

## Submitter: Hugh Green Limited

Submission number: 392

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
392.1	Hugh Green Limited		<p>Amend the zoning of the following properties at Saleyard Road, Te Kauwhata from Business Town Centre to Business:</p> <p>Legal Description Certificate(s) of Title Section 59 Town of Te Kauwhata SA63B/35 and SA63B/36 Part Allotment 544, 546 Parish of Whangamarino and Defined On Deposited Plan 25060 SA31D/969, SA31D/970 and SA31D/971 Lot 5 Deposited Plan South Auckland 18623 SA57C/113, SA31D/972 and SA31D/973 Lot 1 Deposited Plan South Auckland 17707 SA31D/318, SA31D/319 and SA31D/320 Allotment 548 Parish of Whangamarino SA49D/648 Lot 1 Deposited Plan South Auckland 58730 SA50D/460 Lot 2 Deposited Plan South Auckland 58730 SA50D/503 Lot 2 Deposited Plan South Auckland 17707 SA16C/1076</p> <p>AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's</p>	Accept in Part	Decision Report 28E: Zoning - Te Kauwhata

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			concerns or such alternative relief to satisfy the concerns of the submitter.		
392.2			Amend the activity-specific conditions for Rule 17.1.2 P4 Permitted activities, as follows: <i>Located above ground floor level nil.</i> AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Reject	Decision Report 20: Business Zones
<i>FS/388.99</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
392.3			Add "Retail activity" to Rule 17.1.2 Permitted activities, as a separate activity to the wider-defined "Commercial activity" (already a permitted activity). AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Reject	Decision Report 20: Business Zones
<i>FS/388.100</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
392.4			Delete Rule 17.1.3 RD1 condition (a)(iii) Restricted Discretionary Activities. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other	Accept	Decision Report 20: Business Zones

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			submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.		
<i>FS1388.101</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Reject</i>	
392.5			Delete Rule 17.1.5 NCI Non-Complying Activities. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Accept	Decision Report 20: Business Zones
<i>FS1388.102</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Reject</i>	
392.6			Delete Rule 17.1.5 NC2 Non-Complying Activities. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Accept	Decision Report 20: Business Zones
<i>FS1388.103</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Reject</i>	
392.7			Delete Rule 17.3.6 PI Condition (a)(i) Dwelling. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and	Reject	Decision Report 20: Business Zones

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			to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.		
FS1388.104	Mercury NZ Limited for Mercury E	Oppose		Accept	
392.8			Delete Rule 17.3.6 NCI Dwelling AND Amend Rule 17.3.6 DI Dwelling, to apply to buildings not complying with Rule 17.3.6 PI. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Accept	Decision Report 20: Business Zones
FS1388.105	Mercury NZ Limited for Mercury E	Oppose		Reject	
392.9			Amend the specific conditions for Rule 18.1.2 P2 Permitted activities, as follows: Located above floor ground floor level if the site is subject to a verandah line identified on the planning maps. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Reject	Decision Report 20: Business Zones
FS1388.106	Mercury NZ Limited for Mercury E	Oppose		Accept	

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392.10			Delete Rule 18.3.3 NCI Gross leasable floor area. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Accept	Decision Report 20: Business Zones
392.11			Amend Rule 18.3.8 (a)(i) Dwelling, as follows: The dwelling must not be located at ground floor if the site is subject to a verandah line identified on the planning maps. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Reject	Decision Report 20: Business Zones
<i>FS/388.107</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
392.12			Amend the specific condition for Rule 18.1.2 P8 as follows: Located above ground floor level if the site is subject to a verandah line identified on the planning maps. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Accept	Decision Report 20: Business Zones

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<i>FS1388.108</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Reject</i>	
392.13			Amend Rule 18.1.3 RDI condition (b), as follows: The multi-unit development must be located above the ground floor level if the site is subject to a verandah line identified on the planning maps. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Reject	Decision Report 20: Business Zones
<i>FS1388.109</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
392.14			Amend Rule 18.1.5 NC2 Non-Complying Activities, as follows: Residential activity on the ground floor if the site is subject to a verandah line identified on the planning maps. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Reject	Decision Report 20: Business Zones
<i>FS1388.110</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
392.15			Amend Rule 18.1.5 NC3 Non-Complying Activities, as follows: A multi-unit development	Reject	Decision Report 20: Business Zones

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			located on the ground floor if the site is subject to a verandah line identified on the planning maps. AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.		
<i>FS1388.111</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
392.16			Amend Rule 18.3.3 D1 Gross leasable floor area, to remove the reference to "and no greater than 500m2." AND Amend the Proposed District Plan to provide alternative, additional or consequential amendments/relief as necessary to achieve consistency with the other submission points and to satisfy submitter's concerns or such alternative relief to satisfy the concerns of the submitter.	Accept	Decision Report 20: Business Zones