

Summary of Submissions by Topic for Plan Change No. 75 Brightwater

Submitter No:	Submission Point No:	Submitter Name ¹	Plan Topic Number ²	Relief Sought ³
Topic: 75.0 - General				
4205	75.0.1-1	Damien Prendergast	General	Supports the Plan Change
2782	75.0.1-2	Hermann & Agnes Seifried	General	Supports the Plan Change
Topic: 75.1 - General Productive Land and Natural Hazard				
336	75.0.2-1	Garrick Batten	Productive Land (General)	Oppose loss of productive land. Plan Change does not adequately take into consideration NPS -HPL.
336	75.0.3-1	Garrick Batten	Natural Hazard (General)	Oppose. Flood hazard risk not adequately addressed.
Topic: 75.2 - Definitions				
4206	75.2-1	Waka Kotahi	Definitions (2.2)	Supports the definition of Brightwater Development Area as it clearly defines the area. Retain as notified.
Topic: 75.5 - Site Amenity Effects				
4206	75.5-1	Waka Kotahi	Site Amenity Effects (5.3.30)	Support the addition of <i>enabling medium density development in specified Development Areas, reflects the need to use land more efficiently where expansion does occur</i> as it aligns with the Future Development Strategy.

1 Optional

2 Full topic i.e. including lowest levels, e.g. "16.5.3 (e)(iv)" or "16.3.5 Fig. 16.3C"

3 Use specific tense, e.g. "Retain change" rather than "Support change"

Submitter No:	Submission Point No:	Submitter Name	Plan Topic Number	Relief Sought
Topic: 75.6 - Urban Environment Effects				
4206	75.6.1-1	Waka Kotahi	Urban Environment Effects (6.1.1)	Retain as notified
4206	75.6.2-1	Waka Kotahi	Urban Environment Effects (6.1.3.1 (j))	Support in part. Waka Kotahi seeks clarification as to where the 'cycling' distance component of 'walking and cycling distance' has arisen from. Cycling distances/catchment areas are very different compared to walking.
4206	75.6.3-1	Waka Kotahi	Urban Environment Effects (6.1.3.1 (A))	Support Brightwater being in the policy for medium density housing developments.
4206	75.6.4-1	Waka Kotahi	Urban Environment Effects (6.1.3.1 (B))	Support the inclusion of this policy to align with the urban design guide as it specifies good design requirements for liveable communities.
4206	75.6.5-1	Waka Kotahi	Urban Environment Effects (6.2.3.2)	Support the wording for enabling smaller residential lot sizes in Brightwater as it is in line with the Future Development Strategy and growth near the town centre.
4206	75.6.7-1	Waka Kotahi	Urban Environment Effects (6.2.3.2A)	Support the inclusion of Brightwater in this policy to encourage medium density development in this area.
4206	75.6.8-1	Waka Kotahi	Urban Environment Effects (6.2.3.2B)	Support in part. Support the policy for enabling higher density housing options but the word 'higher' could be confused with high density housing. Therefore, Waka Kotahi consider different wording should be used for clarity, or higher density is clarified.
4206	75.6.9-1	Waka Kotahi	Urban Environment Effects (6.2.20.1(a) and (b))	Support. Wording in line with the Future Development Strategy purpose as the area should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population

