

Wellington City Proposed District Plan

Report 4C

Metropolitan Centre Zone

Local Centres Zone

Neighbourhood Centres Zone

Appendix 2

Recommended Responses to Submissions and Further Submissions

Metropolitan Centre Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Oliver Sangster	112.12	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support	Considers that Johnsonville Centre has huge development potential as flat sunny land right next to the Johnsonville railway, numerous open space parks and Waitohi library.	Retain upzoning and intensification of the Johnsonville Mall area as notified.	Accept in part.	No.
Bus Barn Limited	320.1	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support	MCZ provisions are generally supported with respect to the height increase, but some amendments are sought regarding height standards.	Retain the Metropolitan Centre Zone chapter, with amendment.	Accept in part.	No.
Z Energy Limited	361.67	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support	Supports MCZ zoning in Kilbirnie and Johnsonville. The purpose of the Metropolitan Centre Zone (MCZ) is to provide predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments and provides significant support to the City Centre Zone by offering key services to the outer suburbs of Wellington City and the wider region. It seeks pleasant and interesting pedestrian environment.	Retain the Metropolitan Centre Zone chapter as notified.	Accept in part.	No.
Waka Kotahi	370.404	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support	Supports provision for active and public transport, consideration of function of the transport network, the discouragement of carparking visible at street edge along an active frontage and the quality design outcomes.	Retain the Metropolitan Centre Zone chapter as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.646	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support in part	The use of standards to manage potential adverse effects across the PDP is generally supported, but changes are sought.	Retain the Metropolitan Centre Zone chapter with amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.647	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Considers that MCZ height controls should be amended to ensure the NPSUD and the Housing Supply Act are effectively and efficiently implemented, that intensification is enabled in areas of high accessibility to commercial amenity, community services and public transport, and that height controls enable a transition of height and density within the urban built form from higher heights and densities in centres. There may be a number of other consequential changes needed to standards to give effect to these height adjustments, such as increasing height in associated wind and daylight standards. These changes should be proportionate to the changes in building height sought to address any transition issues between zones and provide for increased levels of intensification.	Amend the Metropolitan Centre Zone chapter to add a height control of 29m within 400m walkable catchment of a Metropolitan Centre Zone.	Reject.	No.
Wellington's Character Charitable Trust	FS82.107	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Oppose	Considers the proposed increases in height controls within walkable catchments of the MCZ goes well beyond requirements of NPS-UD and are inappropriate in light of amenity values of the neighbouring suburbs.	Disallow	Accept.	No.
Greater Wellington Regional Council	FS84.46	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Accept.	No.
Kāinga Ora Homes and Communities	391.648	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support in part	Supports the introduction and application of a Metropolitan Centre Zone in the Draft District Plan, but considers that amendments are required to better reflect density and design outcomes anticipated in the NPS-UD.	Retain the introduction text in the Metropolitan Centre Zone and seeks amendment.	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.649	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Supports the introduction and application of a Metropolitan Centre Zone in the Draft District Plan, but considers that amendments are required to better reflect density and design outcomes anticipated in the NPS-UD.	Amend the introduction text in the Metropolitan Centre Zone as follows: ... The Johnsonville and Kilbirnie metropolitan centres will play a critical role in accommodating forecast population growth and have significant development/redevelopment potential. To support and encourage intensification, the Metropolitan Centre Zone provides substantial height limits <u>significant opportunity for building height</u> . Given the significant development potential in the Metropolitan Centre Zones, comprehensive development and the integrated and coordinated development of larger sites is required to act as a catalyst for positive change and demonstrate density done well. High quality building design <u>Achieving well designed buildings</u> is a focus for these centres and <u>criteria are included to deliver this outcome</u> . The <u>building typology and design</u> is encouraged to be significantly different to the existing built form <u>transition to more intensive use in metropolitan centres will result in significant changes to existing amenity values and design in the centres and their surrounds</u> . Redevelopment will be supported by a range of measures to promote good design and environmental outcomes and address amenity issues. <u>Accordingly, most building activities will require a resource consent and an assessment against the Centres and Mixed Use Design Guide</u> . There is an identified need for significant residential intensification within and around the Metropolitan Centres. These centres are subject to the intensification policies 3 (b) and (c) of the National Policy Statement on Urban Development 2020 (NPS-UD) . Accordingly, residential activity is permitted above ground floor within the centres and the High Density Residential Zone has been applied within a walkable catchment of the edge of these centres. The cumulative risk from natural hazards in Kilbirnie is that the intensification of this area has been tempered as a qualifying matter under Subpart 6, clause 3.32 of the NPS-UD has been addressed by applying a natural hazards overlay. ...	Accept in part.	Yes.
Investore Property Limited	405.87	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support	Supports the recognition of Johnsonville as a Metropolitan Centre of sub-regional importance.	Not specified.	Accept.	No.
Investore Property Limited	405.88	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support in part	Supports the introduction statement except for the statement that most building activities will require resource consent and an assessment against the Centres and Mixed Use design guide.	Retain the introductory text of the Metropolitan Centre Zone chapter and seeks amendment.	Reject.	No.
Investore Property Limited	405.89	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Supports the introduction statement except for the statement that most building activities will require resource consent and an assessment against the Centres and Mixed Use design guide.	Seeks to amend the fourth paragraph of the introductory text of the Metropolitan Centre Zone chapter to: ... High quality building design is a focus for these centres. The transition to more intensive use in metropolitan centres will result in significant changes to existing amenity values and design in the centres and their surrounds. Redevelopment will be supported by a range of measures to promote good design and environmental outcomes and address amenity issues. <u>Accordingly, most building activities will require a resource consent and an assessment against the Centres and Mixed Use Design Guide</u>	Reject.	No.
Investore Property Limited	405.90	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain Metropolitan Centre Zone's objectives and policies with amendments.	Accept in part.	No.
Willis Bond and Company Limited	416.111	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Submitter notes the effect that the more permissive medium density residential standards will have on other zones. The zones supporting higher density development have more restrictive standards than in the MRZ, creating a risk that new development is concentrated in the more permissive MRZ at the exclusion of denser zones where Council wishes to encourage greater development. The PDP should ensure that the restrictions within denser zones are not substantially more restrictive than within the MRZ. [Refer to original submission for full reason].	Seeks that Council consider the relationship between the Medium Density Residential Zone and denser zones (i.e. the High Density Residential Zone, Large Lot Residential Zone, Neighbourhood Centre Zone, Local Centre one, Commercial Zone, Mixed Use Zone, Metropolitan Centre Zone and City Centre Zone) to ensure development is not unduly restricted in denser zones by greater restrictions and Council discretion.	Accept.	No.
Willis Bond and Company Limited	416.112	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Considers the medium density residential standards should apply across the Metropolitan Centre Zone in a similar way to the High Density Residential Zone. This would help encourage more development within Metropolitan Centre Zones. The active frontage controls in MCZ-S6 should still apply, as well as the rule in MCZ-R12 preventing residential at ground level.	Amend Metropolitan Centre Zone chapter to include the equivalent of HRZ-P4 (Medium density residential standards).	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Willis Bond and Company Limited	416.113	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Considers the medium density residential standards should apply across the Metropolitan Centre Zone in a similar way to the High Density Residential Zone. This would help encourage more development within Metropolitan Centre Zones. The active frontage controls in MCZ-S6 should still apply, as well as the rule in MCZ-R12 preventing residential at ground level.	Amend Metropolitan Centre Zone chapter to incorporate the medium density residential standards (as incorporated in the High Density Residential Zone).	Reject.	No.
Johnsonville Community Association	429.40	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Considers that the key purpose of the Johnsonville Shopping Centre is to provide the range or retail and services required to support surrounding residential areas. Submitter is concerned the WCC emphasis on building residential development within the Johnsonville Shopping Centre will compromise the focus of the centre and possibly further delay redevelopment of the Johnsonville Mall.	Seeks that the statement that residential development is to be a key focus of Metropolitan Centre is amended to be reduced to Residential Developments can also be supported as long as they do not compromise the core purpose of the centre as outlined by the current District Plan.	Reject.	No.
Stride Investment Management Limited	FS107.2	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Oppose	Stride supports residential development in the Metropolitan Centre Zone as it is part of a wellfunctioning urban environment, and is opposed to the introduction of additional limitations to residential activity in this zone.	Disallow	Accept.	No.
Investore Property Limited	FS108.2	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Oppose	Investore supports residential development in the Metropolitan Centre Zone as it is part of a wellfunctioning urban environment, and is opposed to the introduction of additional limitations to residential activity in this zone.	Disallow	Accept.	No.
John Wilson	453.12	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Seeks clarification in relation to zoning around Metropolitan Centre Zones - why High Density Residential rules also apply to the Johnsonville centre compared to the Kilbirnie residential centre. [Inferred decision requested]	Reject.	No.
John Wilson	453.13	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Oppose	Opposes the provisions in the Plan applying to the "Johnsonville Metropolitan Centre Zone". [Refer to original submission for full reason]	Delete all provisions related to "Johnsonville Metropolitan Centre Zone". [Inferred decision requested]	Reject.	No.
Stride Investment Management Limited	470.23	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support	Supports the Metropolitan Centre Zoning of the Johnsonville Centre.	Retain as notified.	Accept.	No.
Stride Investment Management Limited	470.24	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support in part	Supports in part the introduction.	Retain the introduction as notified, with amendments.	Reject.	No.
Stride Investment Management Limited	470.25	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Seeks to amend part of the introduction. Specifically the statement that most building activities will require resource consent and an assessment against the Centres and Mixed Use design guide. [Refer to original submission for full reason].	Amend the introduction as follows: "....Redevelopment will be supported by a range of measures to promote good design and environmental outcomes and address amenity issues. Accordingly, most building activities will require a resource consent and an assessment against the Centres and Mixed Use Design Guide.."	Reject.	No.
Stride Investment Management Limited	470.26	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support in part	Supports the objectives and policies of the Metropolitan Centre Zone. Supports the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities.	Retain Metropolitan Centre Zone objectives and policies as notified, with amendments.	Accept in part.	No.
Foodstuffs North Island	476.39	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support in part	Generally supports the objectives and policies for the Metropolitan Centre Zone, and specifically supports the recognition of medium and high-density development and the enablement of a wide range of activities.	Retain the Metropolitan Centre Zone objectives and policies, with amendments. [Inferred decision requested].	Accept.	No.
Retirement Villages Association of New Zealand Incorporated	350.270	Commercial and mixed use Zones / Metropolitan Centre Zone / New MCZ	Amend	Considers policy support for retirement villages in the Metropolitan Centre Zone is required.	Add the following new policies in the Metropolitan Centre Zone chapter and amend current objectives and policies for consistency: <u>Provision of housing for an ageing population</u> 1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages. 2. Recognise the functional and operational needs of retirement villages, including that they: a. May require greater density than the planned urban built character to enable efficient provision of services. b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age. <u>Changing communities</u> To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities. <u>Larger sites</u> Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.	Accept in part.	Yes.

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Retirement Villages Association of New Zealand Incorporated	350.271	Commercial and mixed use Zones / Metropolitan Centre Zone / New MCZ	Amend	As currently drafted retirement villages would be a permitted or discretionary activity under the 'residential activities' rule of the Local Centre Zone (LCZ-R10). Considers that the Local Centre Zone should have a retirement village specific rule that provides for retirement villages as a permitted activity (with the construction of the retirement villages being a restricted discretionary activity under LCZ-R18). Permitted activity status recognises retirement villages are residential activities and provide substantial benefit by way of enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Add new 'Retirement villages' in the Local Centres Zone chapter rule as follows: <u>LCZ-RX Retirement villages</u> 1. <u>Activity status: Permitted</u>	Accept in part.	No.
KiwiRail Holdings Limited	408.128	Commercial and mixed use Zones / Metropolitan Centre Zone / New MCZ	Amend	Considers that building setbacks are essential to address significant safety hazards associated with the operational rail corridor. Parts of the KiwiRail network adjoin commercial and mixed use zones that do not currently include provision for boundary setbacks for buildings and structures. KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures, and that the rail corridor be recognised as a qualifying matter in relevant non-residential zones in accordance with section 77(1)(o) of the RMA. Consistent with the amendment requested for the assessment criteria in the residential zones, KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor.	Add new standard as follows: <u>MCZ-SX:</u> <u>Boundary setbacks</u> <u>Buildings or structures must not be located within a 5m setback from a rail corridor boundary.</u> AND seeks that as applicable, the following matter of discretion be inserted: <u>Matters of discretion:</u> <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u>	Reject in part.	No.
Kāinga Ora – Homes and Communities	FS89.39	Part 3 / Commercial and Mixed Use Zones / Metropolitan Zone / New MCZ	Oppose	Kāinga Ora opposes the relief sought; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow	Accept in part.	No.
Stride Investment Management Limited	FS107.24	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / New MCZ	Oppose	Stride is opposed to identifying a setback area within 5m of the rail corridor as a qualifying matter. This is not necessary for the safe or efficient operation of the railway line, which is already provided for through KiwiRail's designation. Imposing an additional setback as proposed would inappropriately constrain development outside of the rail designation, and inappropriately externalises the costs of the infrastructure on to private landowners. We note that KiwiRail is a Requiring Authority so has the ability to designate private land in order to acquire the interests required for their operations if the existing designation is insufficient.	Disallow	Accept in part.	No.
Investore Property Limited	FS108.24	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / New MCZ	Oppose	Investore is opposed to identifying a setback area within 5m of the rail corridor as a qualifying matter. This is not necessary for the safe or efficient operation of the railway line, which is already provided for through KiwiRail's designation. Imposing an additional setback as proposed would inappropriately constrain development outside of the rail designation, and inappropriately externalises the costs of the infrastructure on to private landowners. We note that KiwiRail is a Requiring Authority so has the ability to designate private land in order to acquire the interests required for their operations if the existing designation is insufficient.	Disallow	Accept in part.	No.
Restaurant Brands Limited	349.148	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-01	Support	Support	Retain MCZ-01 (Purpose) as notified.	Accept.	No.
Z Energy Limited	361.68	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-01	Support	Supports the objectives of the MCZ which seek to meet the sub-regional needs of communities, businesses and residents in a manner that supports the City's compact urban growth objectives.	Retain MCZ-01 (Purpose) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.650	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-01	Support	Generally supports MCZ-01.	Retain MCZ-01 (Purpose) as notified.	Accept.	No.
Investore Property Limited	405.91	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-01	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-01 (Purpose) with amendments.	Accept in part.	No.
Willis Bond and Company Limited	416.114	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-01	Support	Generally supports the intent of the Metropolitan Centre Zone.	Retain MCZ-01 (Purpose) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.294	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-02	Support	Supports the objective as it seeks to ensure that residential and commercial growth needs are met through land specifically zoned for this purpose with the provision of adequate infrastructure for housing and business use.	Retain MCZ-02 (Accommodating growth) as notified.	Accept in part.	No.

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Restaurant Brands Limited	349.149	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-02	Support	Support	Retain MCZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Z Energy Limited	361.69	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-02	Support	Supports the objectives of the MCZ which seek to meet the sub-regional needs of communities, businesses and residents in a manner that supports the City's compact urban growth objectives.	Retain MCZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.651	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-02	Support	Generally supports MCZ-02.	Retain MCZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Ministry of Education	400.138	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-02	Support in part	Supports MCZ-02 in part.	Retain MCZ-02 (Accommodating growth) with amendment.	Accept in part.	No.
Ministry of Education	400.139	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-02	Amend	Seeks MCZ-02 is amended to explicitly recognise and provide for educational facilities in the MCZ.	Amend MCZ-02 (Accommodating growth) as follows: Accommodating growth The Metropolitan Centre Zone plays a significant role in accommodating growth and has sufficient serviced, resilient development capacity <u>and additional infrastructure</u> to meet commercial and residential growth needs.	Accept.	Yes.
Investore Property Limited	405.92	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-02	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-02 (Accommodating Growth) with amendments.	Accept in part.	No.
Willis Bond and Company Limited	416.115	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-02	Support	Generally supports the intent of the Metropolitan Centre Zone.	Retain MCZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.150	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-03	Support	Support	Retain MCZ-03 (Amenity and design) as notified.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.264	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-03	Amend	Considers that the current drafting of MUZ-04 is inconsistent with Objectives 1 and 2 of the MDRS. Objectives 1 and 2 of the Act should be included in the Proposed Plan verbatim to their drafting in the MDRS. Questions what the context is in relation to contributing 'positively' to a changing and well-functioning urban environment. Considers that it is unclear what this would entail, particularly when considering that the definition of 'well functioning urban environment' consists of a list of positive / beneficial matters. Considers that it is not clear if this phrasing is stipulating that additional benefit is required in order to contribute 'positively'.	Retain MCZ-03 (Amenity and design) and seeks amendment as follows: Medium and high density mixed-use development is achieved that positively contributes to a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Metropolitan Centres Zone.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.272	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-03	Oppose in part	Considers that the current drafting of MCZ-03 is inconsistent with Objectives 1 and 2 of the MDRS. Objectives 1 and 2 of the Act should be included in the Proposed Plan verbatim to their drafting in the MDRS. Questions what the context is in relation to contributing 'positively' to a changing and well-functioning urban environment. Considers that it is unclear what this would entail, particularly when considering that the definition of 'well functioning urban environment' consists of a list of positive / beneficial matters. Considers that it is not clear if this phrasing is stipulating that additional benefit is required in order to contribute 'positively'.	Opposes MCZ-03 (Amenity and design) and seeks amendment as follows: Medium and high density mixed-use development is achieved that <u>positively</u> contributes to a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Metropolitan Centres Zone.	Accept.	Yes.
Z Energy Limited	361.70	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-03	Support	Supports the objectives of the MCZ which seek to meet the sub-regional needs of communities, businesses and residents in a manner that supports the City's compact urban growth objectives.	Retain MCZ-03 (Amenity ad design) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.652	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-03	Support	Generally supports MCZ-03 but considers that amendments are required to better reflect the density and design outcomes necessary to reflect the centre's location in the Centres hierarchy and the NPS-UD outcomes.	Retain MCZ-03 (Amenity and design) and seeks amendment as follows: Medium and high density mixed-use development is achieved that positively contributes to a good quality, well-functioning urban environment that reflects the changing urban form supporting high and amenity values of streets and public places the Metropolitan Centres Zone.	Reject.	No.
Investore Property Limited	405.93	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-03	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-03 (Amenity and design) with amendments.	Accept.	No.
Willis Bond and Company Limited	416.116	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-03	Support	Generally supports the intent of the Metropolitan Centre Zone.	Retain MCZ-03 (Amenity and design) as notified.	Accept in part.	No.

