.
<i>Supported by further submission F1412</i>			
TOPIC: Cycle ways and walkways			
1405	1405.03	Supports the extension of the children's playground and the proposed cycle way and walkways – relief unclear	ACCEPT Playground extension will provide additional public space and the cycle way and walkway will promote alternative modes of transport.
1414	1414.01	Restrict additional vehicle movements onto Williams Street, which should be a cycle way/walkway link only.	REJECT Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor.
<i>Supported by further submission F1412</i>			
1418	1418.04	Restrict additional vehicle movements onto Williams Street, which should be a cycle way/walkway link only.	REJECT Integrated road network is required to promote connectivity. Traffic related effects are deemed to be no more than minor.
<i>Supported by further submission 1412</i>			

Submission Number	Submission Points	Decision Requested	Recommendation / Explanation
1418	1418.06	Supports and encourages the proposed cycling and pedestrian linkages.	ACCEPT Playground extension will provide additional public space and the cycle way and walkway will promote alternative modes of transport.
1458	1458.03	Fails to fully have regard to the provisions of the Urban Development Strategy and the Selwyn District Walking and Cycling Strategy – relief unclear.	REJECT Integrated road network is required to promote connectivity and alternative modes of transport, which is consistent with the UDS, Selwyn District Council Walking and Cycling Strategy.
TOPIC: Infrastructure			
1406	1406.04	No more capacity in the sewer network.	REJECT PC2 is seeking a deferred zone acknowledging that wastewater connections are not currently available, but that Council will have sufficient capacity in the near future (2-3years).
		<i>Supported by further submission F1412</i>	
1408	1408.03	Density of housing will place a strain on community resources such as the School, road network that is already in a poor condition and the Williams Street playground.	REJECT The PSP has investigated the infrastructure requirements, public transport needs and necessity for an additional school based on the projected households in the township up to 2041. This takes into account the additional households proposed by PC2.
		<i>Supported by further submission F1412</i>	
1411	1411.01	High density housing will exacerbate existing pressure on the sewer, water supply, road network, public transport and education facilities.	REJECT The PSP has investigated the infrastructure requirements, public transport needs and necessity for an additional school based on the projected households in the township up to 2041. This takes into account the additional households proposed by PC2.
		<i>Supported by further submission F1412</i>	
1417	1417.01	All existing sites within the developed areas need to have sewer connections.	REJECT PC2 is seeking a deferred zone acknowledging that wastewater connections are not currently available, but that Council will have sufficient capacity in the near future (2-3years).
1418	1418.05	Seek assurances that the necessary investment will be given to ease the pressure on stretched infrastructure.	ACCEPT IN PART The PSP has investigated the infrastructure requirements for the projected households in the township up to 2041. This takes into account the additional households proposed by PC2. The PSP also highlights that upgrades to existing streets and public infrastructure will be undertaken where the need arises.
		<i>Supported by further submission F1412</i>	
1421	1421.03	Seeks reassurance that the existing soak pit is recognised and factored into any development to avoid any adverse drainage problems caused to the submitter's property. This has already been an issue in a year of high rainfall.	ACCEPT IN PART A storm water scheme has been developed for the development site that has been based upon a comprehensive assessment. This scheme includes storm water reserves and other mechanisms to ensure any inundation and stormwater run-off is treated and disposed of within the development site.

Submission Number	Submission Points	Decision Requested	Recommendation / Explanation
1422	1422.03	Difficulties in draining stormwater have been experienced over the years and there is a concern that the new subdivision may increase the risk of flooding into adjacent properties.	ACCEPT IN PART A storm water scheme has been developed for the development site that has been based upon a comprehensive assessment. This scheme includes storm water reserves and other mechanisms to ensure any inundation and stormwater run-off is treated and disposed of within the development site.
<i>Supported by further submission F1412</i>			
TOPIC: Nuisance effects			
1410	1410.01	Seeks clarification of measures proposed to mitigate noise.	ACCEPT IN PART Specific conditions of subdivision and land use consents will require an Earthworks Management Plan to be prepared and adhered to during the construction phase of the development. This would be expected to provide measures to avoid unreasonable noise levels and to restrict the hours heavy vehicles and machinery can operate.
<i>Supported by further submission F1412</i>			
1410	1410.02	Seeks payment for any extra costs incurred as a result of airborne pollution arising from earthworks to develop the site.	ACCEPT IN PART Specific conditions of subdivision and land use consents will require an Earthworks Management Plan to be prepared and adhered to during the construction phase of the development. This would be expected to include dust suppression methods to be implemented at all times and for compensation to be paid where airborne particulates cause an unreasonable nuisance.
<i>Supported by further submission F1412</i>			
1420	1420.01	Seeks compensation payment for any extra cleaning costs incurred as a result of earthworks.	ACCEPT IN PART Specific conditions of subdivision and land use consents will require an Earthworks Management Plan to be prepared and adhered to during the construction phase of the development. This would be expected to include dust suppression methods to be implemented at all times and for compensation to be paid where airborne particulates cause an unreasonable nuisance.
<i>Supported by further submission F1412</i>			
1421	1421.02	Seeks compensation payment for any extra cleaning costs incurred as a result of airbourne pollution.	ACCEPT IN PART Specific conditions of subdivision and land use consents will require an Earthworks Management Plan to be prepared and adhered to during the construction phase of the development. This would be expected to include dust suppression methods to be implemented at all times and for compensation to be paid where airborne particulates cause an unreasonable nuisance.
<i>Supported by further submission F1412</i>			
1422	1422.04	Notification should be provided several months prior to construction commencing.	ACCEPT IN PART Specific conditions of subdivision and land use consents will require an Earthworks Management Plan to be prepared and adhered to during the construction phase of the development. This would be expected to include notification of when earthworks and construction is to commence and the contact details of project managers.
<i>Supported by further submission F1412</i>			