Summary of Submissions by Topic - for Plan Change 75 Brightwater

Submitter No:	Submission Point No:	Submitter Name	Plan Topic Number	Relief Sought
Topic: 75.6 - Urban Environment Effects - <i>Continued</i>				
4206	75.6.10-1	Waka Kotahi	Urban Environment Effects (6.2.20.1(be))	Support. This is in line with the Future Development Strategy purpose as the area should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population
4206	75.6.11-1	Waka Kotahi	Urban Environment Effects (6.2.30)	Support in part. Support the inclusion of Brightwater. However, Waka Kotahi seeks clarification as to where the 'cycling' distance component of 'walking and cycling distance' has arisen from. Cycling distances/catchment areas are very different compared to walking
4206	75.6.17-1	Waka Kotahi	Urban Environment Effects (6.8.30)	Support the inclusion of Figure 6.8A to show the range of housing provided in the Brightwater Development Area.
4206	75.6.13-1	Waka Kotahi	Urban Environment Effects (6.16.1.2A)	Support in part. Support the issue but the word 'higher' could be confused with high density housing. Therefore, Waka Kotahi consider different wording should be used for clarity, or higher density is clarified.
4206	75.6.13-1	Waka Kotahi	Urban Environment Effects (6.16.1.2A)	Support in part. Support the issue but the word 'higher' could be confused with high density housing. Therefore, Waka Kotahi consider different wording should be used for clarity, or higher density is clarified.
4206	75.6.14-1	Waka Kotahi	Urban Environment Effects (6.16.1.7)	Support. The council / developer would have to work closely with Waka Kotahi to ensure a safe and appropriate noise attenuating structure was in place alongside the state highway to protect the future residents from noise / health effects.

Submitter No:	Submission Point No:	Submitter Name	Plan Topic Number	Relief Sought
Topic: 75.6 - Urban Environment Effects - <i>Continued</i>				
4206	75.6.15-1	Waka Kotahi	Urban Environment Effects (6.16.3.1)	Support. In line with the Future Development Strategy that greenfield land is used efficiently for a mix of uses at medium and higher densities, to reduce pressure on further greenfield expansion in the long term.
4206	75.6.16-1	Waka Kotahi	Urban Environment Effects (6.16.3.1A)	Support in part. Support the intent of the policy, however Waka Kotahi consider the word 'higher' could be confused with high density housing. Therefore, Waka Kotahi consider different wording should be used for clarity, or higher density is clarified.
4206	75.6.17-1	Waka Kotahi	Urban Environment Effects (6.16.3.1B)	Support in part. Support the intent of the policy, however Waka Kotahi consider the word 'higher' could be confused with high density housing. Therefore, Waka Kotahi consider different wording should be used for clarity, or higher density is clarified.
4206	75.6.18-1	Waka Kotahi	Urban Environment Effects (6.16.3.3A)	Support in part. Waka Kotahi consider the flood hazard will need to be mitigated to allow this growth area to be developed so flooding does not affect the SH6 network
4206	75.6.19-1	Waka Kotahi	Urban Environment Effects (6.16.3.8)	Support the policy in regard to reverse sensitivity particularly mitigation methods at the time of subdivision and building
4206	75.6.20-1	Waka Kotahi	Urban Environment Effects (6.16.20.1 (e))	Support in part. Support rules to provide for a variety of lot sizes however Waka Kotahi consider the word 'higher' could be confused with high density housing. Therefore, Waka Kotahi consider different wording should be used for clarity or higher density is clarified.
4206	75.6.21-1	Waka Kotahi	Urban Environment Effects (6.16.20.1 (f))	Support in part. Support rule to manage road noise however Waka Kotahi consider it should be worded as reverse sensitivity so that vibration is also included in the definition.
4206	75.6.22-1	Waka Kotahi	Urban Environment Effects (6.16.30)	Support in part. Support the wording included in the explanation to retain land as rural or recreational where flood effects cannot be managed. Change higher density to or clarify that it is not high-density housing.