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Restaurant Brands Limited	349.151	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O4	Support	Support	Retain MCZ-O4 (Activities) as notified.	Accept in part.	No.
Z Energy Limited	361.71	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O4	Support	Supports the objectives of the MCZ which seek to meet the sub-regional needs of communities, businesses and residents in a manner that supports the City's compact urban growth objectives.	Retain MCZ-O4 (Activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.653	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O4	Support/amend	Generally supports MCZ-O4 but considers that amendments are required to better reflect the centre's location in the Centres hierarchy and the NPSUD outcomes.	Retain MCZ-O4 (Activities) and seeks amendment as follows: Activities will be of an appropriate scale and type to enhance the vibrancy and viability of <u>the subregional</u> Metropolitan Centres; and reflect their sub-regional purpose.	Reject.	No.
Investore Property Limited	405.94	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O4	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-O4 (Activities) with amendments.	Accept.	No.
Willis Bond and Company Limited	416.117	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O4	Support	Generally supports the intent of the Metropolitan Centre Zone.	Retain MCZ-O4 (Activities) as notified.	Accept in part.	No.
McDonald's	274.43	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support in part	Supports the objectives and policies for the Neighbourhood, Local and Metropolitan Centre zones, and specifically supports the recognition of medium and high-density development and the enablement of a wide range of activities.	Retain MCZ-P1 (Accommodating growth), subject to amendments, as outlined other submission points.	Accept.	Yes.
McDonald's	274.44	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Submitter is opposed to the references on undermining the ongoing viability, vibrancy and primacy of the other Centre zones	Seek that MCZ-P1.1 (Accommodating growth) is amended as follows: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability and vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone supports the purpose of the zone;	Accept.	Yes.
Kāinga Ora – Homes and Communities	FS89.84	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Kāinga Ora considers that the scale and primacy of Centres is critical in achieving a well-functioning urban environment and intensification outcomes.	Disallow	Reject.	Yes.
Restaurant Brands Limited	349.152	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support	Support	Retain MCZ-P1 Accommodating growth) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.51	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Submission point 349.152 seeks to retain MCZ-P1 as notified. FSNI submission point 476.40 seeks that this policy is amended.	Disallow / Reject submission in part.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.273	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support	Supports MCZ-P1 and its accommodation for growth and a variety of building types, sizes, tenures, affordability, density, and efficient use of available development sites.	Retain MCZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Z Energy Limited	361.72	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support in part	MCZ-P1 is supported as it provides for the use and development of the Metropolitan Centre Zone to meet the City's needs.	Retain MCZ-P1 (Accommodating growth) with amendment.	Accept in part.	No.
Z Energy Limited	361.73	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Considers that MCZ-P1 should include additional emphasis to the provision of, or convenient access to, a range of commercial activities which is recognised in the MCZ objectives (MCZ-O2).	Amend MCZ-P2 (Accommodating growth) as follows: Provide for the use and development of the Metropolitan Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zone; 2. A mix of medium and high-density housing; 3. Convenient access to active transport, public transport and rapid transit options;4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of <u>commercial services and</u> open spaces.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.654	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support in part	Generally supports MCZ-P1 but considers that an amendment is required to: (a) recognise the range of housing densities potentially enabled in the zone, and to recognise that tenures and affordability cannot and should not be managed through the District Plan. Considers that the focus should be on providing for the level of the activity and building form that is appropriate for a Metropolitan Centre. And; (b) Clarify that intent of the metropolitan zone is to enable significant intensification and height, and therefore high-density housing is the appropriate scale of development to encourage within the Metropolitan Centre.	Retain MCZ-P1 (Accommodating growth) and seeks amendment as follows: Provide for the use and development of the Metropolitan Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zone; 2. A mix of medium and high-density housing; ...	Reject.	No.
Investore Property Limited	405.95	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Opposed to the reference to “undermining” the “ongoing viability, vibrancy and primacy” of the City Centre Zone in Policy MCZ-P1. Considers that the Metropolitan Centres fulfil a different purpose, and are of an entirely different scale to the City Centre. The City Centre has a scale and centrality which means that activities in Johnsonville and Kilmirnie offer little threat to its long-term sustainability. As such any development in the Metropolitan Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the City Centre. The Metropolitan Centre zones are relatively confined, and it is also important to encourage efficient use of this land. It is considered that requiring a mix of medium and high density housing will not achieve this.	Opposes MCZ-P1 (Accommodating growth) and the reference to “undermining” the “ongoing viability, vibrancy and primacy”. Seeks amendment.	Accept in part.	No.
Investore Property Limited	405.96	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Opposed to the reference to “undermining” the “ongoing viability, vibrancy and primacy” of the City Centre Zone in Policy MCZ-P1. The Metropolitan Centres fulfil a different purpose, and are of an entirely different scale to the City Centre. The City Centre has a scale and centrality which means that activities in Johnsonville and Kilmirnie offer little threat to its long-term sustainability. As such any development in the Metropolitan Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the City Centre. The Metropolitan Centre zones are relatively confined, and it is also important to encourage efficient use of this land. It is considered that requiring a mix of medium and high density housing will not achieve this.	Amend MCZ-P1 (Accommodating growth) as follows: Provide for the use and development of the Metropolitan Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zone; 2. A mix of medium and high-density housing; ...	Accept in part.	Yes.
Willis Bond and Company Limited	416.118	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support	Supports the need to provide for a variety of building types, sizes, tenures, affordability, etc.	Retain MCZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.89	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Submission point 416.118 seeks to retain MCZ-P1 as notified. FSNI submission point 476.40 seeks to amend MCZ-P1.	Disallow / Reject submission in part.	Reject.	No.
Stride Investment Management Limited	470.27	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Opposes the reference to undermining the 'ongoing viability, vibrancy and primacy' of the City Centre Zone. Any development in the Metropolitan Centre Zones is unlikely to have any impact on the City Centre Zone and any development in the Metropolitan Centre Zone should be considered in its own right.	Opposes MCZ-P1 (Accommodating growth) as notified, seek amendments.	Accept in part.	No.
Stride Investment Management Limited	470.28	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Seeks amendments to MCZ-P1 (Accommodating growth). [Refer to original submission for full reason]	Amend MCZ-P1.1 (Accommodating Growth) as follows (or words to similar effect): 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zone;	Accept in part.	No.
Stride Investment Management Limited	470.29	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Seeks amendments to MCZ-P1 (Accommodating growth). Considers that requiring a max of medium and high density housing in the Metropolitan Centre Zones will not achieve efficient use of land. [Refer to original submission for full reason]	Amend MCZ-P1.2 (Accommodating Growth) as follows (or words to similar effect): 2. A mix of medium and high-density housing;	Reject.	No.
Foodstuffs North Island	476.40	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Opposes the references in MCZ-P1.1. to undermining the ongoing viability, vibrancy and primacy of the other Centre zones. The Centres each fulfil a different purpose as detailed in Objective 1, and are of different scales to one another. Any development within the lower order Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the higher order Centres.	Amend MCZ-P1.1. (Accommodating growth) as follows: ... 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zone <u>supports the purpose of the zone;</u> ...	Accept.	Yes.
Kāinga Ora – Homes and Communities	FS89.59	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Kāinga Ora considers that the scale and primacy of Centres is critical in achieving a well-functioning urban environment and intensification outcomes.	Disallow	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Ara Poutama Aotearoa the Department of Corrections	240.51	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Retain MCZ-P2.7 (Enabled activities) as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.52	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain MCZ-P2.2 (Enabled activities) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.295	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Supports the policy as it makes provision for the provision of emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate stations anywhere within the urban and rural environment.	Retain MCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.153	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Support	Retain MCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Z Energy Limited	361.74	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	MCZ-P2 is supported as it enables a wide-range of activities, including commercial activities (as defined).	Retain MCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.655	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Generally supports MCZ-P2.	Retain MCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Ministry of Education	400.140	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Supports MCZ-P2 as it is important to recognise and provide for educational facilities which will service the surrounding residential catchments and other community/commercial activities.	Retain MCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Investore Property Limited	405.97	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P2 (Enabled activities) with amendments.	Accept.	No.
Restaurant Brands Limited	349.154	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Support	Support	Retain MCZ-P3 (Managed activities) as notified.	Accept in part.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.274	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Oppose in part	Opposes restrictions on retirement villages being established at ground floor level.	Seeks to delete clause (3) of MCZ-P3 (Potentially incompatible activities) as notified.	Reject.	No.
Investore Property Limited	405.98	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Oppose	Opposed to the reference to “undermining” the “ongoing viability, vibrancy and primacy” of the City Centre Zone in Policy MCZ-P1. The Metropolitan Centres fulfil a different purpose, and are of an entirely different scale to the City Centre. The City Centre has a scale and centrality which means that activities in Johnsonville and Kilbirnie offer little threat to its long-term sustainability. As such any development in the Metropolitan Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the City Centre. The Metropolitan Centre zones are relatively confined, and it is also important to encourage efficient use of this land. It is considered that requiring a mix of medium and high density housing will not achieve this.	Opposes MCZ-P3 (Managed activities) and the reference to “undermining” the “ongoing viability, vibrancy and primacy”. Seeks amendment.	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Investore Property Limited	405.99	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Amend	<p>Opposed to the reference to “undermining” the “ongoing viability, vibrancy and primacy” of the City Centre Zone in Policy MCZ-P1. The Metropolitan Centres fulfil a different purpose, and are of an entirely different scale to the City Centre. The City Centre has a scale and centrality which means that activities in Johnsonville and Kilbirnie offer little threat to its long-term sustainability. As such any development in the Metropolitan Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the City Centre.</p> <p>The Metropolitan Centre zones are relatively confined, and it is also important to encourage efficient use of this land. It is considered that requiring a mix of medium and high density housing will not achieve this.</p>	<p>Opposes MCZ-P3 (Managed activities) as follows: Manage the location and scale of commercial activities that could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of activities within the Metropolitan Centre Zone, and the function of the transport network.</p>	Accept in part.	Yes.
Stride Investment Management Limited	470.30	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Oppose	<p>Considers the matters in MCZ-P3 (Managed Activities) are for the market rather than District Plan regulation.</p> <p>Opposes the requirement to manage the location and scale of commercial activities that could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of activities, and the function of the transport network.</p> <p>[Refer to original submission for full reason]</p>	Delete MCZ-P3 (Managed Activities) in its entirety.	Reject.	No.
Stride Investment Management Limited	470.31	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Oppose in part	<p>Opposes the reference to undermining the 'viability and vibrancy of centres'.</p> <p>[Refer to original submission for full reason]</p>	Opposes MCZ-P3 (Managed Activities) as notified, seeks amendments.	Accept in part.	Yes.
Stride Investment Management Limited	470.32	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Amend	<p>Seeks amendments to MCZ-P3 (Managed Activities). Considers that requiring a max of medium and high density housing in the Metropolitan Centre Zones will not achieve efficient use of land.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend MCZ-P3 (Managed Activities) as follows: Manage the location and scale of commercial activities that could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of activities within the Metropolitan Centre Zone, and the function of the transport network.</p>	Accept in part.	Yes.
Restaurant Brands Limited	349.155	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P4	Support	Support	Retain MCZ-P4 (Potentially incompatible activities) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Woolworths New Zealand	359.75	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P4	Amend	Considers that MCZ-P4 as drafted differs to Policy P4 in the LCZ and NCZ and provides some clarity as to why matters 1-4 have been included within the policy (being that they are considered 'potentially incompatible activities'). It is considered unnecessary to incorporate these clauses into Policy MCZ-P4. Potentially incompatible activities (being activities not contemplated by the zone, or ones that infringe the zone standards) should be able to be accommodated in the zone if there is a functional and operational need and effects on the Centre are managed.	Amend MCZ-P4 (Potentially incompatible activities) as follows: Only allow activities that are potentially incompatible with the role and function of the Metropolitan Centre Zone, where they demonstrate an operational or functional need to locate within the zone; or will not have an unacceptable adverse effect on the vibrancy and amenity values of the centre. Potentially incompatible activities include: 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and 4. Yard-based retail activities.	Reject.	No.
Z Energy Limited	361.75	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P4	Support in part	MCZ-P4 is supported for its intent in relation to new activities. Policy MCZ-P4 identifies potentially incompatible activities with the purpose of the MCZ, including yard-based retail, ground level carparking and residential activities, and vacant sites and seeks to only allow these activities where they will not have an adverse effect on its vitality, vibrancy and amenity.	Retain MCZ-P4 (Potentially incompatible activities) with amendment.	Reject.	No.
Z Energy Limited	361.76	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P4	Amend	Considers that MCZ-P4 is too specific and should be amended. MCZ-P4 is too specific and it will impact on the continued operation, maintenance and upgrade of a range of existing activities. It is considered that some yard-based activities, like service stations, play a key role in providing essential services to enable a well-functioning urban environment.	Amend MCZ-P4 (Potentially incompatible activities) as follows: Only allow new activities that are potentially incompatible with the purpose of the Metropolitan Centre zone, where they will not have an adverse effect on its vibrancy and amenity. Potentially incompatible activities include: a. Carparking visible at street edge along an active frontage or non-residential activity frontage; b. Demolition of buildings that results in the creation of vacant land; c. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and d. <u>Some</u> yard-based retail activities.	Reject.	No.
Investore Property Limited	405.100	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P4	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P4 (Potentially incompatible activities) with amendments.	Reject.	No.
Willis Bond and Company Limited	416.119	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P4	Amend	Carparking at ground level should only be a "potentially incompatible activity" where it occurs along building frontages.	Amend MCZ-P4 (Potentially incompatible activities) as follows: Potentially incompatible activities Only allow activities that are potentially incompatible with the purpose of the City Centre Zone, where they will not have an adverse effect on its vitality, vibrancy and amenity. Potentially incompatible activities include: 1. Industrial activities; 2. Yard-based retail activities; 3. Carparking at ground level where it occurs along building frontages;	Reject.	No.
Restaurant Brands Limited	349.156	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P5	Support	Support	Retain MCZ-P5 (Heavy industrial activities) as notified.	Accept.	No.
Z Energy Limited	361.77	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P5	Support	MCZ-P5 is supported as it seeks to avoid heavy industrial activities in the MCZ as well as provide for a range of medium and high-density residential development.	Retain MCZ-P5 (Heavy industrial activity) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.656	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P5	Support	Generally supports MCZ-P5.	Retain MCZ-P5 (Heavy industrial activities) as notified.	Accept.	No.

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Investore Property Limited	405.101	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P5	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P5 (Heavy industrial activities).	Accept.	No.
Restaurant Brands Limited	349.157	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P6	Support	Support	Retain MCZ-P6 (Housing choice) as notified.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.275	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P6	Amend	Generally supports MCZ-P6 and its enablement of medium density residential development that offers a range of housing price, type, size and tenure that caters to various ages, lifestyles, cultures and abilities. However, it is necessary to acknowledge that each individual development will not offer a range in those matters.	Retain MCZ-M6 (Housing choice) and seeks to amend to read “ Offers Contributes to a range of housing price, type, size and tenure”..	Accept	Yes.
Retirement Villages Association of New Zealand Incorporated	350.276	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P6	Support	Generally supports MCZ-P6 and its enablement of medium density residential development that offers a range of housing price, type, size and tenure that caters to various ages, lifestyles, cultures and abilities. However, it is necessary to acknowledge that each individual development will not offer a range in those matters.	Retain MCZ-M6 (Housing choice) and seeks to amend to read “ Offers Contributes to a range of housing price, type, size and tenure”..	Accept.	Yes.
Z Energy Limited	361.78	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P6	Support	MCZ-P6 is supported as it seeks to avoid heavy industrial activities in the MCZ as well as provide for a range of medium and high-density residential development.	Retain MCZ-P6 (Housing choice) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.657	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P6	Support in part	Generally supports MCZ-P6 but considers that an amendment is required.	Retain MCZ-P6 (Housing choice) and seeks amendment.	Reject.	No.
Kāinga Ora Homes and Communities	391.658	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P6	Amend	Generally supports MCZ-P6 but considers that an amendment is required to: (a) recognise the range of housing densities potentially enabled in the zone, and to recognise that tenures and affordability cannot and should not be managed through the District Plan. Considers that the focus should be on providing for the level of the activity and building form that is appropriate for a Metropolitan Centre. And; (b) Clarify that intent of the metropolitan zone is to enable significant intensification and height, and therefore high-density housing is the appropriate scale of development to encourage within the Metropolitan Centre and high-density residential development can provide for a range of housing choices in itself. Considers that this position is consistent with MCZ-P7 and the intent of the MCZ.	Amend MCZ-P6 (Housing choice) as follows: Enable medium and high-density residential development that: 1. Contributes towards accommodating anticipated growth in the City; and 2. Offers a range of housing price, type, and size and tenure that is accessible to people of all ages, lifestyles, cultures and abilities.	Reject.	No.
Investore Property Limited	405.102	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P6	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P6 (Housing choice) with amendments.	Accept in part.	No.
Willis Bond and Company Limited	416.120	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P6	Support	Support providing a range of housing choices.	Retain MCZ-P6 (Housing Choice) as notified.	Accept in part.	No.
Stride Investment Management Limited	470.33	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P6	Oppose in part	Opposes reference to medium density residential development within the MCZ-P6 (Housing Choice).	Opposes MCZ-P6 (Housing Choice) as notified, seeks amendment.	Reject.	No.
Stride Investment Management Limited	470.34	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P6	Amend	Considers that it is important that the plan recognises the role of Metropolitan Centres to enable high density housing, however medium density housing would not be an efficient use of this land. Considers that it is not appropriate for a policy to be directive on the price, type, size and tenure for development.	Amend MCZ-P6 (Housing Choice) as follows (or words to similar effect): Housing choice Enable medium and high-density residential development that: 1. Contributes towards accommodating anticipated growth in the City; and 2. Offers a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures and abilities.	Reject.	No.
Fire and Emergency New Zealand	273.296	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support in part	Supports the policy as it seeks to achieve quality design outcomes for new development in the zone. In order to achieve good quality design outcomes, which includes the provision of a safe environment and resilient urban environment, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new developments. FENZ therefore seeks the inclusion of a further matter under this policy.	Supports MCZ-P7 (Quality design outcomes - neighbourhood and townscape outcomes), with amendment.	Accept.	Yes.