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TOPIC: Reserves			
1405	1405.03	Support the extension of the children's playground	ACCEPT Future reserves have been identified in the PSP, which are considered to be sufficient to cater for the needs of the township up to 2041.
1406	1406.05	The 18.58ha land should be developed into a park with trees or left as rural.	REJECT Future reserves have been identified in the PSP, which are considered to be sufficient to cater for the needs of the township up to 2041.
Supported by further submission F1412			
1408	1408.04	That shade or shelter be provided if the Williams Street playground is extended.	REJECT This is a matter to be determined should any future reserves within the PC2 ODP are vested in Council and a development plan is formulated.
Supported by further submission F1412			
TOPIC: ODP's and District Plan Rules			
1419	1419.01	Move proposed Rule 12.1.3.33 to the land use section of the District Plan as new Rule 4.9.12 under the heading Prebbleton on Page C4-007. Alternatively, the matter of building setbacks should be addressed as a subdivision assessment matter or via a resource consent.	ACCEPT Rule 12.13.33 is a land use matter and should be included as new Rule 4.9.12
Supported by further submission F1412			
1419	1419.02	Delete Rule 12.1.3.34. Alternatively, existing Rule 12.1.3.21 should be amended to include the requirement for the LXA Zone to accord with Appendix 19.	ACCEPT Delete proposed Rule 12.1.3.34, which is superfluous to requirements given that the ODP will be registered in the Appendices of the District Plan should PC2 be adopted.
1419	1419.03	Amend Rule 12.1.3.35 to specify the minimum width of planting required for the 'landscape buffer' in order to retain a restricted discretionary activity status. A 5m buffer is provided in the ODP.	ACCEPT Specify the requirement for a 5m 'landscape buffer' for clarification.
1419	1419.04	There is no need to include the requirement to either obtain a Council resolution or all the necessary resource consents to uplift the deferral from 4ha to Living XA, as the necessary provisions already exist in the 'standards and terms' in the Plan that are applicable to subdivision in Prebbleton.	ACCEPT Delete this provision, which is superfluous to requirements given that the District Plan already outlines the process for Deferred Zones in Prebbleton to be uplifted.

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1419	1419.05	<p>Either delete assessment matter 12.1.4.37 or redraft it to achieve the intended purpose.</p> <p>Amend assessment matter 12.1.4.38 relating to the 5m building setback to address submission points 1419.01 and 1419.03</p> <p>Delete assessment matters 12.1.4.39 and 12.1.3.40</p>	<p>ACCEPT and ACCEPT IN PART</p> <p>Delete assessment matter 12.1.4.37</p> <p>Rule 12.13.33 is a land use matter and should be included as new Rule 4.9.12</p> <p>Delete assessment matters 12.1.4.39 and retain 12.1.3.40</p>
1419	1419.06	<p>To amend the ODP to include the road linkage outlined in the Draft Prebbleton Structure Plan. The landscape buffer between the subject land and the submitter's land that forms part of the Kingcraft Drive EDA are included until such time as the submitters land is rezoned for residential purposes or is included within the RPS PC1 Urban Limit for Prebbleton.</p> <p><i>Supported by further submission F1412</i></p>	<p>ACCEPT</p> <p>Decisions on PC1 support the inclusion of the submitter's land within Prebbleton's Urban Limit. This has also been supported in the Prebbleton Structure Plan, where a preliminary ODP has been prepared identifying the anticipated road network and interface with the Kingcraft Drive EDA for the development site and the submitter's land directly to the south. This will promote connectivity through the western area of township between Trent's and Blake's Roads.</p>
1458	1458.01	<p>Exemption requested to Rule 5.1.1.4 and Rule 5.1.1.5 (specification for roads) to provide footpaths on both sides of the roads.</p> <p><i>Supported by further submission F1412</i></p>	<p>REJECT</p> <p>Council's Transport Engineer has confirmed that the road cross section proposed for PC2 is sufficient to ensure the safety and efficiency of the road network.</p>
1458	1458.02	<p>Provide for connections to the Meadow Mushrooms site to the south-east.</p>	<p>ACCEPT</p> <p>This connection is supported in the Prebbleton Structure Plan. A preliminary ODP has been prepared identifying the anticipated road network between the subject land and the Meadow Mushrooms site, which is identified as a future community precinct and more intensive housing. This will promote connectivity from Springs Road west into the development site and other destinations on the western side of Springs Road.</p>
TOPIC: Natural habitat			
1406	1406.03	<p>Decline the plan change request. Conversion of rural land to residential will further reduce bird habitat.</p> <p><i>Supported by further submission F1412</i></p>	<p>ACCEPT IN PART</p> <p>There is currently limited habitat for birds due to the current agricultural land use. The establishment of domestic gardens, landscaping and reserves is likely to promote habitats in the long term. The applicant has identified the need to protect the two oak trees located within the yard of the homestead. A joint submission between the land owner and Council has been lodged requesting that the trees be investigated for inclusion in Council's Protected Tree plan change (PC18).</p>