Summary of Submissions by Topic - for Plan Change 75 Brightwater

Submitter No:	Submission Point No:	Submitter Name	Plan Topic Number	Relief Sought
Topic: 75.16 - Subdivison				
4206	75.16.1-1	Waka Kotahi	Subdivision (16.3.3.1 (a))	Support. In line with the Future Development Strategy.
4206	75.16.2-1	Waka Kotahi	Subdivision (16.3.3.1 (i) and (m))	Support the inclusion of Brightwater in these rules.
4206	75.16.3-1	Waka Kotahi	Subdivision (16.3.3.1 (me))	Support in part. Support the rule regarding reverse sensitivity, however, consider that our vibration standard should also be included. Add: New buildings or alterations to existing buildings containing noise sensitive activities, in or partly within 40 metres from the state highway edgeline must be designed, constructed and maintained to achieve road traffic vibration levels complying with class C of NS 8176E:2005
4206	75.16.4-1	Waka Kotahi	Subdivision (16.3.3.1 (n))	Support the inclusion of Brightwater Development Area in this rule as this aligns with the FDS. Support the rule that no road in the Brightwater Development Area is to connect to SH6 and no direct access to allotments from SH6.
4206	75.16.5-1	Waka Kotahi	Subdivision (16.3.3.1 (O))	Support in part. Support the rule regarding noise and vibration however consider 'manage' to not be a strong enough word and 'mitigate' should replace it. Replace 'manage' with 'mitigate'.
4206	72.16.6-1	Waka Kotahi	Subdivision (16.3.3.1 (B))	Support the rules as aligns with the Future Development Strategy.
4206	75.16.6-1	Waka Kotahi	Subdivision (16.3.3.2 A)	Support the rules as aligns with the Future Development Strategy.
4206	75.16.7-1	Waka Kotahi	Subdivision (16.3.3.2 C)	Support the Restrict Discretionary Status and rules.
4206	75.16.8-1	Waka Kotahi	Subdivision (16.3.3.3)	Support the inclusion of Brightwater. Support rule (j) that no direct access is gained via SH6. Support rule (vi) as it addresses reverse sensitivity.

Submitter No:	Submission Point No:	Submitter Name	Plan Topic Number	Relief Sought
Topic: 75.16 - Subdivison - <i>continued</i>				
4206	75.16.9-1	Waka Kotahi	Subdivision (16.3.3.3 (32A))	Support in part. Support the intention, however Waka Kotahi consider 'manage' to not be sufficient and request 'mitigate' replace it. Replace 'manage' with 'mitigate'.
4206	75.16.10-1	Waka Kotahi	Subdivision (16.3.3.4)	Support the Restrict Discretionary Status and rules.
Topic: 75.17 - Zone Rules				
4206	75.17.1-1	Waka Kotahi	Zone Rules (17.1.3.1)	Support the inclusion of reverse sensitivity provisions for the construction or alteration of a building.
4206	75.17.2-1	Waka Kotahi	Zone Rules (17.1.3.2 e)	Support the inclusion of reverse sensitivity provisions and matters of control.
4206	75.17.3-1	Waka Kotahi	Zone Rules (17.1.3.3 (n) and (12))	Support the inclusion of reverse sensitivity provisions.
4206	75.17.4-1	Waka Kotahi	Zone Rules (17.1.3.4B)	Support the inclusion of reverse sensitivity provisions and providing for a variety of housing density options.
4206	75.17.5-1	Waka Kotahi	Zone Rules	Support the inclusion of Brightwater and noise provisions. Support the inclusion of Brightwater Development Area in the planning maps
4206	75.17.6-1	Waka Kotahi	Zone Rules (17.14A)	Support in part. As part of the plan change, the zoning of the land is deferred and will not be lifted until Council is satisfied with stormwater and catchment management. Waka Kotahi submits that it also be deferred until Council and Waka Kotahi are both satisfied with the transport related effects – particularly the intersection of SH6 and Lord Rutherford Road

Submitter No:	Submission Point No:	Submitter Name	Plan Topic Number	Relief Sought
Topic: 75.19 - Information Requirements				
4206	75.19.1-1	Waka Kotahi	Information Requirements (19.2.2)	Support the further information request, in particular the reverse sensitivity and information on how a variety of housing options, including higher density housing options, is achieved, or – where this is not practicable – justification of why.
Topic: 75.20.1-1 - Part II - Appendix 2 Urban Design Guideline				
4206	75.20.1-1	Waka Kotahi	Part 11- Appendix 2 Urban Design Guideline	Support the inclusion of Brightwater and the provisions or a variety of lot sizes, increased density, and a quality living environment.