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Fire and Emergency New Zealand	273.297	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	Supports the policy as it seeks to achieve quality design outcomes for new development in the zone. In order to achieve good quality design outcomes, which includes the provision of a safe environment and resilient urban environment, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new developments. FENZ therefore seeks the inclusion of a further matter under this policy.	Amend MCZ-P7 (Quality design outcomes - neighbourhood and townscape outcomes) as follows: Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of Metropolitan Centre Zone by: 1. Recognising the benefits of well-designed, comprehensive, development, including the extent to which the development: ... c. Provides for the increased levels of residential accommodation enabled in this zone; and d. Provides for a range of supporting business, open space and community facilities; and e. Is accessible for emergency service vehicles;	Accept.	Yes.
McDonald's	274.45	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support in part	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain MCZ-P7 (Quality design -neighbourhood and townscape outcomes), subject to amendments as outlined other submission points.	Reject.	No.
McDonald's	274.46	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Seeks addition of the following to MCZ-P7 (Quality design -neighbourhood and townscape outcomes) as follows: Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.158	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support	Support	Retain MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) as notified.	Accept in part.	Yes.
Foodstuffs North Island	FS23.52	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Oppose	Submission point 349.158 seeks to retain MCZ-P7 as notified. FSNI submission point 476.41 & 476.42 seeks that this policy is amended.	Disallow / Reject submission in part.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.277	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support in part	Supports the recognition in (1)(b) of optimising the development capacity of land and in (2)(e) of flexibility for ground floor space to be used for residential purposes	Retain MCZ-R7 (Quality design outcomes – neighbourhood and townscape outcomes) as notified.	Accept in part.	No.
Z Energy Limited	361.79	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support in part	MCZ-P7 is generally supported, but an amendment is sought.	Retain MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) with amendment.	Reject.	No.
Z Energy Limited	361.80	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	Considers that MCZ-P7 requires new development and additions and alterations, to positively contribute to the sense of space, quality and amenity of the MCZ. This includes, where relevant, providing continuous pedestrian shelter along streets requiring verandah coverage, requiring active frontages and ground floor glazing along identified street edges. The policy should also recognise that alternative design responses are necessary for functional and operational requirements of a range of activities, including existing service stations.	Amend MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) as follows: Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of the Metropolitan Centre Zone by: ... 2. Ensuring that the development, where relevant: ... f. Recognises that alternative design responses are necessary for functional requirements of a range of activities, including existing service stations.	Reject.	No.
Kāinga Ora Homes and Communities	391.659	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support in part	Generally supports MCZ-P7, but considers that amendment is required.	Retain MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) and seeks amendment.	Reject in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.660	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	Considers that amendment is required to: <ul style="list-style-type: none"> The policy name to better reflect the intent of the policy and the subsequent wording, which seeks to manage new developments contribution to the centre and streetscape; and The policy wording to better recognise the MCZ rule setting and the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect; and to simplify and clarify the neighbourhood and townscape outcomes that plan is seeking to manage. 	Amend MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) as follows: Quality design outcomes – neighbourhood and townscape Centres outcomes Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and <u>planned urban built form amenity and function</u> of the Metropolitan Centre Zone by: <ol style="list-style-type: none"> Recognising the benefits of well-designed, comprehensive, development, including the extent to which the development: <ol style="list-style-type: none"> Acts as a positive catalyst for future change by reflecting Reflects the nature and scale of the development proposed enabled within the zone and in the vicinity, and responds to the evolving, more intensive identity of the centre; Optimises the development capacity of land, particularly sites that are: i. Large; or ii. Narrow; or iii. Vacant; or iv. Ground level parking areas; 	Accept in part.	Yes.
LIVE WELLington	FS96.37	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Oppose	Retain existing wording around quality outcomes and amenity. Removing words like amenity will result in poor liveability outcomes for residents and communities	Disallow	Reject.	No.
Waka Kotahi NZ Transport Agency	FS103.22	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support	The amendment is considered an improvement enabling greater intensification while retaining good urban design.	Allow	Accept.	No.
Roland Sapsford	FS117.36	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Oppose	Retain existing wording around quality outcomes and amenity. Removing words like amenity will result in poor liveability outcomes for residents and communities.	Disallow	Reject.	No.
Investore Property Limited	405.103	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) with amendments.	Accept in part.	No.
Wellington Heritage Professionals	412.79	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support	Supports this policy to ensure that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.	Retain MCZ-P7 (Quality design – neighbourhood and townscape outcomes) as notified.	Accept in part.	No.
Willis Bond and Company Limited	416.121	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	Considers that this is a long (and confusing) provision and should be reviewed against the earlier policies to ensure it is succinct, focused and does not cover the same ground as other policies. If the Design Guides are retained (which the submitter opposes), the submitter considers that this policy should be reviewed for overlap with the Design Guides.	Seeks that MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) be amended to ensure it is succinct, focused and does not cover the same ground as other policies.	Accept in part.	Yes.
Foodstuffs North Island	FS23.90	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support	Submission point 416.121 partly supports FSNI submission point 476.41.	Allow / Allow submission in part.	Reject.	No.
Willis Bond and Company Limited	416.122	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	Considers that this is a long (and confusing) provision and should be reviewed against the earlier policies to ensure it is succinct, focused and does not cover the same ground as other policies. If the Design Guides are retained (which the submitter opposes), the submitter considers that this policy should be reviewed for overlap with the Design Guides.	Seeks that if the Design Guides are retained that MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) be reviewed for overlap with the Design Guides.	Accept in part.	Yes.
Stride Investment Management Limited	470.35	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support in part	Supports MCZ-P7 in general. [Refer to original submission]	Retain MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) as notified, seeks amendments.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Stride Investment Management Limited	470.36	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	Supports MCZ-P7 in general, with the exception of 2(e) which requires flexibility for ground floor space to be converted for a range of activities "including residential". Considers MCZ-P7.2.e. to be onerous to have to design commercial or retail buildings to be flexible for a change in use to residential.	Amend MCZ-P7.2.e. (Quality design outcomes...) as follows: "..." c. Enhances the quality of the streetscape and public / private interface; d. Integrates with existing and planned active and public transport movement networks; and e. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential."	Reject.	No.
Foodstuffs North Island	476.41	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support in part	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain MCZ-P7 (Quality design – neighbourhood and townscape outcomes) with amendment.	Reject.	No.
Foodstuffs North Island	476.42	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Amend MCZ-P7 (Quality design – neighbourhood and townscape outcomes) to include the following: Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.159	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Support	Support	Retain MCZ-P8 (On-site residential amenity) as notified.	Accept in part.	Yes.
Z Energy Limited	361.81	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain MCZ-P8 (On-site residential amenity) as notified.	Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.661	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Support in part	Supports MCZ-P8 in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Considers that amendments are required to remove communal outdoor space requirements are also sought as this is already covered by reference to outdoor space generally and this could be private outdoor space.	Retain MCZ-P8 (On-site residential amenity) and seeks amendment.	Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.662	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Amend	Supports MCZ-P8 in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Considers that amendments are required to remove communal outdoor space requirements are also sought as this is already covered by reference to outdoor space generally and this could be private outdoor space.	Amend MCZ-P8 (On-site residential amenity) as follows: Achieve a good standard of amenity for residential activities in the Metropolitan Centre Zone by: 1. Providing residents with access to adequate outlook; and 2. Ensuring access to convenient outdoor space, including private or shared communal areas.	Accept in part.	Yes.
Investore Property Limited	405.104	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P8 (On-site residential amenity) with amendments.	Accept in part.	Yes.
Willis Bond and Company Limited	416.123	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Amend	Considers that on-site residential amenity can be provided in a number of ways and should not be prescriptive, acknowledging that mandated types of amenity (such as outdoor space) can increase housing cost and prevent lower income residents living within the city centre. The submitter considers that the policy should acknowledge affordability constraints. The National Policy Statement on Urban Development 2020 (NPS-UD) requires district plans to "enable, in city centre zones, building heights and density of urban form to realise as much development capacity as possible" (Policy 3). The submitter considers that this should not be restricted by prescriptive amenity requirements.	Amend MCZ-P8 (On-site residential amenity) as follows: Achieve a good standard of amenity for residential activities in the Metropolitan Centre Zone. by: 1. Providing residents with access to an adequate outlook; and 2. Ensuring access to convenient outdoor space, including private or shared communal areas.	Accept in part.	Yes.
Restaurant Brands Limited	349.160	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Support	Support	Retain MCZ-P9 (Managing adverse effects) as notified.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.278A	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Support in part	Agrees that shading, privacy, bulk and dominance effects on adjacent sites require management. However, the level of management needs to be informed by the development expectations for the zone.	Retain MCZ-P9 (Managing adverse effects) and seeks addition of new "role of density standards" policy in the Local Centre Zone chapter as follows: MCZ-PX Role of density standards Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.	Reject.	No.
Z Energy Limited	361.82	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain MCZ-P9 (Managing adverse effects) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.663	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Support in part	Considers that amendment is required to MCZ-P9 to specify "adjoining properties" for the minimisation of adverse effects and clarifying that effects are those beyond those anticipated in the plan in accordance with Policy 6 NPSUD.	Retain MCZ-P9 (Managing adverse effects) and seeks amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.664	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Amend	Considers that amendment is required to MCZ-P9 to specify “adjoining properties” for the minimisation of adverse effects and clarifying that effects are those beyond those anticipated in the plan in accordance with Policy 6 NPSUD.	Amend MCZ-P9 (Managing adverse effects) as follows: Recognise the evolving, higher density development context anticipated in the Metropolitan Centre Zone, while managing any associated adverse effects <u>beyond those anticipated within the zone</u> , including:	Reject.	No.
Investore Property Limited	405.105	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P9 (Managing adverse effects) with amendments.	Accept in part.	No.
Willis Bond and Company Limited	416.124	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Amend	Submitter considers that the impacts of construction activity on the transport network should not be relevant in the resource consenting process. The submitter considers that the densification proposed by the District Plan will inevitably result in impacts.	Amend MCZ-P9 (Managing adverse effects) as follows: Recognise the evolving, higher density development context anticipated in the Metropolitan Centre Zone, while managing any associated adverse effects including: 1. Shading, privacy, bulk and dominance effects on adjacent sites, and 2. The impact of construction on the transport network.	Reject.	No.
Stride Investment Management Limited	470.37	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Oppose in part	Opposes that part of MCZ-P9 (Managing Adverse Effects) which relates to managing the impact of construction activities on the transport network.	Opposes MCZ-P9 (Managing Adverse Effects) as notified, seeks amendments.	Reject.	No.
Stride Investment Management Limited	470.38	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Amend	Considers that this is a matter that is better addressed in the transport chapter, while a focus of transport effects may constrain and lengthen construction periods.	Amend MCZ-P9 (Managing Adverse Effects) to as follows; "1. Shading, privacy, bulk and dominance effects on adjacent sites; and 2. The impact of construction on the transport network. "	Reject.	No.
Restaurant Brands Limited	349.162	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R1	Support	Support	Retain MCZ-R1 (Commercial activities) as notified.	Accept.	No.
Foodstuffs North Island	FS23.75	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R1	Support	Submission point 349.162 supports FSNI submission point 476.94.	Allow	Accept.	No.
Stride Investment Management Limited	470.40	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R1	Support	Supports commercial activities being permitted. Considers that these activities are clearly anticipated by the zone.	Retain MCZ-R1 (Commercial activities) as notified.	Accept.	No.
Foodstuffs North Island	476.94	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R1	Support	Supports supermarkets as a permitted activity in the MCZ.	Retain MCZ-R1 (Commercial activities) as notified. [Inferred decision requested].	Accept.	No.
Ministry of Education	400.141	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R3	Support	Supports MCZ-R3 as it provides for educational facilities as a permitted activity.	Retain MCZ-R3 (Educational facilities) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.298	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R6	Support	Supports the rule as it permits the development of emergency service facilities within the zone as a permitted activity. Due to urban growth, population changes and commitments to response times, FENZ may need to locate stations anywhere within the urban and rural environment.	Retain MCZ-R6 (Emergency service facilities) as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.53	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R7	Support	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Retain MCZ-R7 (Community corrections activities) as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.54	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R12	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain MCZ-R12 (Residential activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.667	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R12	Support in part	Supports MCZ-R12 but consider amendment is required to delete reference to verandah control and natural hazards as these matters are not relevant to the location of residential activities or addressed in other rules such as the natural hazards rules.	Retain MCZ-R12 (Residential activities) and seeks amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.668	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R12	Amend	Supports MCZ-R12 but consider amendment is required to delete reference to verandah control and natural hazards as these matters are not relevant to the location of residential activities or addressed in other rules such as the natural hazards rules.	Amend MCZ-R12.1 (Residential activities) as follows: 1. Activity status: Permitted Where: a. The activity is located: i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; iii. At ground floor level along any street edge not identified as a non-residential activity frontage; iv. At ground level along any street not identified as requiring verandah coverage; or v. At ground level on any site contained within a Natural Hazard Overlay.	Accept in part.	Yes.
Investore Property Limited	405.108	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Oppose in part	Opposes the total gross floor area limit of 20,000m ² of MCZ-R13. Submitter seeks amendments to this rule in order to provide a 30,000m ² gross floor area threshold for triggering a Restricted Discretionary activity status in the land zoned Metropolitan Centre in Johnsonville. Submitter considers that a 30,000m ² threshold for this rule would be more appropriate given the scale of existing and consented development, large lot sizes, land in common ownership, and the anticipated level of development in the Johnsonville Metropolitan Centre. [Refer to original submission for full reason].	Opposes MCZ-R13.1 (Integrated retail activity) and seeks amendment.	Accept in part.	No.
Investore Property Limited	405.109	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Opposes the total gross floor area limit of 20,000m ² of MCZ-R13. Submitter seeks amendments to this rule in order to provide a 30,000m ² gross floor area threshold for triggering a Restricted Discretionary activity status in the land zoned Metropolitan Centre in Johnsonville. Submitter considers that a 30,000m ² threshold for this rule would be more appropriate given the scale of existing and consented development, large lot sizes, land in common ownership, and the anticipated level of development in the Johnsonville Metropolitan Centre. [Refer to original submission for full reason].	Amend MCZ-R13.1 (Integrated retail activity) as follows: 1. Activity status: Permitted Where: a. The total gross floor area does not exceed 20,000m² <u>30,000m²</u> .	Accept in part.	Yes.
Investore Property Limited	405.110	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Oppose in part	Considers that the restricted discretionary rule should provide a preclusion clause for public and limited notification. Retail activities are clearly anticipated by the zone, and the matters of discretion provided under MCZ-R13 enable appropriate consideration of effects for larger developments. Public and limited notification for these activities is therefore unnecessary and inappropriate. Also considers that the note stating the permitted baseline will not be applied is inappropriate and should be deleted. This should be a matter of discretion to be determined by the Council on the merits of the application. [Refer to original submission for full reason].	Opposes MCZ-R13.2 (Integrated retail activity) and seeks amendment	Accept in part.	No.
Investore Property Limited	405.111	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Considers that the restricted discretionary rule should provide a preclusion clause for public and limited notification. Retail activities are clearly anticipated by the zone, and the matters of discretion provided under MCZ-R13 enable appropriate consideration of effects for larger developments. Public and limited notification for these activities is therefore unnecessary and inappropriate. Also considers that the note stating the permitted baseline will not be applied is inappropriate and should be deleted. This should be a matter of discretion to be determined by the Council on the merits of the application. [Refer to original submission for full reason].	Amend MCZ-R13.2 (Integrated retail activity) as follows: 2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MCZ-R13.1 cannot be achieved. Matters of discretion are: 1. The matters in MCZ-P1, MCZ-P2, MCZ-P3, and MCZ-P4; 2. The cumulative effect of the development on: a. The ongoing viability and vibrancy of the City Centre Zone and Golden Mile; b. The safety and efficiency of the transport network, including providing for a range of transport modes; c. The hierarchy of roads, travel demand or vehicle use; and 3. The compatibility with other activities provided for in the Zone. Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with MCZ-R13.1.a. Notification status: An application for resource consent made in respect of rule MCZ-R13.2.a is precluded from being either publicly or limited notified.	Accept in part.	Yes.
Stride Investment Management Limited	470.41	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Oppose in part	Oppose in part MCZ-R13 (Integrated Retail Activity).	Opposes MCZ-R13 (Integrated Retail Activity) as notified, seeks amendments.	Reject in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Stride Investment Management Limited	470.42	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Considers increase of permitted gross floor area would be more appropriate given the scale of existing and consented development, the large lot sizes, the land held in common ownership, and the anticipated level of development in Johnsonville. [Refer to original submission for full reason]	Amend MCZ-R13 (Integrated Retail Activity) as follows: 1. Activity status: Permitted Where: a. The total gross floor area does not exceed 20,000m² <u>30,000m²</u> .	Accept in part.	Yes.
Stride Investment Management Limited	470.43	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Considers increase of permitted gross floor area would be more appropriate given the scale of existing and consented development, the large lot sizes, the land held in common ownership, and the anticipated level of development in Johnsonville. [Refer to original submission for full reason]	Amend matters of discretion for MCZ-R13 (Integrated Retail Activity) as follows: 1. The matters in MCZ-P1, MCZ-P2, MCZ-P3, and MCZ-P4; 2. The cumulative effect of the development on: a. _____ <u>The ongoing viability and vibrancy of the City Centre Zone and Golden Mile;</u> b. _____ <u>The safety and efficiency of the transport network, including providing for a range of transport modes;</u> c. _____ <u>The hierarchy of roads, travel demand or vehicle use; and</u> 3. The compatibility with other activities provided for in the Zone.	Accept in part.	Yes.
Stride Investment Management Limited	470.44	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Seeks that a preclusion clause for public and limited notification is included, given retail activities are anticipated by the zone and the matters of discretion enable appropriate consideration of effects for larger developments. [Refer to original submission for full reason]	Amend MCZ-R13.2 (Integrated Retail Activity) as follows: * Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with MCZ-R13.1.a. <u>Notification status: An application for resource consent made in respect of rule MCZ-R13.2.a is precluded from being either publicly or limited notified.</u>	Accept in part.	Yes.
Stride Investment Management Limited	470.45	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Seeks deletion of note stating that council will not consider a permitted baseline assessment in relation to MCZ-R13.1.a. (Integrated Retail Activity). Considers that it is inappropriate to decline an assessment of the permitted baseline when considering the effects of an integrated retail development. This should be a matter of discretion to be determined by the Council on the merits of each consent application under s 104 of the Resource Management Act 1991. [Refer to original submission for full reason]	Amend MCZ-R13.2 (Integrated Retail Activity) as follows: *..... 3. The compatibility with other activities provided for in the Zone. Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with MCZ-R13.1.a.	Accept in part.	Yes.
McDonald's	274.48	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Oppose in part	Opposed to the Discretionary Activity status for car parking activities that do not comply with the permitted activity requirements.	Retain MCZ-R15.2 (Carparking activities), subject to amendment outlined other submission points.	Reject.	No.
McDonald's	274.49	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Amend	Opposed to the Discretionary Activity status for car parking activities that do not comply with the permitted activity requirements.	Amend MCZ-R15.2 (Carparking activities) as follows: ... 2. Activity status: Discretionary <u>Restricted Discretionary</u> Where: a. Compliance with the requirements of MCZ-R15.1.a cannot be achieved.	Reject.	No.
Woolworths New Zealand	359.77	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Amend	Considers that MCZ-R15.2 should be amended so that the activity status of this standard infringement is changed to restricted discretionary. It is considered that this status, plus the suggested matters of discretion, will ensure an appropriate assessment of effects is undertaken, whilst providing a level of certainty to applicants that where activities are anticipated, such assessments will be rational and streamlined. Supermarkets often require car parking to be visible, both from commercial viability perspective but also given the requirements to separate loading and servicing activities from public interfaces. This site layout requires that loading is located to the rear of a store, with the building in front and the entrance accessible and legible from the car park and street frontage. The application of blanket urban design ideals in these standards is challenged such that the proposed amendment seeks to explicitly exclude supermarkets from complying with this standard.	Amend MCZ-R15.2 (Carparking activities) as follows: 2. Activity status: <u>Restricted Discretionary</u> Where: a. Compliance with the requirements of MCZ-R15.1.a is not achieved. <u>Matters of discretion are:</u> 1. <u>The matters in MCZ-P2, MCZ-P3, MCZ-P4, MCZ-P7, MCZ-P9 and MCZ-P10;</u> 2. <u>The cumulative effect of the development on:</u> a. <u>The ongoing viability and vibrancy of the Zone;</u> b. <u>The safety and efficiency of the transport network, including providing for a range of transport modes;</u> c. <u>The hierarchy of roads, travel demand or vehicle use; and</u> 3. <u>The compatibility with other activities provided for in the zone.</u> <u>Note: Rule MCZ-R15 does not apply to new supermarkets or additions to existing supermarkets.</u>	Reject.	No.
Foodstuffs North Island	FS23.19	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Support	Submission point 359.77 partly supports submission points 476.44 and 476.45.	Allow / Allow submission in part.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Greater Wellington Regional Council	FS84.108	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Oppose	Greater Wellington oppose this submission point. A “discretionary” activity status provides necessary controls for carparking activities which align with the direction of Proposed RPS Change 1, including objectives CC.1 and CC.3, and policies CC.1, CC.3 and CC.9.	Disallow / Seeks that the provisions be retained as notified and support provisions that support active transport nodes.	Accept in part.	No.
Investore Property Limited	405.112	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Support in part	Supports the intent of MCZ-R15 but considers it would be appropriate to amend MCZ-R15 to enable any carparking at the ground level as a restricted discretionary activity, as this would provide appropriate discretion.	Retain MCZ-R15 (Carparking activities) with amendment.	Accept in part.	No.
Investore Property Limited	405.113	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Amend	Supports the intent of MCZ-R15 but considers it would be appropriate to amend MCZ-R15 to enable any carparking at the ground level as a restricted discretionary activity, as this would provide appropriate discretion.	Amend MCZ-R15 (Carparking activities) as follows: ... 2. Activity status: Restricted Discretionary	Reject.	No.
Stride Investment Management Limited	470.46	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Support in part	Supports the intent of rule MCZ-R15 (Carparking activities).	Retain MCZ-R15 (Carparking activities) as notified, with amendments.	Accept in part.	No.
Stride Investment Management Limited	470.47	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Amend	Considers that it would be appropriate to amend rule MCZ-R15 (Carparking Activities) to enable any carparking at the ground level as a restricted discretionary activity, as this would provide appropriate discretion.	Amend MCZ-R15 (Carparking Activities) as follows: 2. Activity status: Restricted Discretionary.	Reject.	No.
Foodstuffs North Island	476.44	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Oppose	Opposes the Discretionary Activity status in MCZ-R15 for car parking activities that do not comply with the Permitted Activity requirements.	Amend MCZ-R15 (Carparking activities) as follows: ... 2. Activity status: Discretionary Restricted Discretionary ...	Reject.	No.
Greater Wellington Regional Council	FS84.103	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Oppose	Greater Wellington oppose this submission point. A “discretionary” activity status provides necessary controls for carparking activities which align with the direction of Proposed RPS Change 1, including objectives CC.1 and CC.3, and policies CC.1, CC.3 and CC.9	Disallow / Seeks that the provisions be retained as notified and support provisions that support active transport nodes.	Accept.	No.
Foodstuffs North Island	476.45	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Amend	Opposes the Discretionary Activity status in MCZ-R15 for car parking activities that do not comply with the Permitted Activity requirements.	Amend MCZ-R15 (Carparking activities) as follows: ... 2. Activity status: Discretionary Restricted Discretionary ...	Reject.	No.
Z Energy Limited	361.85	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R16	Support in part	MCZ-R16 is supported in so much as it provides for yard-based retail activities (the definition of which includes service stations) as a discretionary activity. However, it is sought that changes to the notification status be made to exclude activities relating to the operation, maintenance and upgrading of existing activities and new activities adjoining specific zones and roads.	Retain MCZ-R16 (Yard-based retailing activities) with amendment.	Accept in part.	No.
Z Energy Limited	361.86	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R16	Amend	Considers that MCZ-R16 should be amended to make changes to the notification status to exclude activities relating to the operation, maintenance and upgrading of existing activities and new activities adjoining specific zones and roads.	Amend MCZ-R16 (Yard-based retailing activities) as follows: Activity status: Discretionary Notification status: An application for resource consent made in respect of rule MCZ-R16.1 must be publicly notified <u>except</u> : <u>a.</u> <u>The activity relates to the maintenance, operation and upgrading of an existing activity;</u> <u>b.</u> <u>The new or existing activity adjoins another commercial zone, a residential zone or an arterial or collector Road.</u>	Accept in part.	Yes.
BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.151	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R16	Support in part	MCZ-R16 is supported in so much as the rule provides for yard-based retail activities as a discretionary activity. It is understood that an application for resource consent made in respect of this rule, however, must be publicly notified in accordance with the Notification Status.	Retain MCZ-R16 (Yard-based retailing activities) with amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.152	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R16	Amend	<p>Considers that MCZ-R16 should be amended as the notification requirement is not supported as it may have a range of unintended outcomes. For instance, without clarification, it may require public notification for any operational change, upgrading or maintenance to an existing yard-based activity where public notification would be more appropriately determined through standard notification tests. It may therefore also discourage existing activities from undertaking important maintenance and upgrades, for instance, to meet requirements of HSNO / HSWA legislation, better accord with good practise, introduce new technologies, or necessary changes to meet demand.</p> <p>Ongoing operation, maintenance, and upgrades of existing service stations / yard-based retail activities should not be subject to this notification requirement, which is not appropriate for existing lawful activities.</p> <p>It is considered that an additional exclusion to the notification status is appropriate only where the existing or new activity is located on the edge of the zone or adjacent to an arterial or collector road. These locations and/or interfaces do not have, nor should they expect, the same urban design outcomes and levels of visual amenity compared to a centrally located site in the CCZ for example. A service station, for example, would not impact the function and vitality of a centre zone if it were located on the edge of the zone where it can appropriately transition to the adjoining zone.</p>	<p>Amend MCZ-R16 (Yard-based retailing activities) as follows:</p> <p>Notification Status: An application for resource consent made in respect of rule MCZ-R16 must be publicly notified <u>except</u>:</p> <p>a. The activity relates to the maintenance, operation and upgrading of an existing activity;</p> <p>b. The new or existing activity adjoins another commercial zone, a residential zone or an arterial or collector Road.</p>	Accept in part.	Yes.
Fire and Emergency New Zealand	273.299	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R18	Support	Supports the rule as the demolition or removal of buildings and structures within the MCZ is a permitted activity.	Retain MCZ-R18 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Restaurant Brands Limited	349.163	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R18	Support	Support	Retain MCZ-R18 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.669	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R18	Support	Supports MCZ-R18.	Retain MCZ-R18 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.300	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support	Supports the rule as the demolition or removal of buildings and structures within the MCZ is a permitted activity.	Retain MCZ-R19 (Demolition or removal of buildings and structures) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.164	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support	Support	Retain MCZ-R19 (Demolition or removal of buildings and structures) as notified.	Accept in part.	No.
Greater Wellington Regional Council	351.276	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain MCZ-R19 (Demolition or removal of buildings and structures) with amendment.	Accept in part.	No.
Greater Wellington Regional Council	351.277	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend MCZ-R19 (Demolition or removal of buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.	Reject.	No.
Stride Investment Management Limited	FS107.15	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Oppose	Stride is opposed to this amendment as it is unnecessary to manage the effects of demolition and has the potential to add additional direct and administrative costs on to demolition and development.	Disallow	Accept.	No.
Investore Property Limited	FS108.15	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Oppose	Investore is opposed to this amendment as it is unnecessary to manage the effects of demolition and has the potential to add additional direct and administrative costs on to demolition and development.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.670	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support in part	Supports this rule in part but seeks clarification, and any necessary amendments, to ensure that this rule will not have an unintended consequence of constraining staged developments.	Retain MCZ-R19 (Demolition or removal of buildings and structures) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.671	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Amend	Supports this rule in part but seeks clarification, and any necessary amendments, to ensure that this rule will not have an unintended consequence of constraining staged developments.	Seeks to amend MCZ-R19 (Demolition or removal of buildings and structures) to avoid unintended consequence of constraining staged developments.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Investore Property Limited	405.114	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support in part	Supports the intention of this rule and supports the preclusion of public and limited notification but seeks amendments to provide for demolition as a Restricted Discretionary activity. Submitter has concerns that as notified it may constrain staged developments that require demolition and clearing of a larger site to enable development. Submitter considers that a restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes.	Retain MCZ-R19 (Demolition or removal of buildings and structures) with amendments.	Accept in part.	No.
Investore Property Limited	405.115	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Amend	Supports the intention of this rule and supports the preclusion of public and limited notification but seeks amendments to provide for demolition as a Restricted Discretionary activity. Submitter has concerns that as notified it may constrain staged developments that require demolition and clearing of a larger site to enable development. Submitter considers that a restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes.	Amend MCZ-R19.2 (Demolition or removal of buildings and structures) as follows: ... 2. Activity status: <u>Restricted</u> Discretionary Where: a. Compliance with any of the requirements of MCZ-R19.1 cannot be achieved the <u>assessment of the activity must have regard to</u> Matters of discretion are: 1. How the land will be utilised whilst it is vacant; and	Reject.	No.
Stride Investment Management Limited	470.48	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support in part	Supports the intent of rule MCZ-R19 (Demolition or removal of buildings and structures).	Retain MCZ-R19 (Demolition or removal of buildings and structures) as notified with amendments.	Accept in part.	No.
Stride Investment Management Limited	470.49	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Amend	Seeks amendments to MCZ-R19, to provide for demolition as a Restricted Discretionary activity Considers that a restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes. [Refer to original submission for full reason]	Amend MCZ-R19 (Demolition or removal of buildings and structures)as follows: 2. Activity status: <u>Restricted</u> Discretionary Where: a. Compliance with any of the requirements of MCZ-R19.1 cannot be achieved <u>The assessment of the activity must have regard to:</u> <u>Matters of discretion are:</u> 1. How the land will be utilised whilst it is vacant; and 2. Creating a positive visual relationship between the site and streetscape whilst the site is vacant.	Reject.	No.
Wellington City Council	266.156	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers a notification status statement is missing in relation to developments where all standards are met.	Amend MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) as follows: Notification status: <u>An application for resource consent made in respect of rule MCZ-R20.2 a which complies with all standards is precluded from being either publicly or limited notified. (...)</u>	Accept.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.244	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the relief sought in this submission in so far as it is consistent with The RVA's primary submission.	Amend / Allow the submission point subject to the relief sought in The RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.244	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the relief sought in this submission in so far as it is consistent with Ryman's primary submission.	Amend / Allow the submission point subject to the relief sought in Ryman's primary submission.	Accept in part.	No.
Fire and Emergency New Zealand	273.301	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support	Supports the rule as the construction or, or additions and alterations to, buildings and structures within the MCZ is a permitted activity.	Retain MCZ-R20 (Construction of or additions and alterations to buildings and structures) as notified.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
McDonald's	274.50	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Oppose in part	Oppose the requirement for restricted discretionary consent where additions and alterations change the exterior to the building above veranda level and are visible from public spaces.	Retain MCZ-R20 (Alterations and additions to buildings and structures), subject to amendments, as outlined other submission points.	Accept in part.	No.
McDonald's	274.51	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers where compliance can be achieved with the relevant standards, this should be a permitted activity otherwise McDonald's considered there to be a risk that this will result in the perverse outcome of parts of exterior facades not being updated.	Seeks the following amendment to MCZ-R20 (Alterations and additions to buildings and structures) as follows: 1. a. Any alterations or additions to a building or structure that: i. Do not alter the external appearance of the building or structure; or ii. Relate to a building frontage below veranda level, including entranceways and glazing and compliance with MCZ-S5 is achieved; or iii. Do not result in the creation of new residential units; and iv. Are not visible from public spaces; and v. i. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZS4, MCZ-S5 and MCZ-S6; and	Reject.	No.
Restaurant Brands Limited	349.165	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Oppose	Oppose Opposed to the cross reference to the Centres and Mixed-Use Design Guide within the matters of discretion. The cross reference to the policies of the MCZ is sufficient to ensure that development achieves a "good quality, well-functioning environment" as required by MCZ-O3.	Amend MCZ-R20 (Construction of, or additions and alterations to, buildings and structures) as follows: ... Matters of discretion are: ... 3. The Centres and Mixed-Use Design Guide, including guideline G107—City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building; 4.3, 5.4, 6.5. 7.6. ...	Accept in part.	Yes.
Woolworths New Zealand	359.78	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers that MCZ-R20.1 should be amended to establish a baseline for supermarket operations within the LCZ that is greater than the current threshold of 100m2 for new buildings on account of the general operational requirements of the stores. This proposed baseline of 2000m2 aligns with the Auckland Unitary Plan provisions in the Local Centre zone and is considered a commensurate response given the typical scale of supermarket buildings in this zone.	Amend CZ-R20.1 (Construction of, or additions and alterations to, buildings and structures) as follows: ... b. The construction of any building or structure: i. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from a public space; and iii. Will have a gross floor area of less than 100m2 <u>except where specified in iv below: iv. Will have a gross floor area of less than 2000m2 where it accommodates a supermarket</u> ; and iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and vi. Comply with effects standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5 and MCZ-S6 and vii. Does not involve the construction of a new building for residential activities	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Woolworths New Zealand	359.79	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers that MCZ-R20.2 restricted discretionary activities should exclude new supermarket buildings. There are concerns around the inclusion of the Centres and Mixed Use Design Guide within these matters of discretion on account of the unnecessary scope this introduces in a restricted discretionary consenting framework. As such, it is specifically sought that that this is excluded from the matters of discretion for new supermarket buildings.	Amend CZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Restricted Discretionary Where: 1. Compliance with any of the requirements of MCZ-R19.1 <u>MCZR20.1</u> cannot be achieved. Matters of discretion are: 1. The matters in MCZ-P6, MCZ-P7, MCZ-P8 and MCZ-P9 excluding for supermarkets exceeding <u>MCZR20(b)(iv)</u> ; 2. For supermarkets exceeding MCZ-R20(b)(iv), the matters in MCZ-P2, MCZ-P3, MCZ-P4, <u>MCZ-P7, MCZ-P9</u> ; 3. The extent and effect of non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZS11; 4. The Centres and Mixed-Use Design Guide, including guideline G10797 - City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building <u>[excluding supermarkets]</u> ; 5. The Residential Design Guide; 6. The extent and effect of any identifiable site constraints; 7. Construction impacts on the transport network; and 8. The availability and connection to existing or planned three waters infrastructure.	Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.672	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support in part	Supports this rule in part, and particularly the preclusion of public and limited notification. Considers that amendments are required to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought, and to remove reference to the "City Outcomes Contribution". Considers that reference to residential units should also be removed as this rule is focussed on the built form rather than activities and this would be a double up.	Retain MCZ-R20 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.673	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Supports this rule in part, and particularly the preclusion of public and limited notification. Considers that amendments are required to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought, and to remove reference to the "City Outcomes Contribution". Considers that reference to residential units should also be removed as this rule is focussed on the built form rather than activities and this would be a double up.	Amend MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) as follows: 2. Activity status: Restricted Discretionary where: a. compliance with any of the requirements of MCZ-R19.1 cannot be achieved. Matters of discretion are: 1. The matters in MCZ-P6, MCZ-P7, MCZ-P8 and MCZ-P9; 2. The extent and effect of non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11; 3. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building; 4. The Residential Design Guide; 3. the following centres and residential urban design outcomes: a. provides an effective public/private interface suitable for the location; b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood; c. Appropriate response to neighbouring sites for the proposed activity. d. Provides high quality buildings. 54. The extent and effect of any identifiable site constraints; 65. Construction impacts on the transport network; and 76. The availability and connection to existing or planned three waters infrastructure.	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.161	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the intent of the relief sought, however, The RVA seeks for new rules to be included specifically for retirement villages in line with The RVA's primary submission.	Amend / Allow the submission point, subject to the relief sought within The RVA's primary submission regarding the changes sought for retirement villages under MCZ-R20.	Accept in part.	No.
Ryman Healthcare Limited	FS128.161	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the intent of the relief sought, however, Ryman seeks for new rules to be included specifically for retirement villages in line with Ryman's primary submission.	Amend / Allow the submission point, subject to the relief sought within Ryman's primary submission regarding the changes sought for retirement villages under MCZ-R20.	Accept in part.	No.
Investore Property Limited	405.116	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	Reject in part.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.99	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Reject in part.	No.
Ryman Healthcare Limited	FS128.99	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Reject in part.	No.
Investore Property Limited	405.117	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Reject in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.100	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Reject in part.	No.
Ryman Healthcare Limited	FS128.100	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Reject in part.	No.
Investore Property Limited	405.118	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support	Supports the preclusion of public and limited notification in MCZ-R20 and seeks that this rule is retained as notified but seeks that this be applied for all standards.	Seeks that the notification preclusion provision of MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) is retained as notified.	Accept in part.	No.
Investore Property Limited	405.119	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Supports the preclusion of public and limited notification in MCZ-R20 and seeks that this rule is retained as notified but seeks that this be applied for all standards.	Seeks that MCZ-R20 (Construction of, or additions and alterations to, buildings and structures) be amended to provide provide that applications for which resource consent is required for noncompliance with MCZ[1,2,3,4,5,6,7,8,9,10 or 11] is precluded from public or limited notification .	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Willis Bond and Company Limited	416.126	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Submitter considers that changes are required to MCZ-R20 for the following reasons: - The Design Guides should be non-statutory [Refer to original submission for full reason]. - The City Outcomes Contribution will not be required if height limits are removed [Refer to original submission for full reason]. - "The extent and effect of any identifiable site constraints" is vague and will be difficult to apply. It appears to refer to technical constraints which developers will necessarily take into account outside of the RM process. - "The impacts of related construction activities on the transport network" [Refer to original submission for full reason]. - "The availability and connection to existing or planned three waters infrastructure" – This should be managed via development contributions / financial contributions.	Amend MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) as follows: ... 3. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building; 4. The Residential Design Guide; 5. The extent and effect of any identifiable site constraints; 6. Construction impacts on the transport network; and 7. The availability and connection to existing or planned three waters infrastructure. ...	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.257	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with The RVA's primary submission.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in line with The RVA's primary submission.	Accept in part.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.275	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the deletion of Design Guides along with removal of the reference to "City Outcome Contributions" and preclusions for public and limited notification which is consistent with The RVA's primary submission.	Amend / Allow the submission points regarding deletions and notification preclusions, subject to the relief sought by The RVA.	Accept in part.	No.
Ryman Healthcare Limited	FS128.257	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in line with Ryman's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.275	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the deletion of Design Guides along with removal of the reference to "City Outcome Contributions" and preclusions for public and limited notification which is consistent with Ryman's primary submission.	Amend / Allow the submission points regarding deletions and notification preclusions, subject to the relief sought by Ryman.	Accept in part.	No.
Willis Bond and Company Limited	416.127	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers that changes are required to MCZ-R20 for the following reasons: - The Design Guides should be non-statutory [Refer to original submission for full reason]. - The City Outcomes Contribution will not be required if height limits are removed [Refer to original submission for full reason]. - "The extent and effect of any identifiable site constraints" is vague and will be difficult to apply. It appears to refer to technical constraints which developers will necessarily take into account outside of the RM process. - "The impacts of related construction activities on the transport network" [Refer to original submission for full reason]. - "The availability and connection to existing or planned three waters infrastructure" – This should be managed via development contributions / financial contributions.	Seeks that MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) be amended (to clarify that applications that comply with all the relevant standards will not be notified) as follows: ... Notification status: ... An application for resource consent made in respect of Rule 20.2.a which complies with MCZ-S1 to MCZ-S11 is precluded from being either publicly or limited notified. ...	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.273	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support	The RVA supports the relief sought in this submission as it is consistent with The RVA's primary submission.	Allow	Accept.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.276	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the deletion of Design Guides along with removal of the reference to "City Outcome Contributions" and preclusions for public and limited notification which is consistent with The RVA's primary submission.	Amend / Allow the submission points regarding deletions and notification preclusions, subject to the relief sought by The RVA.	Accept in part.	No.
Ryman Healthcare Limited	FS128.273	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support	Ryman supports the relief sought in this submission as it is consistent with Ryman's primary submission.	Allow	Accept.	No.
Ryman Healthcare Limited	FS128.276	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the deletion of Design Guides along with removal of the reference to "City Outcome Contributions" and preclusions for public and limited notification which is consistent with Ryman's primary submission.	Amend / Allow the submission points regarding deletions and notification preclusions, subject to the relief sought by Ryman.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Fabric Property Limited	425.55	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	<p>Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of "density done well" as stated in the Design Guide.</p> <p>Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.</p>	<p>Amend MCZ-R20.2.3 (City Outcomes Contribution) as follows:</p> <p>... any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building;</p> <p>...</p>	Accept in part.	Yes.
Stride Investment Management Limited	470.50	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support	Supports the preclusion of public and limited notification and seeks that this is applied to all standards.	Retain MCZ-R20 (Construction of, or additions and alterations to, buildings and structures) as notified, with amendments.	Accept in part.	No.
Stride Investment Management Limited	470.51	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	<p>Considers appropriate that preclusion of public and limited notification seen in MCZ-R20 be applied to all standards.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend MCZ-R20 (construction of, or additions and alterations to, buildings and structures) as follows:</p> <p>.....</p> <p>Notification status: An application for resource consent made in respect of rule MCZ-R20.2 which results from non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5 and MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10, MCZ-S11 is precluded from being publicly notified.</p> <p>....</p> <p>[Inferred decision requested]</p>	Reject.	No.
Fire and Emergency New Zealand	273.302	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Support in part	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however included to include the necessity to connect to three waters infrastructure including for the purposes of firefighting.	Supports MCZ-R21 (Conversion of buildings or parts of buildings to residential activities), with amendment.	Accept in part.	No.
Fire and Emergency New Zealand	273.303	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Amend	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however included to include the necessity to connect to three waters infrastructure including for the purposes of firefighting.	<p>Amend MCZ-R21 (Conversion of buildings or parts of buildings to residential activities) as follows:</p> <p>Matters of discretion are:</p> <p>...</p> <p>3. The Residential Design Guide; and</p> <p>4. The availability and connection to existing or planned three waters infrastructure; and</p> <p>5. The availability and connection to existing or planned three waters infrastructure, including for firefighting purposes.</p>	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.41	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.41	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Oppose	Ryman opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.674	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Support in part	Supports this rule in part, and particularly supports the preclusion public and limited notification. Considers that amendments are required to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought.	Retain MCZ-R21 (Conversion of buildings, or parts of buildings, to residential activities) and seeks amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.675	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Amend	Supports this rule in part, and particularly supports the preclusion of public and limited notification. Considers that amendments are required to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought.	Amend MCZ-R21 (Conversion of buildings, or parts of buildings, to residential activities) as follows: 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MCZ-P1, MCZ-P3, MCZ-SP6 and MCZ-P8; 2. The extent of compliance with standards MCZ-S7, MCZ-S8 and MCZ-S9 and satisfaction of associated assessment criteria; 3. The Residential Design Guide The following residential urban design outcomes: a. Provides an effective public private interface; b. <u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> c. Provides high quality buildings; and 4. The availability and connection to existing or planned three waters infrastructure.	Accept in part.	Yes.
Investore Property Limited	405.120	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain MCZ-R21.1 (Conversion of buildings, or parts of buildings, to residential activities) and seeks amendment.	Accept in part.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.101	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.101	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.
Investore Property Limited	405.121	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend MCZ-R21.1 (Conversion of buildings, or parts of buildings, to residential activities) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.102	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.102	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.
Fire and Emergency New Zealand	273.304	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R22	Support in part	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Supports MCZ-R22 (Outdoor storage areas), with amendment.	Accept in part.	No.
Fire and Emergency New Zealand	273.305	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R22	Amend	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Amend MCZ-R22 (Outdoor storage areas) as follows: Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. b. <u>Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>	Accept.	Yes.
Fire and Emergency New Zealand	273.306	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support	Supports the standard as it provides a maximum height of between 15m and 25m for any building	Retain MCZ-S1 (Maximum height) as notified.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Bus Barn Limited	320.2	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	Considers that specific height control (MCZ-S1 - Height control 2) should be increased to 40m, rather than 27m. The demand for housing and business in Lyall Bay (and Wellington) is high. Policy 3b states 'in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys'. To truly reflect the policy of the NPS-UD the height limit on this windfall site, the district plan should allow an increase to allow for more development to cater for high demand of housing in Lyall Bay, which in turn would support the local area.	Amend MCZ-S1 (Maximum height) as follows: ... Height control area 2 Kilbirnie (except as below) 27m <u>40m</u> ...	Reject.	No.
Restaurant Brands Limited	349.166	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support	Support	Retain MCZ-S1 (Maximum height) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.676	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Oppose	Considers that amendments are required to provide for building heights of 15 storeys (55 metres). Notes that no clarification is provided in the plan for why height limits are required. Considers that amendments are required to the Metropolitan Centre building height controls (MCZ-S1) to enable building heights of up to 15 storeys or 55 metres. This change will enable greater development capacity and is appropriate given the identification of the Metropolitan Centres as significant subregional centres second only to the City Centre in the city hierarchy. Considers that amendment is required to enable fence heights of up to 2 metres.	Retain MCZ-S1 (Maximum height) and seeks amendment.	Accept in part.	No.
Greater Wellington Regional Council	FS84.47	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZS1	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Reject.	No.
Kāinga Ora Homes and Communities	391.677	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	Considers that amendments are required to provide for building heights of 15 storeys (55 metres). Notes that no clarification is provided in the plan for why height limits are required. Considers that amendments are required to the Metropolitan Centre building height controls (MCZ-S1) to enable building heights of up to 15 storeys or 55 metres. This change will enable greater development capacity and is appropriate given the identification of the Metropolitan Centres as significant subregional centres second only to the City Centre in the city hierarchy. Considers that amendment is required to enable fence heights of up to 2 metres.	Amend MCZ-S1 (Maximum height) as follows: 1. The following maximum height limits above ground level must be complied with: Buildings and structures must not exceed a maximum height of 55m above ground level, location limit Height control area 1 Johnsonville 35m Height control 2 Kilbirnie (except as below) 27m Height control area 3 Kilbirnie, north of Rongotai Road 15m 2. Fences and standalone walls must not exceed a maximum height of 1.82 metres (measured above ground level).	Reject.	No.
Greater Wellington Regional Council	FS84.48	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S4	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Accept in part.	No.
Stride Investment Management Limited	FS107.42	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support	Stride supports the proposed 55m height limit within the Metropolitan Centre zone, for the reasons provided by the primary submitter and in Stride's primary submission.	Allow	Reject.	No.
Investore Property Limited	FS108.42	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support	Investore supports the proposed 55m height limit within the Metropolitan Centre zone, for the reasons provided by the primary submitter and in Investore's primary submission.	Allow	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Investore Property Limited	405.122	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support in part	<p>Considers that the 35 m maximum height limit and extent is generally appropriate and supports it to the extent that it is more enabling than the height in the Operative District Plan; but seeks that it is amended to 50m for the central parts of the centre.</p> <p>It is important that the Metropolitan Centre zone provides appropriate building heights to enable sufficient development capacity to accommodate the population growth anticipated and the activities provided for. This will enable sufficient development needed in Johnsonville and is consistent with the NPS-UD.</p> <p>The area identified for this 50 m maximum height is shown in Appendix D of the submission.</p> <p>[Refer to original submission for full reason, including attachment].</p>	Retain MCZ-S1 (maximum height) and seeks amendment.	Accept in part.	No.
Investore Property Limited	405.123	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	<p>Considers that the 35 m maximum height limit and extent is generally appropriate and supports it to the extent that it is more enabling than the height in the Operative District Plan; but seeks that it is amended to 50m for the central parts of the centre.</p> <p>It is important that the Metropolitan Centre zone provides appropriate building heights to enable sufficient development capacity to accommodate the population growth anticipated and the activities provided for. This will enable sufficient development needed in Johnsonville and is consistent with the NPS-UD.</p> <p>The area identified for this 50 m maximum height is shown in Appendix D of the submission.</p> <p>[Refer to original submission for full reason, including attachment].</p>	Amend MCZ-S1 (maximum height) to provide for a 50m building height within an area identified between Moorfield Road and Johnsonville - Porirua Motorway. [Refer to original submission for map].	Reject.	No.
Investore Property Limited	405.124	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support	Support the Height Control 2 (Kilbirnie) of 27 m within the standard.	Seek to retain Height Control 2 (Kilbirnie) of MCZ-S1 (Maximum Height) as notified.	Reject.	No.
Willis Bond and Company Limited	416.128	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	<p>Acknowledges that some form of bulk or height limitation is appropriate in the Metropolitan Centre Zone, but consider replacing with floor area ratios.</p> <p>As an alternative to maximum heights, floor area ratios relative to lot sizes could be used as a method to control bulk and calculated based on the heights currently allowed. This would enable more holistic design outcomes that prioritise performance outcomes as opposed to arguably arbitrary height limits.</p>	Seeks that Council consider replacing MCZ-S1 (Maximum Height) maximum height limits with floor area ratios.	Reject.	No.
Willis Bond and Company Limited	416.129	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	<p>If height limits are retained, 35m should apply across both Metropolitan Centres. This is in line with the purpose of Metropolitan Centres and the National Policy Statement on Urban Development 2020 (NPS-UD), Policy (3)(b).</p> <p>[Refer to original submission for full reason].</p>	Seeks that if height limits are retained, amend Kilbirnie to 35m.	Accept.	Yes.
Willis Bond and Company Limited	416.130	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	<p>Submitter considers that if height limits are retained, there should be further scope for development above the façade height, e.g. plant rooms, sloping roofs, etc.</p> <p>The submitter considers that it is the view from the street which is the greatest concern (i.e. the height of the parapet).</p> <p>The submitter considers that the way the current height limits are drafted encourages a 'flat haircut' style of building and limits potential roof designs.</p>	<p>Seeks that MCZ-S1 (Maximum height) be amended as follows:</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> ... d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and e. Lift overruns provided these do not exceed the height by more than 4m; - f. <u>Circumstances where up to 50% of a building's roof in elevation exceeds the maximum height where the entire roof slopes 15° or more; or</u> g. <u>Circumstances where, in respect of flat roofs or roofs sloping less than 15°, non-habitable rooms (such as plant rooms) and other roof-top structures may exceed the height, provided those structures are set back from the leading edge of the parapet by at least 2 metres and do not exceed 50% of the overall roof area.</u> <p>... [Inferred decision requested].</p>	Reject.	No.
Rachel Underwood	458.11	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Oppose	Opposes the provision to allow six-storey buildings considering that it will result in cold, sunless, wind canyons.	Amend MCZ-S1 (Maximum Height) to retain existing low-rise or one-level buildings adjacent to the roadside with three-storey (or six-storey) buildings set back.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Stride Investment Management Limited	470.52	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support in part	Supports in general the 35m height limit [Refer to original submission for full reason].	Retain MCZ-S1 (Maximum height) as notified, with amendments.	Accept in part.	No.
Stride Investment Management Limited	470.53	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	Considers appropriate that an amendment to MCZ-S1 (Maximum height) to increase the height limit to 50m in the central parts of the centre. Considers that maximum height limit of 35 metres will not be sufficient to enable the development that is needed in Johnsonville, and the level that is appropriate for a Metropolitan Centre zoning in accordance with the strategic direction of the Proposed District Plan or the NPS-UD. Considers that a two-tiered approach to building height would be appropriate, and have seen this applied in the Kilbirnie Metropolitan Centre. [Refer to original submission for full reason].	Amend MCZ-S1 (Maximum height) to provide for a 50m building height within the area shown on the map in Appendix C. [Refer to original submission for attachment labelled Appendix C]	Reject.	No.
McDonald's	274.52	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Oppose	Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete MCZ-S2 (Minimum building height) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.167	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Oppose	Oppose There are many buildings with a height less than the required minimum that will contribute positively to a well-functioning urban environment. The proposed standard will result in too many buildings requiring resource consent and is not an efficient or effective method to implement the policies of the Proposed District Plan.	Delete MCZ-S2 (Minimum building height) in its entirety.	Reject.	No.
Foodstuffs North Island	F523.54	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support	Submission point 349.167 supports FSNI submission point 476.46.	Allow	Reject.	No.
Woolworths New Zealand	359.80	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Oppose	MCZ-S2 is opposed in its entirety and should be deleted. The standard is overly onerous, when the PDP should be promoting development in the Centres. If this is to be retained in some degree, it should be refined to be a building frontage height standard and limited to specified streets as identified on the planning maps to achieve centre vibrancy and amenity.	Delete MCZ-S2 (Minimum building height) in its entirety.	Reject.	No.
Foodstuffs North Island	F523.20	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support	Submission point 359.80 supports submission point 476.46.	Allow	Reject.	No.
Z Energy Limited	361.87	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support in part	MCZ-S2 is supported in so much as it seeks to enable a higher density of activities in the CC by enabling buildings of greater heights than other zones. This standard applies to every new 'building' or 'structure', which are both defined in the PDP and essentially includes any physical object that is fixed to the ground with no qualifying dimensions. [Submitter identified MCZ-S4 (Height in relation to boundary) instead of MCZ-S2 (Minimum building height); submission points have been changed to refer to MCZ-S2]	Retain MCZ-S2 (Minimum building height) with amendment. [Inferred decision requested]	Accept in part.	No.
Z Energy Limited	361.88	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Amend	Considers that MCZ-S2 should be amended to consider include exclusions for any building or structure that cannot be occupied by a person. [Submitter identified MCZ-S4 (Height in relation to boundary) instead of MCZ-S2 (Minimum building height); submission points have been changed to refer to MCZ-S2]	Amend MCZ-S2 (Minimum building height) as follows: 1. A minimum height of 7m is required for: a. New buildings or structures; and b. Additions to the frontages of existing buildings and structures. <u>This standard does not apply to:</u> 1. Any building or structure that is unable to be occupied by people.	Accept in part.	Yes.
Investore Property Limited	405.125	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support in part	Considers that the standard should only apply to identified active frontages. This is to recognise that smaller building types may be needed for practical reasons on larger development sites such as the Johnsonville centre alongside taller buildings. Restricting this standard to active frontages ensures that good urban design outcomes are still achieved.	Retain MCZ-S2 (Minimum building height) with amendment.	Accept in part.	No.
Investore Property Limited	405.126	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Amend	Considers that the standard should only apply to identified active frontages. This is to recognise that smaller building types may be needed for practical reasons on larger development sites such as the Johnsonville centre alongside taller buildings. Restricting this standard to active frontages ensures that good urban design outcomes are still achieved.	Amend MCZ-S2 (Minimum building height) as follows: 1. A minimum height of 7m is required for: a. New buildings or structures <u>on sites with active frontages</u> ; and b. Additions to the frontages of existing buildings and structures <u>on sites with active frontages</u> .	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Willis Bond and Company Limited	416.131	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support in part	Supports MCZ-S2 in part. The submitter considers that the minimum building height (7m) is generally appropriate in the Metropolitan Centre Zones, however, the submitter suggests more flexibility to breach the standards where the new building will result in a quality urban design outcome.	Retain MCZ-S2 (Minimum building height) with amendments.	Accept in part.	No.
Foodstuffs North Island	FS23.92	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Oppose	Submission point 416.131 seeks to amend MCZ-S2. FSNI submission point 476.46 seeks to delete MCZ-S2 in its entirety.	Disallow	Reject.	No.
Willis Bond and Company Limited	416.132	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Amend	Submitter considers that the minimum building height (7m) is generally appropriate in the Metropolitan Centre Zones, however, the submitter suggests more flexibility to breach the standards where the new building will result in a quality urban design outcome.	Seeks that MCZ-S2 (Minimum building height) be amended, with the assessment criteria where the standard is infringed to include urban design outcomes.	Reject.	No.
Stride Investment Management Limited	470.54	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support in part	Supports in part MCZ-S2 (Minimum Building Height) .	Retain MCZ-S2 (Minimum Building Height) as notified, with amendments. [Inferred decision requested]	Accept in part.	No.
Stride Investment Management Limited	470.55	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Amend	Seeks amendments to MCZ-S2 (Minimum Building Height) so that the minimum building height standard only applies to identified active frontages. Considers that this would recognise that smaller building types may be needed for practical reasons on larger development sites such as the Johnsonville centre alongside taller buildings. Considers that restricting this standard to active frontages would ensure that good urban design outcomes are still achieved.	Amend MCZ-S2 (Minimum Building Height) as follows: 1. A minimum height of 7m is required for: a. New buildings or structures <u>on sites with active frontages</u> ; and b. Additions to the frontages of existing buildings and structures <u>on sites with active frontages</u> .	Reject.	No.
Foodstuffs North Island	476.46	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Oppose	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete MCZ-S2 (Minimum building height) in its entirety.	Reject.	No.
Fire and Emergency New Zealand	273.307	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S3	Support	Supports the standard as it provides a maximum height of between 15m and 25m for any building	Retain MCZ-S3 (Minimum ground floor height) as notified.	Accept in part.	No.
McDonald's	274.53	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S3	Oppose	Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete MCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.168	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S3	Oppose	Opposed to the minimum floor-to-floor ceiling heights for new development. The standard is overly prescriptive, does not provide for the specific requirements of drive-through facilities, and is unworkable from an operational perspective, and will only serve to increase the cost and/or regulatory processes of the development.	Delete MCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Foodstuffs North Island	FS23.55	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S3	Support	Submission point 349.168 supports FSNI submission point 476.47.	Allow	Reject.	No.
Foodstuffs North Island	476.47	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S3	Oppose	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete MCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.169	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S4	Support	Support	Retain MCZ-S4 (Height in relation to boundary) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.678	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S4	Support in part	Considers amendments to MCZ-S4 are required to achieve consistency with any recommended changes to the height in relation to boundary rules and height for the residential zones.	Retain MCZ-S4 (Height in relation to boundary) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.679	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S4	Amend	Considers amendments to MCZ-S4 are required to achieve consistency with any recommended changes to the height in relation to boundary rules and height for the residential zones.	Amend MCZ-S4 (Height in relation to boundary) to align with changes sought to MCZ-S1 (Maximum height) and MCZ-S2 (Minimum building height).	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Restaurant Brands Limited	349.170	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S5	Support	Support	Retain MCZ-S5 (Verandah control) as notified.	Accept in part.	No.
Z Energy Limited	361.89	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S5	Support in part	MCZ-S5 is partially supported as relates to specific sites identified on the Planning Maps with a 'verandah control'. However, the performance standard would apply if Z Energy was seeking consent for a building or structure and requires a verandah to extend the full width of the building elevation. This is not practical in the context of a service station, where the buildings on the site are usually a canopy over the refuelling area and the ancillary retail building to one side or to the rear.	Retain MCZ-S5 (Minimum building height) with amendment.	Accept in part.	No.
Z Energy Limited	361.90	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S5	Amend	Considers that MCZ-S5 should be amended to have greater recognition of these existing activities and their operational and functional requirements that prevent compliance is needed, noting the investment associated with the existing commercial activities, the benefits they provide to the community and the need for them to be maintained and upgraded from time to time. It is sought that this standard not apply to buildings where there is functional requirement to not include a verandah. (Option A)	Amend MCZ-S5 (Minimum building height) as follows: 1. Verandahs must be provided on building elevations on identified street frontages <u>except where there is a functional requirement for a building to not contain a verandah.</u> ...	Reject.	No.
Z Energy Limited	361.91	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S5	Amend	Considers that MCZ-S5 should be amended to have greater recognition of these existing activities and their operational and functional requirements that prevent compliance is needed, noting the investment associated with the existing commercial activities, the benefits they provide to the community and the need for them to be maintained and upgraded from time to time. It is sought that this standard not apply to service stations. (Option B)	Amend MCZ-S5 (Minimum building height) as follows: ... This standard does not apply to: a. Any scheduled building identified in SCHED1-Heritage buildings. However, if for any reason these buildings received Council approval (resource consent or other approval) to be demolished, then a verandah would be required for any replacement buildings on these sites; and b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree. <u>c. Service stations</u>	Accept.	Yes.
Z Energy Limited	361.92	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S5	Amend	Considers that MCZ-S5 should be amended to have greater recognition of these existing activities and their operational and functional requirements that prevent compliance is needed, noting the investment associated with the existing commercial activities, the benefits they provide to the community and the need for them to be maintained and upgraded from time to time. It is sought that this standard recognise functional requirement in the assessment criteria. (Option C)	Amend MCZ-S5 (Minimum building height) as follows: ... Assessment criteria where the standard is infringed: 1. The extent to which any non-compliance: a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public space as part the development; and c. <u>Is required for on-site functional or operational needs</u> 2. The continuity of verandah coverage along the identified street, informal access route or public space	Reject.	No.
McDonald's	274.54	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Oppose in part	Considers that the standards on active frontage and non-residential activity frontage controls in Centres and Mixed Use Zones are overly prescriptive.	Retain MCZ-S6 (Active frontage and non-residential activity frontage controls), subject to amendment outlined other submission points.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
McDonald's	274.55	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Amend	Considers that centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity. It would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.	Amend MCZ-S6 (Active frontage and non-residential activity frontage controls) as follows: 1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage or a non-residential activity frontage control for any new building, or ground level addition or alteration to an existing building. must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; the width of the ground floor building frontage; and e. Locate the principal public entrance on the front boundary; 2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a. Is more than 4.3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m; and c. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent. 3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and 4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and b. Locate the principal public entrance on the front boundary.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.180	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with The RVA's primary submission. The RVA considers that residential activities, including retirement villages, should be permitted at ground floor.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.180	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages, should be permitted at ground floor.	Disallow	Accept.	No.
Restaurant Brands Limited	349.171	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Support	Support	Retain MCZ-S6 (Active frontage and non-residential activity frontage controls) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.56	Part 3 / Commercial and mixed use Zones /	Oppose	Submission point 349.171 seeks to retain MCZ-S6 as notified. FSNI submission point 476.48 seeks that the provision is amended.	Disallow / Reject submission in part.	Reject in part.	
Woolworths New Zealand	359.81	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Support in part	The restricted discretionary activity status to infringe the active frontage standards of MCZ-S6, NCZS6, and LCZ-S6 is supported. Notwithstanding, it is noted that supermarkets are unlikely to comply with these standards in any circumstance (being built up to the street edge on all street boundaries; a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; 50% visually transparent shutter doors), owing to genuine operational reasons. Whilst Woolworths acknowledges that the assessment criteria associated with the standard enable the consideration of those operational and functional needs, the standard represents another circumstance whereby consents would always be required for supermarkets, despite supposedly being encouraged with the relevant CMUZ.	Retain MCZ-S6 (Active frontage and non-residential activity frontage controls) with amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Woolworths New Zealand	359.82	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Amend	<p>Considers that supermarkets are unlikely to comply with the restricted discretionary standards of MCZ-56 in any circumstance, owing to genuine operational reasons.</p> <p>While the assessment criteria associated with the standard enable the consideration of those operational and functional needs, the standard represents another circumstance whereby consents would always be required for supermarkets, despite supposedly being encouraged with the relevant CMUZ. This standard should be amended to not apply to new or extended supermarkets. The restricted discretionary activity status to infringe this standard is supported.</p>	<p>Amend MCZ-56 (Active frontage and non-residential activity frontage controls) as follows:</p> <ol style="list-style-type: none"> Any new building or addition to an existing building (<u>excluding new supermarkets or additions to an existing supermarket</u>) on an identified street with an active frontage must: <ol style="list-style-type: none"> Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and Locate the principal public entrance on the front boundary; Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: <ol style="list-style-type: none"> is more than 3 metres wide; and extends from a height of 1m above ground level to a maximum height of 2.5m; Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on a site located on an identified street with an active frontage must be at least 50% visually transparent; and Any new building or addition to an existing building (<u>excluding new supermarkets or additions to an existing supermarket</u>) on a site with a non-residential activity frontage control must: <ol style="list-style-type: none"> Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and Locate the principal public entrance on the front boundary. 	Reject.	No.
Foodstuffs North Island	FS23.21	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Support	Submission point 359.82 partly supports FSNi submission point 376.48.	Allow / Allow submission in part.	Reject.	No.
Z Energy Limited	361.93	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Support in part	MCZ-56 is partially supported as it requires that buildings are built up to the street edge along the full width of the site, that glazing is provided and that the principal entrance is located on the front road boundary.	Retain MCZ-56 (Active frontage and non-residential activity frontage controls) with amendment.	Accept in part.	No.
Z Energy Limited	361.94	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Amend	Considers that MCZ-56 should be amended to recognise the operational and functional requirements of existing service stations and should be amended.	<p>Amend MCZ-56 (Active frontage and non-residential activity frontage controls) as follows:</p> <ol style="list-style-type: none"> Any new building or addition to an existing building adjoining an identified street with an active frontage control must: <ol style="list-style-type: none"> Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary <u>except where there is a functional requirement for that building to be set back from the street edge. In this case, 1b would not apply;</u> Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage Locate the principal public entrance on the front boundary <u>except where there is a functional requirement for the principal entrance to not front the street.</u> ... Any new building or addition to an existing building on a site with a non-residential activity frontage control must: <ol style="list-style-type: none"> Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary <u>except where there is a functional requirement for that building to be set back from the street edge.</u> Locate the principal public entrance on the front boundary <u>except where there is a functional requirement for the principal entrance to not front the street.</u> 	Reject.	No.
Kāinga Ora Homes and Communities	391.680	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Amend	<p>Considers that MCZ-56 should be amended so that active frontage controls only apply where necessary, such as along principal roads/arterials not necessary along connecting streets. Only buildings that are located along any street edge should be controlled, rather than buildings on the whole site where an active frontage applies. Active frontage controls on streets and buildings where these matters do not apply should be deleted.</p> <p>These amendments recognise that active frontage controls are useful to achieve well-functioning urban environments where they are specifically applied on key roads where character and amenity values anticipated by underlying zoning are present.</p>	Amend MCZ-56 (Active frontage and non-residential activity frontage controls) to only apply for buildings that are located along principal roads/arterials and along any street edge.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Investore Property Limited	405.127	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Support in part	Supports this control and associated provisions in part, and agrees with the intent around urban design, but considers that it provides insufficient exceptions for functional requirements such as vehicle entrances. Considers the requirement should be amended so that so that only 70% of an active frontage must be built up to the street edge, in order to allow for functional requirements on the remaining 30% of the street frontage.	Retain MCZ-56.1.a (Active frontage and non-residential activity frontage controls) with amendments.	Reject.	No.
Investore Property Limited	405.128	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Amend	Supports this control and associated provisions in part, and agrees with the intent around urban design, but considers that it provides insufficient exceptions for functional requirements such as vehicle entrances. Considers the requirement should be amended so that so that only 70% of an active frontage must be built up to the street edge, in order to allow for functional requirements on the remaining 30% of the street frontage.	Amend MCZ-56.1.a (Active frontage and non-residential activity frontage controls) as follows: 1. Any new building or addition to an existing building adjoining an identified street with an active frontage must: a. Be built up to the street edge on all street boundaries and along the full 70% of the width of the site boundary bordering any street boundary <u>subject to functional requirements</u> .	Reject.	No.
Willis Bond and Company Limited	416.133	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Amend	Submitter considers that there should be more flexibility to breach the standard where the overall design has a positive effect on the streetscape.	Amend MCZ-56 (Active frontage and non-residential activity frontage controls) as follows: Assessment criteria where the standard is infringed: The extent to which: ... b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings <u>or otherwise enhances the streetscape</u> ; and ...	Accept.	Yes.
Foodstuffs North Island	FS23.93	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Support	Submission point 416.133 seeks to amend MCZ-56. FSNI submission point 476.48 also seeks to amend MCZ-56.	Allow / Allow submission in part.	Accept.	No.
Stride Investment Management Limited	470.56	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Support in part	Supports MCZ-56 (Active frontage and non-residential activity frontage controls) and associated provisions in part, and agrees with the intent around urban design.	Retain MCZ-56 (Active frontage and non-residential activity frontage controls) as notified, with amendments.	Reject.	No.
Stride Investment Management Limited	470.57	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Amend	Considers that the active frontage controls provide insufficient exceptions for functional requirements such as vehicle entrances. Seeks amendments to the active frontage controls and all associated provisions so that only 70% of an active frontage must be built up to the street edge, in order to allow for functional requirements on the remaining 30% of the street frontage.	Amend MCZ-56.1.a. (Active frontage and non-residential activity frontage controls) as follows: 1. ... a. Be built up to the street edge on all street boundaries and along the full 70% of the width of the site boundary bordering any street boundary <u>subject to functional requirements</u>	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Foodstuffs North Island	476.48	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Oppose in part	<p>Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on active frontage and non-residential activity frontage controls are overly prescriptive.</p> <p>In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity.</p> <p>Considers that it would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.</p>	<p>Amend MCZ-56 (Active frontage and non-residential activity frontage controls) as follows:</p> <p>1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage or a non-residential activity frontage control for any new building, or ground level addition or alteration to an existing building, must:</p> <p>a) Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</p> <p>b) Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</p> <p>c) Locate the principal public entrance on the front boundary;</p> <p>2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a) Is more than 4.3 metres wide; and</p> <p>b) Extends from a height of 1m above ground level to a maximum height of 2.5m; and</p> <p>c) Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent.</p> <p>3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and</p> <p>4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must:</p> <p>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</p> <p>b. Locate the principal public entrance on the front boundary.</p>	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.47	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Oppose	<p>The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.</p>	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.47	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Oppose	<p>Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages should be permitted at ground floor level.</p>	Disallow	Accept.	No.
Foodstuffs North Island	476.63	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Amend	<p>Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on active frontage and non-residential activity frontage controls are overly prescriptive.</p> <p>In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity.</p> <p>Considers that it would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.</p>	<p>Amend MCZ-56 (Active frontage and non-residential activity frontage controls) as follows:</p> <p>1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage or a non-residential activity frontage control for any new building, or ground level addition or alteration to an existing building, must:</p> <p>a) Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</p> <p>b) Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</p> <p>c) Locate the principal public entrance on the front boundary;</p> <p>2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a) Is more than 4.3 metres wide; and</p> <p>b) Extends from a height of 1m above ground level to a maximum height of 2.5m; and</p> <p>c) Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent.</p> <p>3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and</p> <p>4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must:</p> <p>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</p> <p>b. Locate the principal public entrance on the front boundary.</p>	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.48	Part 4 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Oppose	<p>The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.</p>	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.48	Part 4 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Oppose	<p>Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages should be permitted at ground floor level.</p>	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.681	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-57	Support in part	<p>Supports this standard in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility.</p>	Retain MCZ-57 (Minimum residential unit size) and seeks amendment.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDF?
Kāinga Ora Homes and Communities	391.682	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S7	Amend	Supports this standard in part but considers that amendments are required to remove the minimum standard for 2+ bedroom units to enable greater design flexibility.	Amend MCZ-S7 (Minimum residential unit size) as follows: ... Residential unit type Studio unit 1 or more bedroom unit bedroom unit Minimum net floor area 305m2 40m2 2+ 55m2...	Reject.	No.
Willis Bond and Company Limited	416.134	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S7	Oppose	Opposes MCZ-S7 as the submitter considers: - Minimum residential unit sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling.- Health, fire egress and overcrowding issues that arise from small sized dwellings are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum unit sizes do not reflect the policy in MCZ-P1 to offer a range of housing price, type, size and tenure.	Delete MCZ-S7 (Minimum residential unit size) in its entirety.	Reject.	No.
Willis Bond and Company Limited	416.135	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S7	Amend	Opposes MCZ-S7 as the submitter considers: - Minimum residential unit sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling.- Health, fire egress and overcrowding issues that arise from small sized dwellings are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum unit sizes do not reflect the policy in MCZ-P1 to offer a range of housing price, type, size and tenure.	Seeks that if Council does decide to retain MCZ-S7 (Minimum residential unit size) minimum residential unit sizes, it should be clearly defined that hotel accommodation, student accommodation and other similar accommodation types are distinct from residential unit sizes. The definition of residential units does not clearly exclude student accommodation and may render it subject to these minimum sizes.	Reject.	No.
Stride Investment Management Limited	470.58	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S7	Support in part	Supports in part MCZ-S7 (Minimum residential unit size).	Retain MCZ-S7 (Minimum residential unit size) as notified, with amendments.	Reject.	No.
Stride Investment Management Limited	470.59	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S7	Amend	Seeks that MCZ-S7 (Minimum residential unit size) is amended to ensure that well designed smaller apartments are provided for to in order ensure housing affordability, consistency with the NPS-UD, and to acknowledge diverse housing needs.	Amend MCZ-S7 (Minimum residential unit size) as follows: ... a. Studio unit 35 25m2 b. 1 bedroom unit 40 30m2 c. 2+ bedroom unit 55 m2	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.281	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S8	Oppose in part	Considers retirement villages should be excluded from this standard as in the MRZ and HRZ zones.	Opposes MCZ-S8 (Residential – outdoor living space) and seeks to amend.	Reject in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.282	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S8	Amend	Considers retirement villages should be excluded from this standard as in the MRZ and HRZ zones.	Amend MCZ-S8 (Residential – outdoor living space) to exclude retirement villages.	Reject in part.	No.
Kāinga Ora Homes and Communities	391.683	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S8	Support in part	Supports this standard in part but is opposed to requiring communal outdoor living space in addition to private outdoor living space. Considers that it is not clear whether communal outdoor living space is required in addition to, or as an alternative to private outdoor living space. Considers that amendments are required to either: - clarify that communal outdoor living space is not required but can be provided as an alternative to private outdoor living space, or - to remove the requirement to provide communal outdoor living space. Also considers that amendment to the minimum dimension is required.	Retain MCZ-S8 (Residential – outdoor living space) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.684	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S8	Amend	Supports this standard in part but is opposed to requiring communal outdoor living space in addition to private outdoor living space. Considers that it is not clear whether communal outdoor living space is required in addition to, or as an alternative to private outdoor living space. Considers that amendments are required to either: - clarify that communal outdoor living space is not required but can be provided as an alternative to private outdoor living space, or - to remove the requirement to provide communal outdoor living space. Also considers that amendment to the minimum dimension is required..	Amend MCZ-S8 (Residential – outdoor living space) as follows: ... Living space type a. Private i. Studio unit and 1- bedroom unit 2+ bedroom unit Communal + For every 5 units Minimum area 5m2 8m2 10m2 Minimum dimension 1.8m 1.8m 8m...	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Willis Bond and Company Limited	416.136	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S8	Oppose	Opposes MCZ-S8 as the submitter considers: - Minimum outdoor living space sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling. - Health, fire egress and overcrowding issues that arise from lack of outdoor living space are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum outdoor living space sizes do not reflect the policy in MCZ-P1 to offer a range of housing price, type, size and tenure.	Delete MCZ-S8 (Residential – outdoor living space) in its entirety.	Reject.	No.
Fire and Emergency New Zealand	FS14.3	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S8	Oppose	Fire and Emergency consider the NZBC needs to be updated to catch up with the changing urban environment, and that there is a lack of clarity / consistency in the interpretation / application of the NZBC and the RMA with respect to operational firefighting requirements. As such, Fire and Emergency disagree that fire egress issues that arise from lack of outdoor living spaces are best dealt with by other legislation. Fire and Emergency consider that district plan provisions ought to address these matters up front in order to manage the use, development and protection of natural and physical resources which enables people and communities to provide for their social, economic, and cultural well-being, and for their health and safety in accordance with Section 5 of the RMA.	Disallow / Retain MCZ-S8 as notified.	Accept in part.	No.
Stride Investment Management Limited	470.60	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S8	Support	Supports MCZ-S8 (Residential – outdoor living space) as it enables the ability to provide communal outdoor living space as an alternative to private outdoor living space.	Retain MCZ-S8 (Residential – outdoor living space) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.685	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S9	Oppose	Opposes MCZ-S9 as it sets a standard that may not be possible to meet for dwellings that would otherwise provide a decent standard of living.	Delete MCZ-S9 (Minimum outlook space for multi-unit housing) in its entirety as notified.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.283	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S10	Oppose in part	Opposes the minimum building separation distance (being 10 m from any other building on the same site) for retirement villages as it would prevent linked buildings. It is considered that the proposed matters of discretion for retirement villages are sufficient for assessing any effects relating to building lengths.	Opposes MCZ-S10 (Minimum building separation distance) and seeks amendment as follows: 1..... [figure] This standard does not apply to retirement villages.	Reject.	No.
Kāinga Ora Homes and Communities	391.686	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S10	Oppose	Opposes MCZ-S10 as it constrains design flexibility, and it is not clear what positive outcome it achieves.	Delete MCZ-S10 (Minimum building separation distance) in its entirety as notified.	Reject.	No.
Investore Property Limited	405.129	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S10	Oppose	Considers that this standard will act as a constraint on appropriate development and design, and it is not clear what positive outcome it achieves. It is also impractical as it provides a more restrictive standard for the placement of two residential buildings on the same site, than it does for residential buildings on two separate adjoining sites.	Delete MCZ-S10 (Minimum building separation distance) in its entirety.	Reject.	No.
Stride Investment Management Limited	470.61	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S10	Oppose	Considers standard MCZ-S10 (Minimum building separation distance) will act as a constraint on appropriate development and design. Considers MCZ-S10 is impractical as it provides a more restrictive standard for the placement of two residential buildings on the same site, than it does for residential buildings on two separate adjoining sites.	Delete MCZ-S10 (Minimum building separation distance) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.172	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Support	Support	Retain MCZ-S11 (Minimum building separation distance) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.76	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Submission point 349.172 seeks to retain MCZ-S11 as notified. FSNI submission 476.95 point seeks to delete MCZ-S11 in its entirety.	Disallow	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.284	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Amend	Opposes the applicability of a maximum building depth standard for retirement villages. Considers that the proposed matters of discretion for LCZ-R18 are sufficient for assessing any effects relating to building lengths.	Amend MCZ-S10 (Minimum building separation distance) as follows: 1..... [figure] This standard does not apply to retirement villages.	Reject.	No.
Woolworths New Zealand	359.83A	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Amend	Considers that MCZ-S11 should be amended to introduce operational and functional requirements to infringements to maximum building depth since continuous external wall depth greater than 25m may be difficult to avoid in some larger scale proposals. Development of that scale may warrant consent and assessment, so long as that assessment is commensurate to the scale of the proposal, its context and those operational and functional requirements.	Amend MCZ-S11 (Maximum building height) as follows: 1. The extent to which the design mitigates the effect of a long featureless building elevation; and 2. Dominance, privacy and shading effects on adjoining sites. 3. The extent to which any non-compliance is necessary to provide for the functional needs or operational needs of a proposed activity	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.687	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Opposes MCZ-S11 as it constrains design flexibility, and it is not clear what positive outcome it achieves.	Delete MCZ-S11 (Maximum building depth) in its entirety as notified.	Reject.	No.
Investore Property Limited	405.130	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Considers that this standard will act as a constraint on appropriate development and design, and it is not clear what positive outcome it achieves.	Delete MCZ-11 (Maximum building depth) in its entirety.	Reject.	No.
Willis Bond and Company Limited	416.137	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Submitter considers that the maximum building depth is too restrictive and the submitter does not consider that it meets the section 32 Resource Management Act 1991 tests for appropriateness.	Delete MCZ-S11 (Maximum building depth) in its entirety.	Reject.	No.
Stride Investment Management Limited	470.62	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Considers MCZ-S11 (Maximum building depth) will act as a constraint on appropriate development and design.	Delete MCZ-S11 (Maximum building depth) in its entirety.	Reject.	No.
Foodstuffs North Island	476.95A	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Opposes the Centre standards which sets a maximum 25m continuous depth of any external side wall. The word "continuous" is defined as forming an unbroken whole, without being interrupted. It is unclear whether the standard would still apply if the side wall was modulated. It would appear that the intent of these standards relates to privacy and dominance effects on neighbours and preventing a long featureless building façade. Privacy and dominance effects are more appropriately dealt with via the height, height in relation to boundary and outlook space standards. Furthermore, any new building in a Centre zone that is visible from the public realm requires consent and consideration of objectives and policies that also address amenity and design. Considers that the standards on maximum building depth are unnecessary and will act as a constraint on appropriate development and design.	Delete MCZ-S11 (Maximum building depth) in its entirety.	Reject.	No.
Foodstuffs North Island	476.82	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support	Supports the Metropolitan Centre Zoning of Pak'n'Save Kilbirnie (5 Onepu Road).	Retain Metropolitan Centre Zoning of Pak'n'Save Kilbirnie (5 Onepu Road) as notified.	Accept.	No.
Z Energy Limited	361.2	Mapping / Retain Zone / Retain Zone	Support	The Metropolitan Centre Zones at the Z service stations in Kilbirnie and Johnsonville are supported.	Retain the Metropolitan Centre Zones at 10 Couatts Street (Z Kilbirnie) and 134 Johnsonville Road (Z Johnsonville).	Accept.	No.
Investore Property Limited	405.17	Mapping / Retain Zone / Retain Zone	Support	Supports the Metropolitan Centre Zone in Johnsonville.	Retain the application of Metropolitan Centre Zone for Johnsonville as notified.	Accept.	No.
Investore Property Limited	405.8	Mapping / Mapping General / Mapping General	Support	Supports the hierarchy of centres, and the recognition of Johnsonville as a Metropolitan Centre of significant sub-regional importance.	Seeks that the heirarchy of centres remains, including Johnsonville as a Metropolitan Centre	Accept.	No.
Investore Property Limited	405.10	Mapping / Mapping General / Mapping General	Amend	Considers that the 35 m maximum height limit within Johnsonville and extent is generally appropriate; but considers that central parts of the Johnsonville Metropolitan Centre should enable up to 50 m. This will enable sufficient development needed in Johnsonville and is consistent with the NPS-UD. The area identified for this 50 m maximum height is shown in Appendix D of the submission.	Seeks that Height Control Area 1 (Johnsonville) is nuanced to set a 50 m building height limit within central Johnsonville being an area identified between Moorfield Road and Johnsonville - Porirua Motorway [Refer to original submission for map]; and 35 m for the remainder of Johnsonville.	Reject.	No.
Johnsonville Community Association Inc	FS114.21	General / Mapping / Mapping General / Mapping General	Oppose	While the JCA is a strong long term supporter of redeveloping the Johnsonville Shopping Centre, it is very concerned of any development that is out of scale to the Johnsonville Suburban Centre. The key purpose of the Johnsonville Shopping Centre is to provide the range or retail and services required to support surrounding residential areas. The JCA is concerned the WCC emphasis on building high-rise residential development within the Johnsonville Shopping Centre will compromise the focus of the centre and possibly further delay redevelopment of the Johnsonville Mall. [Refer to further submission for full reason]	Disallow / Seeks to amend the Johnsonville Metropolitan Centre height limit from 10 storeys to the previous Metropolitan Centre maximum height limit of 8 storeys	Accept in part.	No.
Investore Property Limited	405.11	Mapping / Mapping General / Mapping General	Support	Support the Height Control 2 (Kilbirnie) of the Metropolitan Centre Zone.	Retain the Height Control 2 (Kilbirnie) mapping as notified.	Accept.	No.
Willis Bond and Company Limited	416.2	Mapping / Mapping General / Mapping General	Amend	If height limits are retained, 35m should apply across both Metropolitan Centres. This is in line with the purpose of Metropolitan Centres and the National Policy Statement on Urban Development 2020 (NPS-UD), Policy (3)(b). [Refer to original submission for full reason].	Seeks that if height limits are retained, amend Kilbirnie to 35m in the mapping.	Accept.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Johnsonville Community Association	429.13	Mapping / Mapping General / Mapping General	Oppose	Considers that the key purpose of the Johnsonville Shopping Centre is to provide the range of retail and services required to support surrounding residential areas. Submitter is concerned that the WCC emphasis on building residential development within the Johnsonville Shopping Centre will compromise the focus of the centre and possibly further delay redevelopment of the Johnsonville Mall.	Opposes the height limit change from 8 storeys to 10 storeys in the Johnsonville Metropolitan Centre Zone.	Reject.	No.
Johnsonville Community Association	429.14	Mapping / Mapping General / Mapping General	Amend	Considers that the key purpose of the Johnsonville Shopping Centre is to provide the range or retail and services required to support surrounding residential areas. Submitter is concerned the WCC emphasis on building residential development within the Johnsonville Shopping Centre will compromise the focus of the centre and possibly further delay redevelopment of the Johnsonville Mall.	Seeks that The Johnsonville Metropolitan Centre Zone has its height limits amended to 8 storeys.	Reject.	No.
Foodstuffs North Island	476.71	Mapping / Mapping General / Mapping General	Support	Supports the Metropolitan Centre Zoning of Pak'n'Save Kilbirnie (5 Onepu Road).	Retain the mapping of Metropolitan Centre Zoning for Pak'n'Save Kilbirnie (5 Onepu Road) as notified.	Accept.	No.
John Wilson	453.3	Mapping / Rezone / Rezone	Oppose	Opposes zoning of "Johnsonville Metropolitan Centre Zone". [Refer to original submission for full reason]	Not specified.	Reject.	No.
Z Energy Limited	361.2	Mapping / Retain Zone / Retain Zone	Support	The Metropolitan Centre Zones at the Z service stations in Kilbirnie and Johnsonville are supported.	Retain the Metropolitan Centre Zones at 10 Coultts Street (Z Kilbirnie) and 134 Johnsonville Road (Z Johnsonville).	Accept.	No.
Investore Property Limited	405.17	Mapping / Retain Zone / Retain Zone	Support	Supports the Metropolitan Centre Zone in Johnsonville.	Retain the application of Metropolitan Centre Zone for Johnsonville as notified.	Accept.	No.

Additional Submissions addressed at ISPP wrap up hearing

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP? Y/N
Oliver Sangster	112.1	Other / Other / Other	Not specified	Considers that Johnsonville Mall and the surrounding carparks is highly inefficient and that it has huge development potential as flat sunny land right next to the Johnsonville railway, numerous open space parks and Waitohi library.	Seeks that the Council consult with Kainga Ora and the Ministry of Housing and Urban Development over the use of powers under the Urban Development Act 2020 to acquire the Johnsonville Mall site in the event that development of the site does not occur.	Accept in part	No
Johnsonville Community Association	429.8	Other / Other / Other	Amend	<p>Considers that Johnsonville is expected to have the highest population ground of any Wellington suburb and needs infrastructure investment to account for this.</p> <p>Considers that Johnsonville has a high level of traffic and there are many uncompleted road projects.</p> <p>[See original submission for full reason]</p>	Seeks that WCC support planner growth in Johnsonville	Accept in part	No.

Local Centre Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
David Stephen	82.7	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes Khandallah being a Local Centre Zone.	Seeks that Khandallah is rezoned Neighbourhood Centre Zone.	Reject.	No.
Hugh Good	90.6	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support	Supports Khandallah being a Local Centre Zone.	Retain Khandallah as a Local Centre Zone as notified.	Accept.	No.
Ian Law	101.6	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes Khandallah being a Local Centre Zone.	Seeks that Khandallah is rezoned as a Neighbourhood Centre Zone.	Reject.	No.
Julie Patricia Ward	103.7	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes Khandallah being a Local Centre Zone. Considers that the Khandallah Shopping Village in Ganges Road is a neighbourhood centre to which Policy 3(d) of the NPS-UD applies and therefore the PDP is required to enable 'commensurate with the level of commercial activity and community services' required.. Considers that the neighbouring suburbs of Ngaio, Broadmeadows and Kaiwharawhara are not reliant on services/commercial activities in Khandallah, which only service the needs of the immediate area (Khandallah) and therefore comes under the definition of a LCZ. Presence or absence of a supermarket is not a defining character of an LCZ. [Refer to original submission for full reasons.]	Seeks that Khandallah is rezoned NCZ (Neighbourhood Centre Zone).	Reject.	No.
Julie Patricia Ward	103.8	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Oppose LCZ (Local Centre Zone) zoning at corner of Box Hill and Baroda Street and wants it rezoned to NCZ (Neighbourhood Centre Zone). Considers that there are two cafes and a car repair business at this location and should therefore be rezoned to NCZ.	Seeks that the LCZ (Local Centre Zone) at corner of Box Hill and Baroda Street be rezoned to NCZ (Neighbourhood Centre Zone)	Accept.	Yes.
Brian McKenna	113.3	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes the zoning of Khandallah Village as Local Centre Zone. Considers that this area is not significantly different in size or level of business than any other "Centre" zones in the North-western suburbs. It is significantly smaller than the Karori "Local Centre".	Amend the zoning of Khandallah Village from Local Centre Zone to Neighbourhood Centre Zone.	Reject.	No.
Pam Wilson	120.7	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes the zoning of Khandallah Village as Local Centre Zone.	Amend the zoning of Khandallah Village from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone).	Reject.	No.
Janice Young	140.7	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes Khandallah being zoned as a Local Centre and wants it to be zoned as a Neighbourhood Centre.	Opposes Khandallah being zoned Local Centre Zone.	Reject.	No.
David Stevens	151.15	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes Khandallah being a Local Centre Zone. Considers that Khandallah is essentially a small village which serves its local community. Neither Ngaio or Johnsonville rely on Khandallah for retail or business services. Access for deliveries to local businesses is already constrained in Khandallah Village limiting any scope for expansion.	Seeks that Khandallah is rezoned as a Neighbourhood Centre Zone.	Reject.	No.
David Stevens	151.16	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes Crofton Downs being a Local Centre Zone.	Seeks that Crofton Downs is rezoned as a Neighbourhood Centre Zone.	Reject.	No.
David Stevens	151.17	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Considers that the area at the junction of Box Hill/Burma Road/Station Road has mistakenly been classified as a 14m LCZ.	Seeks that the area at the junction of Box Hill/Burma Road/Station Road is rezoned as a MRZ (Medium Density Residential Zone) with a height limit of 11m.	Reject.	No.
Brian Sheppard	169.2	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Considers that LCZ are defined as having easy access to rapid transit public transport and that Churton Park should not be zoned as LCZ as its meagre bus service cannot be considered rapid transit public transport.	Seeks that Churton Park is not zoned as a Local Centre Zone.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Emma Baines	185.6	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes Khandallah being a Local Centre Zone. Khandallah has no more amenities than Ngaio or Crofton Downs and should not be treated differently to these other Neighbourhood Centres. The submitter travels from Khandallah to either Johnsonville or Crofton Downs to use the larger Countdown supermarkets and petrol stations.	Seeks that Khandallah is rezoned as a Neighbourhood Centre Zone.	Reject.	No.
Emma Baines	185.7	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes the Station Road area being a Local Centre Zone. Considers that making this area of one café, a garage, and a restaurant a Local Centre Zone is completely overstated and must be an error given the number of shops in Ngaio which is still considered a neighbourhood centre.	Seeks that the Station Road area is rezoned as a Neighbourhood Centre Zone. [Inferred decision requested].	Accept.	Yes.
Wellington's Character Charitable Trust	233.20	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes Khandallah Village being a Local Centre Zone. Considers that Khandallah is similar to Ngaio, and Ngaio has an NCZ. All the elements required of an NCZ are present in Khandallah. There is a large distinction between Khandallah and other suburbs with LCZ. [Refer to original submission for full reason]	Seeks that Khandallah Village is rezoned Neighbourhood Centre Zone.	Reject.	No.
Wellington's Character Charitable Trust	233.21	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes Station Road/Baroda Street satellite shops being a Local Centre Zone. Considers that LCZ is inappropriate zoning for this area. This area is consistent with the PDP's description of NCZ. [Refer to original submission for full reason]	Seeks that the Station Road/Baroda Street satellite shops are rezoned Neighbourhood Centre Zone.	Accept.	Yes.
Onslow Residents Community Association	283.13	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes the Local Centre Zone at Khandallah Centre. Considers that Khandallah Centre does not "Commensurate with the level of commercial activity and community services" required by NPS-UD Policy 3 (d).	Opposes the Local Centre Zoning in the Khandallah Centre and seeks that it is rezoned to Neighbourhood Centre Zone.	Reject.	No.
Onslow Residents Community Association	283.14	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes the Local Centre Zone at Box Hill Road. Considers that the zoning of LCZ here is an error in the District Plan. This extends the MRZ beyond reasonable limits. Also, there is no footpath that makes the southern end of Simla Crescent accessible in its entirety within a reasonable walking catchment of the Khandallah centre.	Opposes the Local Centre Zoning at Box Hill Road, Khandallah and seeks that it is rezoned to Neighbourhood Centre Zone.	Accept.	Yes.
Wilma Sherwin	306.9	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Opposes Khandallah being a Local Centre Zone. Khandallah village has a small village hub with limited vehicular access and only a small number of businesses. It is not big enough to be called a Local Centre and should instead be zoned Neighbourhood Centre.	Seeks that Khandallah is rezoned Neighbourhood Centre Zone.	Reject.	No.
Ryman Healthcare Limited	346.3	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Amend	Supports the Local Centre Zone at Ryman's site at 192 Adelaide Road, Newtown, provided the provisions applicable to the Local Centre Zone are amended to better enable retirement villages, as outlined in the submission from the Retirement Village Association of New Zealand. Namely, seeking a fit for purpose retirement village framework in the Local Centre Zone that recognises the unique needs of retirement villages, compared to other residential typologies. Finally, opposing restrictions on residential activities at ground floor level to the extent they would apply to retirement villages. [Refer to submission 350].	Supports the Local Centre Zone in Newtown, with amendment. [Refer to submission 350]	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Retirement Villages Association of New Zealand Incorporated	350.229	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support	Considers policy support for retirement villages in the Local Centre Zone is required.	<p>Add the following new policies in the Local Centre Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u></p> <p>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</p> <p>2. Recognise the functional and operational needs of retirement villages, including that they:</p> <p>a. May require greater density than the planned urban built character to enable efficient provision of services.</p> <p>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</p> <p><u>Changing communities</u></p> <p>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</p> <p><u>Larger sites</u></p> <p>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</p>	Accept in part.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.230	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Amend	Considers policy support for retirement villages in the Local Centre Zone is required.	<p>Add the following new policies in the Local Centre Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u></p> <p>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</p> <p>2. Recognise the functional and operational needs of retirement villages, including that they:</p> <p>a. May require greater density than the planned urban built character to enable efficient provision of services.</p> <p>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</p> <p><u>Changing communities</u></p> <p>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</p> <p><u>Larger sites</u></p> <p>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</p>	Accept in part.	Yes.
Z Energy Limited	361.20	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support	The LCZ is generally supported, as it provides for a range of commercial, community, recreational and residential activities. These centres service the needs of the surrounding residential catchment and neighbouring suburbs.	Retain Local Centre Zone chapter as notified.	Accept in part.	No.
Waka Kotahi	370.401	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Amend	Considers the term "roading network" is used in several places, and the term is not defined. Particularly supports the provision for public transport, consideration of function of the transport network, the discouragement of carparking visible at street edge along an active frontage and the quality design outcomes.	Amend the reference to "transport network", to ensure that it captures all transport modes.	Accept.	Yes.
WCC Environmental Reference Group	377.448	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support in part	Generally supportive with some amendments specified below.	Not specified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.558	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Amend	Considers that notified Local Centres in Miramar, Tawa and Newtown should be classified as Town Centre zones for their role and function within Wellington City. The spatial extent of these and other Centre Zones should be expanded to support the plan-enabled residential intensification surrounding them to and support a well-functioning urban environment.	Seeks that the Miramar, Tawa and Newtown Local Centre Zones be classified as Town Centre Zones.	Reject.	No.
Greater Wellington Regional Council	F584.39	Part 3 / Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Reject in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.559	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support in part	Generally supports the introduction and application of a Local Centre Zone in the Draft District Plan. The Local Centre Zone description states "These centres serve the needs of the surrounding residential catchment and neighbouring suburbs". Considers that this is inconsistent with the National Planning Standards description which limits this to the "residential catchment". The Planning Standards description of Town Centres includes the "immediate and neighbouring suburbs". Accordingly, Seeks that a Town Centre category is added to the Hierarchy of Centres to include Karori, Miramar, Tawa, and Newtown and the description of Local Centres is amended to better reflect the Planning Standards. Considers that is unclear why the High Density Residential Zone only applies to "most" centres so this should be amended to include all local centres to help support their core functions. At the moment the MDRS (11m) applies to Karori, Crofton Downs, Khandallah, Churton Park. 14m applies to Miramar, Hataitai, Island Bay, Brooklyn, and Newlands. High Density applies to Newtown, Kilburn, Linden and Tawa. Notes that reference is made to assessment against Design Guides. Design Guides are too broad to be used as an assessment matter.	Retain the introduction of the Local Centre Zone chapter and seeks amendment.	Accept in part.	Yes.
Onslow Residents Community Association	FS80.11	Part 3 / Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Considers an additional layer in the hierarchy of centres adds undue complexity. Considers it is not necessary for a small-medium city such as Wellington. Seeks to retain hierarchy of centres and definition of Local Centres as notified.	Disallow	Reject.	No.
Greater Wellington Regional Council	FS84.40	Part 3 / Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Reject in part.	No.
Kāinga Ora Homes and Communities	391.560	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Amend	Generally supports the introduction and application of a Local Centre Zone in the Draft District Plan. The Local Centre Zone description states "These centres serve the needs of the surrounding residential catchment and neighbouring suburbs". Considers that this is inconsistent with the National Planning Standards description which limits this to the "residential catchment". The Planning Standards description of Town Centres includes the "immediate and neighbouring suburbs". Accordingly, Seeks that a Town Centre category is added to the Hierarchy of Centres to include Karori, Miramar, Tawa, and Newtown and the description of Local Centres is amended to better reflect the Planning Standards. Considers that is unclear why the High Density Residential Zone only applies to "most" centres so this should be amended to include all local centres to help support their core functions. At the moment the MDRS (11m) applies to Karori, Crofton Downs, Khandallah, Churton Park. 14m applies to Miramar, Hataitai, Island Bay, Brooklyn, and Newlands. High Density applies to Newtown, kelburn, Linden and Tawa. Notes that reference is made to assessment against Design Guides. Design Guides are too broad to be used as an assessment matter.	Amend the introduction of the Local Centre Zone chapter as follows: 1. Introduce a Town Centre category in the Centres hierarchy and include Miramar, Tawa, and Newtown in a new Town Centre chapter. [See Appendix 2 of submission for further detail]. 2. Amend the introduction text as follows: The purpose of the Local Centre Zone is to provide for a range commercial, community, recreational and residential activities. These centres service the needs of the surrounding residential catchment and neighbouring suburbs. Local centres support the role and function of other Centre Zones in the hierarchy of centres. The Local Centre Zone is distributed across the city and will play a crucial role in accommodating and servicing the needs of the existing and forecast population growth. The Medium Density and High Density Residential Zone surrounds most local centres. These zones enable intensification due to the capacity of the area to absorb more housing with enablers of growth such as walkability, access to public transport, community facilities and services.	Reject.	No.
Onslow Residents Community Association	FS80.12	Part 3 / Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Considers an additional layer in the hierarchy of centres adds undue complexity. Considers it is not necessary for a small-medium city such as Wellington. Seeks to retain hierarchy of centres and definition of Local Centres as notified.	Disallow	Reject in part.	No.
Greater Wellington Regional Council	FS84.41	Part 3 / Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Reject in part.	No.
Willis Bond and Company Limited	416.94	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Amend	Submitter notes the effect that the more permissive medium density residential standards will have on other zones. The zones supporting higher density development have more restrictive standards than in the MRZ, creating a risk that new development is concentrated in the more permissive MRZ at the exclusion of denser zones where Council wishes to encourage greater development. The PDP should ensure that the restrictions within denser zones are not substantially more restrictive than within the MRZ [Refer to original submission for full reason].	Seeks that Council consider the relationship between the Medium Density Residential Zone and denser zones (i.e. the High Density Residential Zone, Large Lot Residential Zone, Neighbourhood Centre Zone, Local Centre one, Commercial Zone, Mixed Use Zone, Metropolitan Centre Zone and City Centre Zone) to ensure development is not unduly restricted in denser zones by greater restrictions and Council discretion.	Accept in part.	No.
Foodstuffs North Island	476.22	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support in part	Generally supports the objectives and policies for the Local Centre Zone, and specifically supports the recognition of medium and high-density development and the enablement of a wide range of activities.	Retain the Local Centre Zone objectives and policies, with amendments. [Inferred decision requested].	Accept.	No.
Foodstuffs North Island	476.84	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support	Supports the Local Centre Zoning of New World Newtown (195 Riddiford Street).	Retain Local Centre Zoning of New World Newtown (195 Riddiford Street) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Foodstuffs North Island	476.85	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support	Supports the Local Centre Zoning of New World Miramar (54 Miramar Avenue).	Retain Local Centre Zoning of New World Miramar (54 Miramar Avenue) as notified.	Accept.	No.
Foodstuffs North Island	476.86	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support	Supports the Local Centre Zoning of New World Island Bay (8 Medway Street).	Retain Local Centre Zoning of New World Island Bay (8 Medway Street) as notified.	Accept.	No.
Foodstuffs North Island	476.87	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support	Supports the Local Centre Zoning of New World Karori (236 Karori Road).	Retain Local Centre Zoning of New World Karori (236 Karori Road) as notified.	Accept.	No.
Foodstuffs North Island	476.88	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support	Supports the Local Centre Zoning of New World Khandallah (26 Ganges Road).	Retain Local Centre Zoning of New World Khandallah (26 Ganges Road) as notified.	Accept.	No.
Onslow Residents Community Association	FS80.7	Part 3 / Commercial and mixed use Zones / Local Centre Zone / General LCZ	Oppose	[No specific reason given beyond decision requested - refer to further submission - 283].	Disallow / Seeks Neighbourhood Centre Zoning.	Reject.	No.
Foodstuffs North Island	476.89	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support	Supports the Local Centre Zoning of New World Newlands (1 Bracken Road).	Retain Local Centre Zoning of New World Newlands (1 Bracken Road) as notified.	Accept.	No.
Foodstuffs North Island	476.90	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support	Supports the Local Centre Zoning of New World Churton Park (103 Westchester Drive).	Retain Local Centre Zoning of New World Churton Park (103 Westchester Drive) as notified.	Accept.	No.
Foodstuffs North Island	476.91	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Support	Supports the Local Centre Zoning of New World Tawa (37 Oxford Street).	Retain Local Centre Zoning of New World Tawa (37 Oxford Street) as notified.	Accept.	No.
Ben Barrett	479.22	Commercial and mixed use Zones / Local Centre Zone / General LCZ	Amend	Considers that Constable Street is not a major transport corridor. [Refer to original submission for full reason]	Seeks that appropriate building planning needs to be had along Constable Street, varying in height, with building heights reducing as the elevation of the road rises.	Accept.	No.
Simon Ross	37.6	Commercial and mixed use Zones / Local Centre Zone / New LCZ	Amend	Considers that Mixed Used Zones (i.e. Local Centre Zones) in Karori are too small. The biggest missed opportunity is to make mixed use along the full length between Marsden Village and the west end of Karori Village.	Seeks that the Local Centre Zone extends along the length of Karori Road and/or between Morley Street and Tringham Street.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Retirement Villages Association of New Zealand Incorporated	350.231	Commercial and mixed use Zones / Local Centre Zone / New LCZ	Support	Considers policy support for retirement villages in the Local Centre Zone is required.	<p>Add the following new policies in the Local Centre Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u></p> <p>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</p> <p>2. Recognise the functional and operational needs of retirement villages, including that they:</p> <p>a. May require greater density than the planned urban built character to enable efficient provision of services.</p> <p>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</p> <p><u>Changing communities</u></p> <p>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</p> <p><u>Larger sites</u></p> <p>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</p>	Accept in part.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.232	Commercial and mixed use Zones / Local Centre Zone / New LCZ	Amend	Considers policy support for retirement villages in the Local Centre Zone is required.	<p>Add the following new policies in the Local Centre Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u></p> <p>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</p> <p>2. Recognise the functional and operational needs of retirement villages, including that they:</p> <p>a. May require greater density than the planned urban built character to enable efficient provision of services.</p> <p>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</p> <p><u>Changing communities</u></p> <p>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</p> <p><u>Larger sites</u></p> <p>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</p>	Accept in part.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.233	Commercial and mixed use Zones / Local Centre Zone / New LCZ	Support	As currently drafted retirement villages would be a permitted or discretionary activity under the 'residential activities' rule of the Local Centre Zone (LCZ-R10). Considers that the Local Centre Zone should have a retirement village specific rule that provides for retirement villages as a permitted activity (with the construction of the retirement villages being a restricted discretionary activity under LCZ-R18). Permitted activity status recognises retirement villages are residential activities and provide substantial benefit by way of enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	<p>Add a new 'Retirement villages' in the Local Centres Zone chapter rule as follows:</p> <p><u>LCZ-RX Retirement villages</u></p> <p>1. <u>Activity status: Permitted</u></p>	Accept in part.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.234	Commercial and mixed use Zones / Local Centre Zone / New LCZ	Amend	As currently drafted retirement villages would be a permitted or discretionary activity under the 'residential activities' rule of the Local Centre Zone (LCZ-R10). Considers that the Local Centre Zone should have a retirement village specific rule that provides for retirement villages as a permitted activity (with the construction of the retirement villages being a restricted discretionary activity under LCZ-R18). Permitted activity status recognises retirement villages are residential activities and provide substantial benefit by way of enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	<p>Add a new 'Retirement villages' in the Local Centres Zone chapter rule as follows:</p> <p><u>LCZ-RX Retirement villages</u></p> <p>1. <u>Activity status: Permitted</u></p>	Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.561	Commercial and mixed use Zones / Local Centre Zone / New LCZ	Amend	Seeks a new rule to allow for the Conversion of Buildings, or parts of buildings for Residential activities as a permitted activity. Residential activities are considered an appropriate activity within the LCZ, and the effects can be controlled through the standards.	<p>Seeks to Add the following new rule in the Local Centres Zone chapter:</p> <p>1. <u>Activity status: Permitted where:</u></p> <p>a. <u>The conversion of Buildings, or parts of buildings for Residential activities;</u></p> <p>i. <u>Do not alter the external appearance of the building or structure; and</u> ii.</p> <p>Complies with LCZ-S7, LCZ-S8 and LCZ-S9.</p>	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
KiwiRail Holdings Limited	408.126	Commercial and mixed use Zones / Local Centre Zone / New LCZ	Amend	<p>Considers that building setbacks are essential to address significant safety hazards associated with the operational rail corridor.</p> <p>Parts of the KiwiRail network adjoin commercial and mixed use zones that do not currently include provision for boundary setbacks for buildings and structures.</p> <p>KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures, and that the rail corridor be recognised as a qualifying matter in relevant non-residential zones in accordance with section 77(1)(c) of the RMA.</p> <p>Consistent with the amendment requested for the assessment criteria in the residential zones, KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor.</p>	<p>Add new standard as follows:</p> <p><u>LCZ-SX:</u> <u>Boundary setbacks</u> <u>Buildings or structures must not be located within a 5m setback from a rail corridor boundary.</u></p> <p>AND seeks that as applicable, the following matter of discretion be inserted:</p> <p><u>Matters of discretion:</u> <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></p>	Accept in part.	Yes.
Kāinga Ora – Homes and Communities	FS89.37	Part 3 / Commercial and Mixed Use Zones / Local Centre Zone / New LCZ	Oppose	Kāinga Ora opposes the relief sought; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow	Reject.	No.
Restaurant Brands Limited	349.82	Commercial and mixed use Zones / Local Centre Zone / LCZ-01	Support	Support	Retain LCZ-01 (Purpose) as notified.	Accept.	No.
Woolworths New Zealand	359.60	Commercial and mixed use Zones / Local Centre Zone / LCZ-01	Amend	Considers that LCZ-01 should be amended to recognise that Local Centres, like Neighbourhood Centres, also serve passers-by.	<p>Amend Objective LCZ-01 (Purpose) as follows:</p> <p>The Local Centre Zone meets the needs of communities, businesses, and residents in the surrounding residential catchment and neighbouring suburbs, <u>and passers-by</u>, in a manner that supports the City's compact urban growth objectives and its role and function in the City's hierarchy of centres.</p>	Reject.	No.
Z Energy Limited	361.21	Commercial and mixed use Zones / Local Centre Zone / LCZ-01	Support	Supports Objectives LCZ-01 to LCZ-02 which seek to meet the needs of communities, businesses and residents in the surrounding residential catchment and neighbouring suburbs and their contribution in achieving a high quality and well-functioning urban environment.	Retain LCZ-01 (Purpose) as notified.	Accept.	No.
WCC Environmental Reference Group	377.449	Commercial and mixed use Zones / Local Centre Zone / LCZ-01	Amend	Objective LCZ-01 is generally supported, especially the statement on the need to support compact urban growth. But an amendment is suggested to expand the Objective and capture that in providing the needs of the community it should do so in a way that supports sustainable transport choices.	<p>Amend Objective LCZ-01 (Purpose) as follows:</p> <p>The Local Centre Zone meets the needs of communities, businesses and residents in the surrounding residential catchment and neighbouring suburbs in a manner that supports the City's compact urban growth objectives, <u>sustainable transport</u>, and its role and function in the City's hierarchy of centres.</p>	Reject.	No.
Waka Kotahi NZ Transport Agency	FS103.28	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ-01	Support	This amendment aligns well with Waka Kotahi strategic direction around mode choice and safe systems planning.	Allow	Reject.	No.
Kāinga Ora Homes and Communities	391.562	Commercial and mixed use Zones / Local Centre Zone / LCZ-01	Support in part	Generally supports LCZ-01 apart from the need to reflect the place of Local Centres under Town Centres in the Centres hierarchy by primarily serving surrounding residential areas instead of suburbs.	Retain LCZ-01 (Purpose) and seeks amendment.	Reject.	No.
Kāinga Ora Homes and Communities	391.563	Commercial and mixed use Zones / Local Centre Zone / LCZ-01	Amend	Generally supports LCZ-01 apart from the need to reflect the place of Local Centres under Town Centres in the Centres hierarchy by primarily serving surrounding residential areas instead of suburbs.	<p>Amend LCZ-01 (Purpose) as follows:</p> <p>The Local Centre Zone meets the needs of communities, businesses and residents in the surrounding residential catchment <u>and neighbouring suburbs</u> in a manner that supports the City's compact urban growth objectives and its role and function in the City's hierarchy of centres.</p>	Reject.	No.
Fire and Emergency New Zealand	273.263	Commercial and mixed use Zones / Local Centre Zone / LCZ-02	Support	Supports the objective as it seeks to ensure that residential and commercial growth needs are met through land specifically zoned for this purpose with the provision of adequate infrastructure for housing and business use.	Retain LCZ-01 (Purpose) as notified.	Accept.	No.
Restaurant Brands Limited	349.83	Commercial and mixed use Zones / Local Centre Zone / LCZ-02	Support	Support	Retain LCZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Z Energy Limited	361.22	Commercial and mixed use Zones / Local Centre Zone / LCZ-02	Support	Supports Objectives LCZ-01 to LCZ-02 which seek to meet the needs of communities, businesses and residents in the surrounding residential catchment and neighbouring suburbs and their contribution in achieving a high quality and well-functioning urban environment.	Retain LCZ-02 (Accommodating growth) as notified.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.450	Commercial and mixed use Zones / Local Centre Zone / LCZ-02	Support	Objective LCZ-02 is supported.	Retain Objective LCZ-02 (Accommodating growth) as notified.	Accept in part – amendments made in response to other submission points.	No.
Kāinga Ora Homes and Communities	391.564	Commercial and mixed use Zones / Local Centre Zone / LCZ-02	Support	Generally supports LCZ-02.	Retain LCZ-02 (Accommodating growth) as notified.	Accept in part – amendments made in response to other submission points.	No.
Ministry of Education	400.127	Commercial and mixed use Zones / Local Centre Zone / LCZ-02	Support in part	Support LCZ-02 in part.	Retain LCZ-02 (Accommodating growth) with amendment.	Accept.	Yes.
Ministry of Education	400.128	Commercial and mixed use Zones / Local Centre Zone / LCZ-02	Amend	Seeks LCZ-02 be amended to explicitly recognise and provide for educational activities to in the LCZ which are necessary to accommodate growth.	Amend LCZ-02 (Accommodating growth) as follows: Accommodating growth The Local Centre Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity and additional infrastructure to meet residential and commercial growth needs.	Accept.	Yes.
Restaurant Brands Limited	349.84	Commercial and mixed use Zones / Local Centre Zone / LCZ-03	Support	Support	Retain LCZ-03 (Amenity and design) as notified.	Accept in part.	No.
Z Energy Limited	361.23	Commercial and mixed use Zones / Local Centre Zone / LCZ-03	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain LCZ-03 (Amenity and design) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.451	Commercial and mixed use Zones / Local Centre Zone / LCZ-03	Support	Objective LCZ-03 is supported.	Retain Objective LCZ-03 (Amenity and design) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.565	Commercial and mixed use Zones / Local Centre Zone / LCZ-03	Support in part	Supports LCZ-03 but seeks a minor amendment to recognise the range of housing densities potentially enabled in the zone.	Retain LCZ-03 (Amenity and design) and seeks amendment.	Accept.	Yes.
Kāinga Ora Homes and Communities	391.566	Commercial and mixed use Zones / Local Centre Zone / LCZ-03	Amend	Supports LCZ-03 but seeks a minor amendment to recognise the range of housing densities potentially enabled in the zone.	Amend LCZ-03 (Amenity and design) as follows: Medium to high density mixed-use development is achieved that positively contributes to creating a high quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Local Centres and their surrounding residential areas.	Accept.	Yes.
Restaurant Brands Limited	349.85	Commercial and mixed use Zones / Local Centre Zone / LCZ-04	Support	Support	Retain LCZ-04 (Activities) as notified.	Accept in part.	No.
Z Energy Limited	361.24	Commercial and mixed use Zones / Local Centre Zone / LCZ-04	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain LCZ-04 (Activities) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.452	Commercial and mixed use Zones / Local Centre Zone / LCZ-04	Amend	Objective LCZ-04 is generally supported, but an amendment is suggested to expand the Objective and capture that the activities provided for should provide choices that support walkable neighbourhoods.	Amend Objective LCZ-04 (Activities) as follows: Activities will be of an appropriate scale and type to enhance the vibrancy and viability of Local Centres, support walkable neighbourhoods and support their local purpose.	Accept.	Yes.
Waka Kotahi NZ Transport Agency	FS103.29	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ-04	Support	This amendment aligns with Waka Kotahi strategic direction around modal choice.	Allow	Accept.	Yes.
Kāinga Ora Homes and Communities	391.567	Commercial and mixed use Zones / Local Centre Zone / LCZ-04	Support	Generally supports LCZ-04.	Retain LCZ-04 (Activities) as notified.	Accept in part.	No.
Brian Sheppard	169.3	Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Not specified	Considers that the provision of appropriate public facilities and infrastructure has not kept pace with the extensive housing development of Churton Park. This is most noticeable in the small community centre which, even when built 10 years ago, was not large enough to accommodate the community needs of our rapidly expanding population.	Seeks that adequate provision is made for the good use of public space in Churton Park. [Inferred decision requested].	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
McDonald's	274.21	Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Support in part	Supports the objectives and policies for the Neighbourhood, Local and Metropolitan Centre zones, and specifically supports the recognition of medium and high-density development and the enablement of a wide range of activities.	Retain LCZ-P1 (Accommodating growth), subject to amendments, as outlined other submission points.	Reject.	No.
McDonald's	274.22	Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Amend	Submitter is opposed to the references on undermining the ongoing viability, vibrancy and primacy of the other Centre zones	Seek that LCZ-P1.1 (Accommodating growth) is amended as follows: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability and vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone supports the purpose of the zone;	Reject.	No.
Kāinga Ora – Homes and Communities	FS89.83	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Oppose	Kāinga Ora considers that the scale and primacy of Centres is critical in achieving a well-functioning urban environment and intensification outcomes.	Disallow	Accept in part.	No.
Restaurant Brands Limited	349.86	Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Support	Support	Retain LCZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.41	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Oppose	Submission point 349.86 seeks to retain LCZ-P1 as notified. FSNI submission point 476.23 seeks this standard is amended.	Disallow / Reject submission in part.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.235	Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Support	Supports LCZ-P1 and its accommodation for growth and a variety of building types, sizes, tenures, affordability, intensity, density, and efficient use of available development sites.	Retain LCZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Z Energy Limited	361.25	Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Support in part	LCZ-P1 is partially supported as it recognises the role of the LCZ to accommodate future growth in residential, commercial and community services and agrees that providing such development capacity should include the matters included in 1-5 of the Policy.	Retain LCZ-P1 (Accommodating growth) with amendment.	Reject.	No.
Z Energy Limited	361.26	Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Amend	Considers that Local Centres also need to enable a broad range of commercial activities that support the medium-density business and residential intensification sought.	Amend LCZ-P1 (Accommodating growth) as follows: Provide for the use and development of the Local Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the viability and vibrancy of the Metropolitan Centre Zone and the primacy of the City Centre Zone; 2. Forms of medium density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of commercial service and open spaces.	Reject.	No.
WCC Environmental Reference Group	377.453	Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Support	The policy framework of the LCZ is supported as it allows the management of Local Centre Zones in a way that provides for the needs to the local neighbourhood and wider city.	Retain LCZ-P1 (Commercial activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.568	Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Support in part	Generally supports LCZ-P1 but seeks amendment to: (a) recognise the range of housing densities potentially enabled in the zone, and to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Local Centre. And; (b) Clarify that intent of the Local Centre Zone is to enable significant intensification and height, and therefore medium to high-density housing is the appropriate scale of development to encourage within the Local Centre. (c) recognise the place of Local Centres under Town Centres in the Centres hierarchy.	Retain LCZ-P1 (Accommodating growth) and seeks amendment.	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.569	Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Amend	Generally supports LCZ-P1 but seeks amendment to: (a) recognise the range of housing densities potentially enabled in the zone, and to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Local Centre. And; (b) Clarify that intent of the Local Centre Zone is to enable significant intensification and height, and therefore medium to high-density housing is the appropriate scale of development to encourage within the Local Centre. (c) recognise the place of Local Centres under Town Centres in the Centres hierarchy.	Amend LCZ-P1 (Accommodating growth) as follows: Provide for the use and development of the Local Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the viability and vibrancy of the <u>Town Centre Zone, the Metropolitan Centre Zone and the primacy of the City Centre Zone</u> ; 2. Forms of medium to high density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.	Accept in part.	Yes.
Foodstuffs North Island	476.23	Commercial and mixed use Zones / Local Centre Zone / LCZ-P1	Amend	Opposes the references in LCZ-P1.1. to undermining the ongoing viability, vibrancy and primacy of the other Centre zones. The Centres each fulfil a different purpose as detailed in Objective 1, and are of different scales to one another. Any development within the lower order Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the higher order Centres.	Amend LCZ-P1.1. (Accommodating growth) as follows: ... 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that <u>does not undermine the viability and vibrancy of the Metropolitan Centre Zone and the primacy of the City Centre Zone supports the purpose of the zone</u> ; ...	Reject.	No.
Kāinga Ora – Homes and Communities	F589.58	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZP1	Oppose	Kāinga Ora considers that the scale and primacy of Centres is critical in achieving a well-functioning urban environment and intensification outcomes.	Disallow	Accept in part.	Yes.
Ara Poutama Aotearoa the Department of Corrections	240.32	Commercial and mixed use Zones / Local Centre Zone / LCZ-P2	Support	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Retain LCZ-P2.7 (Enabled activities) as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.33	Commercial and mixed use Zones / Local Centre Zone / LCZ-P2	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain LCZ-P2.2 (Enabled activities) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.264	Commercial and mixed use Zones / Local Centre Zone / LCZ-P2	Support	Supports the policy as it makes provision for emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate anywhere within the urban and rural environment.	Retain LCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.87	Commercial and mixed use Zones / Local Centre Zone / LCZ-P2	Support	Support	Retain LCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Z Energy Limited	361.27	Commercial and mixed use Zones / Local Centre Zone / LCZ-P2	Support	LCZ-P2 is supported as it enables a wide-range of activities, including commercial activities (as defined).	Retain LCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.454	Commercial and mixed use Zones / Local Centre Zone / LCZ-P2	Support	The policy framework of the LCZ is supported as it allows the management of Local Centre Zones in a way that provides for the needs to the local neighbourhood and wider city.	Retain LCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.570	Commercial and mixed use Zones / Local Centre Zone / LCZ-P2	Support	Supports LCZ-P2 as it enables residential activities in the LCZ and a range of activities to support residential growth.	Retain LCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Ministry of Education	400.129	Commercial and mixed use Zones / Local Centre Zone / LCZ-P2	Support	Supports LCZ-P2 as it is important to recognise and provide for educational facilities which will service the surrounding residential catchments and other community/commercial activities.	Retain LCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.88	Commercial and mixed use Zones / Local Centre Zone / LCZ-P3	Support	Support	Retain LCZ-P3 (Managed Activities) as notified.	Accept in part.	No.
Z Energy Limited	361.28	Commercial and mixed use Zones / Local Centre Zone / LCZ-P3	Support	LCZ-P3 is supported as it enables a wide-range of activities, including commercial activities (as defined).	Retain LCZ-P3 (Managed activities) as notified.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.455	Commercial and mixed use Zones / Local Centre Zone / LCZ-P3	Support	The policy framework of the LCZ is supported as it allows the management of Local Centre Zones in a way that provides for the needs to the local neighbourhood and wider city.	Retain LCZ-P3 (Managed activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.571	Commercial and mixed use Zones / Local Centre Zone / LCZ-P3	Support	Supports LCZ-P3.	Retain LCZ-P3 (Managed activities) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.89	Commercial and mixed use Zones / Local Centre Zone / LCZ-P4	Support	Support	Retain LCZ-P4 (Potentially incompatible activities) as notified.	Accept.	No.
Woolworths New Zealand	359.61	Commercial and mixed use Zones / Local Centre Zone / LCZ-P4	Amend	Considers that LCZ-P4 is unclear as drafted and should be amended to clarify why matters 1-4 have been included within the policy. It is considered that these clauses do not need to be incorporated into Policy LCZ-P4. Potentially incompatible activities (being activities not contemplated by the zone, or ones that infringe the zone standards) should be able to be accommodated in the zone if there is a functional and operational need and effects on the Centre are managed.	Amend LCZ-P4 (Potentially incompatible activities) as follows: Only allow activities that are potentially incompatible with the role and function of the Local Centre Zone, where they <u>demonstrate an operational or functional need to locate within the zone</u> ; or will not have an <u>unacceptable</u> adverse effect on the vibrancy and amenity of the centre, - 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or nonresidential activity frontage; and 4. Yard-based retail activities.	Reject.	No.
Waka Kotahi NZ Transport Agency	FS103.30	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ-P4	Oppose	The policy as drafted is considered to give greater clarity over types of activities that may not be compatible in the zone.	Disallow	Accept.	No.
Z Energy Limited	361.29	Commercial and mixed use Zones / Local Centre Zone / LCZ-P4	Support in part	LCZ-P4 is supported for its intent in relation to new activities. Policy LCZ-P4 identifies potentially incompatible activities with the purpose of the LCZ, including yard-based retail, ground level carparking and residential activities, and vacant sites and seeks to only allow these activities where they will not have an adverse effect on its vitality, vibrancy and amenity.	Retain LCZ-P4 (Potentially incompatible activities) with amendment.	Reject.	No.
Z Energy Limited	361.30	Commercial and mixed use Zones / Local Centre Zone / LCZ-P4	Amend	Considers that LCZ-P4 is too specific and should be amended. LCZ-P4 is too specific and it will impact on the continued operation, maintenance and upgrade of a range of existing activities. It is considered that some yard-based activities, like service stations, play a key role in providing essential services to enable a well-functioning urban environment.	Amend LCZ-P4 (Potentially incompatible activities) as follows: Only allow <u>new</u> activities that are potentially incompatible with the role and function of the Local Centre Zone, where they will not have an adverse effect on the vibrancy and amenity of the centre: 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of unutilised vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or nonresidential activity frontage; and 4. <u>Some</u> yard-based retail activities	Reject.	No.
WCC Environmental Reference Group	377.456	Commercial and mixed use Zones / Local Centre Zone / LCZ-P4	Amend	Considers that LCZ-P4 should be amended as it seems unduly restrictive to limit all yard-based activities in Local Centre Zones - garden centres and plant sales for example would seem business that would fit perfectly within local centres. Having a wide range of activities in local neighbourhoods is fundamental to limiting car use and this policy may hinder creating 'walkable' neighbourhoods.	Amend LCZ-P4 (Potentially incompatible activities) as follows: Only allow activities that are potentially incompatible with the role and function of the Local Centre Zone, where they will not have an adverse effect on the vibrancy and amenity of the centre: ... 4. <u>Yard-based retail activities.</u>	Reject.	No.
Kāinga Ora Homes and Communities	391.572	Commercial and mixed use Zones / Local Centre Zone / LCZ-P4	Support	Supports LCZ-P4.	Retain LCZ-P4 (Potentially incompatible activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.90	Commercial and mixed use Zones / Local Centre Zone / LCZ-P5	Support	Support	Retain LCZ-P5 (Heavy industrial activities) as notified.	Accept.	No.
Z Energy Limited	361.31	Commercial and mixed use Zones / Local Centre Zone / LCZ-P5	Support	LCZ-P5 is supported as it seeks to avoid heavy industrial activities in the LCZ.	Retain LCZ-P5 (Heavy industrial activities) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.457	Commercial and mixed use Zones / Local Centre Zone / LCZ-P5	Amend	Considers that LCZ-P5 should be amended as 'Avoid' is too strong and prohibitive a policy test to apply, post the NZ King Salmon case. There are easily envisaged circumstances where some activities that would fit within the heavy industrial category would fit well with a local centre. For example small scale waste collection or recycling. As cities move towards a 'circular economy' model there will be a need for community based waste and recycling and this may prohibit such activities and raise additional barriers to sustainable waste management.	Amend LCZ-P5 (Heavy industrial activities) as follows: <u>Only allow heavy industrial activities where they will not have an adverse effect on the vibrancy and amenity of the centre.</u> Avoid heavy industrial activities from locating in the Local Centre Zone.	Reject.	No.
Kāinga Ora Homes and Communities	391.573	Commercial and mixed use Zones / Local Centre Zone / LCZ-P5	Support	Supports LCZ-P5.	Retain LCZ-P5 (Heavy industrial activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.91	Commercial and mixed use Zones / Local Centre Zone / LCZ-P6	Support	Support	Retain LCZ-P6 (Housing choice) as notified.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.236	Commercial and mixed use Zones / Local Centre Zone / LCZ-P6	Amend	Generally supports LCZ-P6 and its enablement of medium density residential development that offers a range of housing price, type, size and tenure that caters to various ages, lifestyles, cultures and abilities. However, it is necessary to acknowledge that each individual development will not offer a range in those matters.	Retain LCZ-P6 (Housing choice) and seeks amendment to read " Offers-Contributes to a range of housing price, type, size and tenure"..	Accept.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.237	Commercial and mixed use Zones / Local Centre Zone / LCZ-P6	Support	Generally supports LCZ-P6 and its enablement of medium density residential development that offers a range of housing price, type, size and tenure that caters to various ages, lifestyles, cultures and abilities. However, it is necessary to acknowledge that each individual development will not offer a range in those matters.	Retain LCZ-P6 (Housing choice) and seeks amendment to read " Offers-Contributes to a range of housing price, type, size and tenure"..	Accept.	Yes.
Z Energy Limited	361.32	Commercial and mixed use Zones / Local Centre Zone / LCZ-P6	Support	LCZ-P6 is supported as it seeks to provide for a range of medium density residential development.	Retain LCZ-P6 (Housing choice) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.458	Commercial and mixed use Zones / Local Centre Zone / LCZ-P6	Support	The policy framework of the LCZ is supported as it allows the management of Local Centre Zones in a way that provides for the needs to the local neighbourhood and wider city.	Retain LCZ-P6 (Housing choice) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.574	Commercial and mixed use Zones / Local Centre Zone / LCZ-P6	Support in part	Generally supports LCZ-P6 but seeks amendment to: (a) recognise the range of housing densities potentially enabled in the zone, and to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Local Centre. And; (b) Clarify that intent of the Local Centre zone is to enable significant intensification and height, and therefore medium to high-density housing is the appropriate scale of development to encourage within the Local Centre and high-density residential development can provide for a range of housing choices in itself. This position is consistent with LCZ-P7 and the intent of the LCZ	Retain LCZ-P6 (Housing choice) and seeks amendment.	Reject.	No.
Kāinga Ora Homes and Communities	391.575	Commercial and mixed use Zones / Local Centre Zone / LCZ-P6	Amend	Generally supports LCZ-P6 but seeks amendment to: (a) recognise the range of housing densities potentially enabled in the zone, and to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Local Centre. And; (b) Clarify that intent of the Local Centre zone is to enable significant intensification and height, and therefore medium to high-density housing is the appropriate scale of development to encourage within the Local Centre and high-density residential development can provide for a range of housing choices in itself. This position is consistent with LCZ-P7 and the intent of the LCZ	Amend LCZ-P6 (Housing choice) as follows: Enable medium <u>to high</u> density residential development that: 1. Contributes towards accommodating anticipated growth in the City; and 2. Offers a range of housing price, type, <u>and size and tenure</u> that is accessible to people of all ages, lifestyles, cultures and abilities.	Reject.	No.
Fire and Emergency New Zealand	273.265	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Support in part	Supports the policy as it seeks to achieve quality design outcomes for new development in the zone. In order to achieve good quality design outcomes, which includes the provision of a safe environment and resilient urban environment, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new developments. FENZ therefore seeks the inclusion of a further matter under this policy.	Supports LCZ-P7 (Quality design - neighbourhood and townscape outcomes), with amendment.	Accept.	Yes.
Fire and Emergency New Zealand	273.266	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Amend	Supports the policy as it seeks to achieve quality design outcomes for new development in the zone. In order to achieve good quality design outcomes, which includes the provision of a safe environment and resilient urban environment, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new developments. FENZ therefore seeks the inclusion of a further matter under this policy.	Amend LCZ-P7 (Quality design - neighbourhood and townscape outcomes) as follows: Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of Local Centre Zone by: 1. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: <u>x. is accessible for emergency service vehicles</u>	Accept.	Yes.
McDonald's	274.23	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Support in part	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain LCZ-P7 (Quality design -neighbourhood and townscape outcomes), subject to amendments as outlined other submission points.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
McDonald's	274.24	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Amend	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Seeks addition of the following to LCZ-P7 (Quality design -neighbourhood and townscape outcomes) as follows: Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.92	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Support	Support	Retain LCZ-P7 (Quality design) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.42	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Oppose	Submission point 349.92 seeks to retain LCZ-P7 as notified. FSNI submission point 476.24 and 476.25 seeks this standard is amended.	Disallow / Reject submission in part.	Reject in part.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.238	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Support in part	Supports the recognition in (1)(b) of optimising the development capacity of land and in (2)(e) of flexibility for ground floor space to be used for residential purposes	Retain LCZ-P7 (Quality design – neighbourhood and townscape outcomes) as notified.	Accept in part.	No.
Z Energy Limited	361.33	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Support in part	LCZ-P7 is supported for its intent, which requires new development and additions and alterations, to positively contribute to the sense of space and form, quality and amenity of the LCZ.	Retain LCZ-P7 (Quality design – neighbourhood and townscape outcomes) with amendment.	Reject.	No.
Z Energy Limited	361.34	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Amend	Considers that LCZ-P7 should be amended to recognise that alternative design responses are necessary for functional requirements of a range of activities, including existing service stations.	Amend LCZ-P7 (Quality design – neighbourhood and townscape outcomes) as follows: ... 2. Ensuring that the development, where relevant: ... f Recognises that alternative design responses are necessary for functional requirements of a range of activities, including existing service stations.	Reject.	No.
WCC Environmental Reference Group	377.459	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Support	The policy framework of the LCZ is supported as it allows the management of Local Centre Zones in a way that provides for the needs to the local neighbourhood and wider city.	Retain LCZ-P7 (Quality design – neighbourhood and townscape outcomes) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.576	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Support in part	Generally supports LCZ-P7, but seeks amendment to: (a) The policy name to better reflect the intent of the policy and the subsequent wording, which seeks to manage new developments contribution to the neighbourhood and townscape; and (b) The policy wording to better recognise the MCZ rule setting and the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect; and to simplify and clarify the neighbourhood and townscape outcomes that plan is seeking to manage.	Retain LCZ-P7 (Quality design – neighbourhood and townscape outcomes) and seeks amendment.	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.577	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Amend	Generally supports LCZ-P7, but seeks amendment to: (a) The policy name to better reflect the intent of the policy and the subsequent wording, which seeks to manage new developments contribution to the neighbourhood and townscape; and (b) The policy wording to better recognise the MCZ rule setting and the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect; and to simplify and clarify the neighbourhood and townscape outcomes that plan is seeking to manage.	Amend LCZ-P7 (Quality design – neighbourhood and townscape outcomes) as follows: Quality design – neighbourhood and townscape outcomes Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and <u>planned urban built form and function amenity</u> of the Local Centre Zone by: 1. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: a. Acts as a positive catalyst for future change by reflecting <u>Reflects</u> the nature and scale of the development proposed enabled within the zone and in the vicinity and responds to the evolving, more intensive identity of the neighbourhood; b. <u>Optimises the development capacity of land, particularly sites that are: i. Large; or ii. Narrow; or iii. Vacant; or</u> iv. Ground level parking areas; c. <u>Provides for the increased levels of residential accommodation enabled in this zone; and</u> d. <u>Provides for a range of supporting business, open space and community facilities; and</u> 3. Ensuring that the development, where relevant: a. Responds to the site context, particularly where it is located adjacent to: i. A scheduled site of significance to tangata whenua or other Māori; ii. Heritage buildings, heritage structures and heritage areas; iii. An identified character precinct; --- ---	Accept in part.	Yes.
Wellington Heritage Professionals	412.78	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Support	Supports this policy to ensure that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.	Retain LCZ-P7 (Quality design – neighbourhood and townscape outcomes) as notified.	Accept in part.	No.
Foodstuffs North Island	476.24	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Support in part	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain LCZ-P7 (Quality design – neighbourhood and townscape outcomes) with amendment.	Accept.	Yes.
Foodstuffs North Island	476.25	Commercial and mixed use Zones / Local Centre Zone / LCZ-P7	Amend	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Amend LCZ-P7 (Quality design – neighbourhood and townscape outcomes) to include the following: Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.93	Commercial and mixed use Zones / Local Centre Zone / LCZ-P8	Support	Support	Retain LCZ-P8 (On-site residential amenity) as notified.	Accept in part.	No.
Z Energy Limited	361.35	Commercial and mixed use Zones / Local Centre Zone / LCZ-P8	Support	LCZ-P8 is supported as it seeks to achieve a good standard of amenity for residential activities.	Retain LCZ-P8 (On-site residential amenity) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.460	Commercial and mixed use Zones / Local Centre Zone / LCZ-P8	Support	The policy framework of the LCZ is supported as it allows the management of Local Centre Zones in a way that provides for the needs to the local neighbourhood and wider city.	Retain LCZ-P8 (On-site residential amenity) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.578	Commercial and mixed use Zones / Local Centre Zone / LCZ-P8	Support in part	Supports LCZ-P8 in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Amendments to remove communal outdoor space and outlook requirements are also sought as this is already covered by reference to outdoor space generally and this could be private outdoor space and outlook requirements should not be mandatory in a higher density living situation.	Retain LCZ-P8 (On-site residential amenity) and seeks amendment.	Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.579	Commercial and mixed use Zones / Local Centre Zone / LCZ-P8	Amend	Supports LCZ-P8 in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Amendments to remove communal outdoor space and outlook requirements are also sought as this is already covered by reference to outdoor space generally and this could be private outdoor space and outlook requirements should not be mandatory in a higher density living situation.	Amend LCZ-P8 (On-site residential amenity) as follows: Achieve a good standard of amenity for residential activities in the Local Centre Zone by <u>ensuring access to convenient outdoor space:</u> 1. Providing residents with access to adequate outlook; and 2. Ensuring access to convenient outdoor space, including private or shared communal areas.	Accept in part.	Yes.
Restaurant Brands Limited	349.94	Commercial and mixed use Zones / Local Centre Zone / LCZ-P9	Support	Support	Retain LCZ-P9 (Managing adverse effects) as notified.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.239	Commercial and mixed use Zones / Local Centre Zone / LCZ-P9	Oppose in part	Agrees that shading, privacy, bulk and dominance effects on adjacent sites require management. However, the level of management needs to be informed by the development expectations for the zone.	Opposes LCZ-P9 (Managing adverse effects) and seeks amendment.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Retirement Villages Association of New Zealand Incorporated	350.240	Commercial and mixed use Zones / Local Centre Zone / LCZ-P9	Amend	Agrees that shading, privacy, bulk and dominance effects on adjacent sites require management. However, the level of management needs to be informed by the development expectations for the zone.	Seeks to Add new "role of density standards" policy in the Local Centre Zone chapter as follows: <u>MRZ-PX Role of density standards</u> <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>	Reject.	No.
Z Energy Limited	361.36	Commercial and mixed use Zones / Local Centre Zone / LCZ-P9	Support	LCZ-P9 supported as it seeks to manage adverse effects relating to shading, privacy, bulk and dominance effects as well as effects on the transport network.	Retain LCZ-P9 (Managing adverse effects) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.461	Commercial and mixed use Zones / Local Centre Zone / LCZ-P9	Support	The policy framework of the LCZ is supported as it allows the management of Local Centre Zones in a way that provides for the needs to the local neighbourhood and wider city.	Retain LCZ-P9 (Managing adverse effects) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.580	Commercial and mixed use Zones / Local Centre Zone / LCZ-P9	Support in part	Considers that an amendment is required to LCZ-P9 to specify that adverse effects that need consideration are those beyond what is anticipated in the zone, is consistent with the proposed zone framework and in accordance with Policy 6 NPSUD.	Retain LCZ-P9 (Managing adverse effects) and seeks amendment.	Reject.	No.
Kāinga Ora Homes and Communities	391.581	Commercial and mixed use Zones / Local Centre Zone / LCZ-P9	Amend	Considers that an amendment is required to LCZ-P9 to specify that adverse effects that need consideration are those beyond what is anticipated in the zone, is consistent with the proposed zone framework and in accordance with Policy 6 NPSUD.	Amend LCZ-P9 (Managing adverse effects) as follows: Recognise the evolving, higher density development context enabled in the Local Centres Zone, while managing any associated adverse effects <u>beyond those anticipated within the zone</u> , including: 1. Shading, privacy, bulk and dominance effects on adjacent sites; and 2. The impact of construction on the transport network.	Reject.	No.
McDonald's	274.25	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Oppose	McDonald's is opposed to the 'City Outcomes Contributions' provisions and considers that developments that breach height standards should instead be considered on their merits and effects. The merits of a proposal should not be confined to a specified and required list.	Seeks that LCZ-P10 (City Outcomes Contributions) is deleted.	Accept in part	No.
Property Council New Zealand	338.15	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Amend	Considers that incentives for large developments that can demonstrate a City Outcomes Contribution (such as priority consenting) would establish a quid pro quo system and enable growth rather than placing additional obstacles for large-scale development to occur.	Seeks that incentives be provided to encourage but not require large developments to deliver City Outcomes Contributions.	Accept in part	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.206	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZP10	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with The RVA's primary submission.	Disallow	Accept in part.	No.
Ryman Healthcare Limited	FS128.206	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZP10	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission.	Disallow	Accept in part.	No.
Restaurant Brands Limited	349.95	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Oppose	Oppose The Centres and Mixed-Use Design Guide (and the associated policy and matters of discretion linkages), do not recognise or provide for the functional or operational requirements of activities. The Design Guide reads as a set of rules to be complied with, rather than guidelines to inform the assessment of applications for resource consent and will result in an unnecessarily onerous and unreasonable resource consent process. The Design Guide places unreasonable requirements on applicants on matters that are more appropriately dealt with at a national level (for example, reducing travel/shipping costs of materials to reduce carbon emissions, and installing insulation above minimum requirements). The imposition of "thresholds" for certain types of development result in a "pass/fail" assessment being applied and will result in an unnecessarily onerous and unreasonable resource consent process.	Amend LCZ-P10 (City outcomes contribution) as follows: ... Require over height, large-scale residential, non-residential and comprehensive development in the Local Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed-Use Design Guide guideline G107, including through either: 1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. 2. Incorporating ... 4. 3. Incorporating 4. Enabling ...	Accept in part	No.
Foodstuffs North Island	FS23.43	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZP10	Oppose	FSNI submission point 476.26 seeks to delete this policy in its entirety, FSNI submission point 476.25 seeks that functional or operational requirements of activities and development are recognised in LCZ-P7. Submission point 349.95 seeks to amend LCZ-P10.	Disallow / Reject submission in part.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Retirement Villages Association of New Zealand Incorporated	350.241	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Oppose	Opposes the inclusion of the City Outcomes Contribution requirements of LCZ-P10 and considers that any requirements associated with developments that are under or over height should directly relate to mitigation of potential or actual effects. Considers that the policy would create barriers that strongly conflict with the need to resolve the housing crisis and address the needs of the rapidly growing aging population.	Delete LCZ-P10 (City outcomes contribution) in its entirety.	Accept in part	No.
Woolworths New Zealand	359.62	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Amend	Considers that LCZ-P10 is unclear and should be amended. The policy contains an incorrect reference to the Centres and Mixed Use Design Guide document (should be G97 as opposed to G107). A review of the guideline indicates that G97 City Outcomes Contribution is only triggered for City Centre zone developments (under or over height development comprising 50 or more units or any comprehensive development) and for over height development comprising 25 or more units or any comprehensive development in the Metropolitan Centre zone (MCZ), Neighbourhood Centre zone (NCZ), Local Centre zone (LCZ) and High Density Residential zone (HRZ). As such, the Policy as currently drafted implies that any non-residential development in the LCZ is subject to this policy which is incorrect. The above amendment seeks to align this Policy with the Guide document.	Amend LCZ-P10 (City outcomes contribution) as follows: Require over height , large-scale residential, non-residential and comprehensive development <u>that are over height</u> in the Local Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107 <u>G97</u> , including through either: ...	Accept in part.	Yes.
Foodstuffs North Island	FS23.9	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZP10	Oppose	Submission point 359.62 seeks to amend LCZ-P10. FSNI submission point 476.26 seeks to delete LCZP10 in it's entirety.	Disallow / Reject submission in part.	Accept in part	No.
Z Energy Limited	361.37	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Support in part	LCZ-P10 is supported as it seeks to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107. However, the policy should also recognise the existing environment. [Submitter identified LCZ-P11 instead of LCZ-P10 (City outcomes contribution); submission points have been changed to refer to LCZ-P10]	Retain LCZ-P10 (City outcomes contribution) with amendment.	Reject in part.	No.
Z Energy Limited	361.38	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Amend	Considers that LCZ-P10 should be amended to recognise the existing environment. [Submitter identified LCZ-P11 instead of LCZ-P10 (City outcomes contribution); submission points have been changed to refer to LCZ-P10]	Amend LCZ-P10 (City outcomes contribution) as follows: Require over height, large-scale residential, non-residential and comprehensive development in the Local Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107, <u>while recognising the existing environment</u> including through either: ...	Reject.	No.
WCC Environmental Reference Group	377.462	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Support	The policy framework of the LCZ is supported as it allows the management of Local Centre Zones in a way that provides for the needs to the local neighbourhood and wider city.	Retain LCZ-P10 (City outcomes contribution) as notified.	Reject.	No.
Kāinga Ora Homes and Communities	391.582	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Oppose in part	Opposes requiring 'City Outcomes Contribution' for development in LCZ-P10. This policy has the potential to disincentivise residential development. 'Over height' developments should instead be considered on their own merits and effects. Deletion sought. Kāinga Ora opposes this policy for the following reasons: (a) all of these activities are anticipated by the zone, and this policy has the potential to disincentivise intensified development; (b) Over height development should be assessed based on the potential or actual effects or the proposed infringement, as provided for by the rule framework; (c) Notwithstanding the above, there is no definition for large-scale residential, which creates ambiguity within the plan	Retain LCZ-P10 (City outcomes contribution) and seeks amendment.	Accept in part	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.154	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZP10	Not specified	The RVA oppose in part the relief sought in this submission as it is inconsistent with The RVA's primary submission where The RVA sought this provision be deleted in full.	Amend / Disallow the submission point and instead grant the relief sought by The RVA.	Accept in part	No.
Ryman Healthcare Limited	FS128.154	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZP10	Not specified	Ryman oppose in part the relief sought in this submission as it is inconsistent with Ryman's primary submission where Ryman sought this provision be deleted in full.	Amend / Disallow the submission point and instead grant the relief sought by Ryman.	Accept in part	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.583	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Amend	Opposes requiring 'City Outcomes Contribution' for development in LCZ-P10. This policy has the potential to disincentivise residential development. 'Over height' developments should instead be considered on their own merits and effects. Deletion sought. Kāinga Ora opposes this policy for the following reasons: (a) all of these activities are anticipated by the zone, and this policy has the potential to disincentivise intensified development; (b) Over height development should be assessed based on the potential or actual effects or the proposed infringement, as provided for by the rule framework; (c) Notwithstanding the above, there is no definition for large-scale residential, which creates ambiguity within the plan	Amend LCZ-P10 (City outcomes contribution) as follows: Require over height, large-scale residential, non-residential and comprehensive Encourage development within the Local Centre Zone in the Local Centre Zone to contribute to positive outcomes deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107, including through either: 1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. Incorporating assisted housing into the development, where this is provided, legal instruments are required to ensure that it remains assisted housing for at least 25 years; and/or 5. Enabling ease of access for people of all ages and mobility.	Accept in part	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.155	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZP10	Not specified	The RVA oppose in part the relief sought in this submission as it is inconsistent with The RVA's primary submission where The RVA sought this provision be deleted in full.	Amend / Disallow the submission point and instead grant the relief sought by The RVA.	Accept in part	No.
Ryman Healthcare Limited	FS128.155	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZP10	Not specified	Ryman oppose in part the relief sought in this submission as it is inconsistent with Ryman's primary submission where Ryman sought this provision be deleted in full.	Amend / Disallow the submission point and instead grant the relief sought by Ryman.	Accept in part	No.
Investore Property Limited	405.66	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Oppose	Considers that the 'City Outcomes Contributions' provisions are inappropriate. Specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development which he submitter considers is inappropriate. Developments that breach height standards should instead be considered on their own merits and effects. [Refer to original submission for full reason, including attachment]	Seeks that LCZ-P10 (City Outcomes Contribution) is deleted in its entirety as notified.	Accept in part	No.
VicLabour	414.37	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Support in part	Supportive of the inclusion of a points based system to allow developments outside of some of the rules in the PDP if they provide other benefits (the city outcomes contribution mechanism) but considers it an example of how arbitrary and excessive many of these regulations are, particularly around height and character protections.	Seeks to retain points based system to allow developments outside of some of the rules in the PDP if they provide other benefits. [Inferred decision requested]	Reject.	No.
Fabric Property Limited	425.52	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Oppose	Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list. The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of "density done well" as stated in the Design Guide. Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.	Delete LCZ-P10 (City Outcomes Contribution) in its entirety.	Accept in part	No.
Foodstuffs North Island	476.26	Commercial and mixed use Zones / Local Centre Zone / LCZ-P10	Oppose	Opposes LCZ-P10. While FSNI recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to noncompliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list. The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the PDP strategic objectives and NPS-UD requirements of providing for development capacity and urban intensification.	Delete LCZ-P10 (City outcomes contribution) and consequential references in their entirety.	Accept in part	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Restaurant Brands Limited	349.96	Commercial and mixed use Zones / Local Centre Zone / LCZ-R1	Support	Support	Retain LCZ-R1 (Commercial activities) as notified.	Accept.	No.
Foodstuffs North Island	FS23.73	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR1	Support	Submission point 349.96 supports FSNI submission point 476.92.	Allow	Accept.	No.
WCC Environmental Reference Group	377.463	Commercial and mixed use Zones / Local Centre Zone / LCZ-R1	Support	The strong rule framework of this Rule in managing local centres and operationalising the objectives and policies of the Local Centre Zone chapter is supported.	Retain LCZ-R1 (Commercial activities) as notified.	Accept.	No.
Foodstuffs North Island	476.92	Commercial and mixed use Zones / Local Centre Zone / LCZ-R1	Support	Supports supermarket as a permitted activity in the LCZ.	Retain LCZ-R1 (Commercial activities) as notified. [Inferred decision requested].	Accept.	No.
WCC Environmental Reference Group	377.464	Commercial and mixed use Zones / Local Centre Zone / LCZ-R2	Support	The strong rule framework of this Rule in managing local centres and operationalising the objectives and policies of the Local Centre Zone chapter is supported.	Retain LCZ-R2 (Community facilities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.465	Commercial and mixed use Zones / Local Centre Zone / LCZ-R3	Support	The strong rule framework of this Rule in managing local centres and operationalising the objectives and policies of the Local Centre Zone chapter is supported.	Retain LCZ-R3 (Educational facilities) as notified.	Accept.	No.
Ministry of Education	400.130	Commercial and mixed use Zones / Local Centre Zone / LCZ-R3	Support	Supports LCZ-R3 as it is important to recognise and provide for educational facilities which will service the surrounding residential catchments and other community/commercial activities.	Retain LCZ-R3 (Educational facilities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.466	Commercial and mixed use Zones / Local Centre Zone / LCZ-R4	Support	The strong rule framework of this Rule in managing local centres and operationalising the objectives and policies of the Local Centre Zone chapter is supported.	Retain LCZ-R4 (Arts, culture and entertainment activities) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.267	Commercial and mixed use Zones / Local Centre Zone / LCZ-R5	Support	Supports the rule as it permits emergency service facilities in the LCZ.	Retain LCZ-R5 (Emergency service facilities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.467	Commercial and mixed use Zones / Local Centre Zone / LCZ-R5	Support	The strong rule framework of this Rule in managing local centres and operationalising the objectives and policies of the Local Centre Zone chapter is supported.	Retain LCZ-R5 (Emergency services facilities) as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.34	Commercial and mixed use Zones / Local Centre Zone / LCZ-R6	Support	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Retain LCZ-R6 (Community corrections activities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.468	Commercial and mixed use Zones / Local Centre Zone / LCZ-R6	Support	The strong rule framework of this Rule in managing local centres and operationalising the objectives and policies of the Local Centre Zone chapter is supported.	Retain LCZ-R6 (Community corrections activities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.469	Commercial and mixed use Zones / Local Centre Zone / LCZ-R7	Support	The strong rule framework of this Rule in managing local centres and operationalising the objectives and policies of the Local Centre Zone chapter is supported.	Retain LCZ-R7 (Visitor accommodation) as notified.	Accept.	No.
WCC Environmental Reference Group	377.470	Commercial and mixed use Zones / Local Centre Zone / LCZ-R8	Support	The strong rule framework of this Rule in managing local centres and operationalising the objectives and policies of the Local Centre Zone chapter is supported.	Retain LCZ-R8 (Recreational activities) as notified.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.471	Commercial and mixed use Zones / Local Centre Zone / LCZ-R9	Support	The strong rule framework of this Rule in managing local centres and operationalising the objectives and policies of the Local Centre Zone chapter is supported.	Retain LCZ-R9 (Public transport activities) as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.35	Commercial and mixed use Zones / Local Centre Zone / LCZ-R10	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain LCZ-R10 (Residential activities) as notified.	Accept in part.	No.
Friends of Khandallah	252.3	Commercial and mixed use Zones / Local Centre Zone / LCZ-R10	Amend	Considers that developers will abuse LCZ-R10 without the amendment. No developers have built residential on top of commercial in Wellington and developers do not like doing retail development. Retain rents in Khandallah are insufficient to justify the development of new retail space in Khandallah. People do not like purchasing/leasing residential above food-courts or premises. [Refer to original submission for full reason]	Seeks that LCZ-R10 (Residential Activities) is amended so that the entire ground floor needs to be non-residential.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.51	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR10	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.51	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR10	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages should be permitted at ground floor level.	Disallow	Accept.	No.
Retirement Villages Association of New Zealand Incorporated	350.242	Commercial and mixed use Zones / Local Centre Zone / LCZ-R10	Oppose in part	Opposes limitations on ground level residential activities.	Opposes LCZ-10 (Residential Activities) and seeks amendment.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.243	Commercial and mixed use Zones / Local Centre Zone / LCZ-R10	Amend	Opposes limitations on ground level residential activities.	Seeks a the addition of a Rule specific to retirement villages.	Reject.	No.
Waka Kotahi NZ Transport Agency	FS103.31	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR10	Oppose	Waka Kotahi supports the limitation of residential activities at ground floor to retain the commercial centre vibrancy and walkability.	350.244	Accept.	No.
WCC Environmental Reference Group	377.472	Commercial and mixed use Zones / Local Centre Zone / LCZ-R10	Support	The strong rule framework of this Rule in managing local centres and operationalising the objectives and policies of the Local Centre Zone chapter is supported.	Retain LCZ-R10 (Residential activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.584	Commercial and mixed use Zones / Local Centre Zone / LCZ-R10	Support in part	Supports LCZ-R10 in part as residential activities should be enabled in Local Centres, but seeks that: (a) The activity status for non-compliance is amended to Restricted Discretionary with preclusion for limited notification and appropriate matters of discretion are restricted to Policy 7 and 8 matters. (b) Rules related to verandah coverage are removed, as it is considered that residential activities should be provided for where verandah coverage is required, particularly when ground floor development is controlled on active frontages and non-residential activity frontages in accordance with LCZ-P4. Reference to natural hazards is removed as these matters are controlled by Natural Hazard rules and the proposed wording is inconsistent with this approach and does not manage residential activity at ground level in hazard overlay areas	Retain LCZ-R10 (Residential activities) and seeks amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.585	Commercial and mixed use Zones / Local Centre Zone / LCZ-R10	Amend	Supports LCZ-R10 in part as residential activities should be enabled in Local Centres, but seeks that: (a) The activity status for non-compliance is amended to Restricted Discretionary with preclusion for limited notification and appropriate matters of discretion are restricted to Policy 7 and 8 matters. (b) Rules related to verandah coverage are removed, as it is considered that residential activities should be provided for where verandah coverage is required, particularly when ground floor development is controlled on active frontages and non-residential activity frontages in accordance with LCZ-P4. (c) Reference to natural hazards is removed as these matters are controlled by Natural Hazard rules and the proposed wording is inconsistent with this approach and does not manage residential activity at ground level in hazard overlay areas	Amend LCZ-R10 (Residential activities) as follows: 1. Activity status: Permitted Where: a. The activity is located: i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; and iii. At ground floor level along any street edge not identified as a non-residential activity frontage. iv. At ground level along any street not identified as requiring verandah coverage; or v. At ground level on any site contained within a Natural Hazard Overlay. Activity status: Discretionary Restricted Discretionary Where: a. Compliance with the requirements of LCZ-R10.1.a cannot be achieved. Matters of discretion are restricted to: 1. The matters in LCZ-P7 and LCZ-P8. Notification status: An application for resource consent made in respect of rule LCZ-R10.2.a is precluded from being limited and publicly notified	Accept in part.	Yes.
WCC Environmental Reference Group	377.473	Commercial and mixed use Zones / Local Centre Zone / LCZ-R11	Support	The strong rule framework of this Rule in managing local centres and operationalising the objectives and policies of the Local Centre Zone chapter is supported.	Retain LCZ-R11 (Integrated retail activity) as notified.	Accept in part.	Yes.
Johnsonville Community Association Inc	FS114.44	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR11	Oppose	Considers that the rule was introduced by the WCC to block the original Johnsonville Mall development and was retained in the DPC72. Considers that WCC does not have either the responsibility or capability to regulate the normal market process. It should not impose its own centres hierarchy that restricts where and when retail businesses can locate. Considers the incorporation of the rules specifically protecting retailers on the Golden Mile from legal competition is not only specifically part of the strategy of the WCC, it is even specifically prohibited under the Resource Management Act. As follows: (3) In preparing or changing any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition. Resource Management Act 1991 (as at 15 November 2021), Part 5, Section 74 It is also noted that, while the Golden Mile is the only retail with specific protection under the proposed policies and rules, there is no supporting justification for why this huge retail area needs such protection under the district plan. The continued presence of this economic protection rule is a significant reason why the Johnsonville Mall has not been developed. The continued inclusion of this rule in the PDP essentially ensures any future Johnsonville retail development is restricted or even blocked when such development would have a major positive contribution to North Wellington City and the city in general.	Disallow / Delete LCZ-R11 (Integrated Retail Activity) in its entirety.	Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.586	Commercial and mixed use Zones / Local Centre Zone / LCZ-R11	Amend	Considers that the Integrated Retail Activity gross floor areas of 20,000m2 do not reflect the scale of the Centres hierarchy anticipated in the NPSUD and the National Planning Standards. In some cases, the size of the Zones would not be large enough to accommodate 20,000m2 GFA.	Seeks to reduce the Integrated Retail Activity Gross Floor Area in LCZ-R11 (Integrated retail activity) to better reflect their lower order of Local Centres in the Centres hierarchy.	Reject.	No.
Johnsonville Community Association Inc	FS114.37	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR11	Oppose	Considers that the rule was introduced by the WCC to block the original Johnsonville Mall development and was retained in the DPC72. Considers that WCC does not have either the responsibility or capability to regulate the normal market process. It should not impose its own centres hierarchy that restricts where and when retail businesses can locate. Considers the incorporation of the rules specifically protecting retailers on the Golden Mile from legal competition is not only specifically part of the strategy of the WCC, it is even specifically prohibited under the Resource Management Act. As follows: (3) In preparing or changing any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition. Resource Management Act 1991 (as at 15 November 2021), Part 5, Section 74 It is also noted that, while the Golden Mile is the only retail with specific protection under the proposed policies and rules, there is no supporting justification for why this huge retail area needs such protection under the district plan. The continued presence of this economic protection rule is a significant reason why the Johnsonville Mall has not been developed. The continued inclusion of this rule in the PDP essentially ensures any future Johnsonville retail development is restricted or even blocked when such development would have a major positive contribution to North Wellington City and the city in general.	Disallow / Delete LCZ-R11 (Integrated Retail Activity) in its entirety.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.587	Commercial and mixed use Zones / Local Centre Zone / LCZ-R11	Support in part	Supports controlling integrated retail in Centres in LCZ-R11 but considers that 20,000m2 is too big for the scale of Local Centres and should be reviewed to provide an appropriate retail hierarchy to match the Centres hierarchy and ensure that opportunities for housing are not limited in Centres.	Retain LCZ-R11 (Integrated retail activity) and seeks amendment.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Johnsonville Community Association Inc	FS114.38	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR11	Oppose	<p>Considers that the rule was introduced by the WCC to block the original Johnsonville Mall development and was retained in the DPC72. Considers that WCC does not have either the responsibility or capability to regulate the normal market process. It should not impose its own centres hierarchy that restricts where and when retail businesses can locate. Considers the incorporation of the rules specifically protecting retailers on the Golden Mile from legal competition is not only specifically part of the strategy of the WCC, it is even specifically prohibited under the Resource Management Act. As follows: (3) In preparing or changing any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition. Resource Management Act 1991 (as at 15 November 2021), Part 5, Section 74</p> <p>It is also noted that, while the Golden Mile is the only retail with specific protection under the proposed policies and rules, there is no supporting justification for why this huge retail area needs such protection under the district plan. The continued presence of this economic protection rule is a significant reason why the Johnsonville Mall has not been developed. The continued inclusion of this rule in the PDP essentially ensures any future Johnsonville retail development is restricted or even blocked when such development would have a major positive contribution to North Wellington City and the city in general.</p>	Disallow / Delete LCZ-R11 (Integrated Retail Activity) in its entirety.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.588	Commercial and mixed use Zones / Local Centre Zone / LCZR11	Amend	Supports controlling integrated retail in Centres in LCZ-R11 but considers that 20,000m2 is too big for the scale of Local Centres and should be reviewed to provide an appropriate retail hierarchy to match the Centres hierarchy and ensure that opportunities for housing are not limited in Centres.	Amend LCZ-R11 (Integrated retail activity) as follows: 1. Activity status: Permitted where: a. The total gross floor area does not exceed 210,000m2.	Reject.	No.
Johnsonville Community Association Inc	FS114.39	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR11	Oppose	<p>Considers that the rule was introduced by the WCC to block the original Johnsonville Mall development and was retained in the DPC72. Considers that WCC does not have either the responsibility or capability to regulate the normal market process. It should not impose its own centres hierarchy that restricts where and when retail businesses can locate. Considers the incorporation of the rules specifically protecting retailers on the Golden Mile from legal competition is not only specifically part of the strategy of the WCC, it is even specifically prohibited under the Resource Management Act. As follows: (3) In preparing or changing any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition. Resource Management Act 1991 (as at 15 November 2021), Part 5, Section 74</p> <p>It is also noted that, while the Golden Mile is the only retail with specific protection under the proposed policies and rules, there is no supporting justification for why this huge retail area needs such protection under the district plan. The continued presence of this economic protection rule is a significant reason why the Johnsonville Mall has not been developed. The continued inclusion of this rule in the PDP essentially ensures any future Johnsonville retail development is restricted or even blocked when such development would have a major positive contribution to North Wellington City and the city in general.</p>	Disallow / Delete LCZ-R11 (Integrated Retail Activity) in its entirety.	Accept.	Yes.
Johnsonville Community Association	429.39	Commercial and mixed use Zones / Local Centre Zone / LCZR11	Oppose	<p>Considers that LCZ-R11 (Integrated Retail Activity) which restricts large retail developments outside of the CBD, was introduced to block Johnsonville Mall Development.</p> <p>Considers that rules introduced to block competition to the Golden Mile are illegal.</p> <p>[See original submission for full reason]</p>	Delete LCZ-R11 (Integrated Retail Activity) in its entirety.	Accept in part	Yes
WCC Environmental Reference Group	377.474	Commercial and mixed use Zones / Local Centre Zone / LCZR12	Amend	Considers that LCZ-R12 is far too restrictive and should be amended. Community waste collection and recycling could be key aspects of a more sustainable 'circular' economy. Non-complying status with compulsory public notification is a major barrier to any activity. This could be a major roadblock for community waste management, small scale composting or niche recycling activities. For example it is not clear a small scale bottle recycling and cleaning business would not be caught by this rule.	Amend LCZ-R12.2 (Industrial activities) as follows: 2. Activity Status: Non-complying Discretionary Where: Compliance with the requirements of LCZ-R12.1.a cannot be achieved. Notification status: An application for resource consent made in respect of rule LCZ-R12.2.a must be publicly notified.	Reject.	No.
McDonald's	274.26	Commercial and mixed use Zones / Local Centre Zone / LCZR13	Oppose in part	Opposed to the Discretionary Activity status for car parking activities that do not comply with the permitted activity requirements.	Retain LCZ-R13.2 (Carparking activities), subject to amendment outlined other submission points.	Reject.	No.
McDonald's	274.27	Commercial and mixed use Zones / Local Centre Zone / LCZR13	Amend	Opposed to the Discretionary Activity status for car parking activities that do not comply with the permitted activity requirements.	Amend LCZ-R13.2 (Carparking activities) as follows: ... 2. Activity status: Discretionary Restricted Discretionary Where: a. Compliance with the requirements of LCZ-R1.1.a cannot be achieved.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Woolworths New Zealand	359.63	Commercial and mixed use Zones / Local Centre Zone / LCZ-R13	Amend	Considers that LCZ-R13 should be amended so that the activity status of this standard infringement is changed to restricted discretionary. It is considered that this status, plus the suggested matters of discretion, will ensure an appropriate assessment of effects is undertaken, whilst providing a level of certainty that where activities are anticipated, such assessments will be rational and streamlined. Supermarkets often require car parking to be visible, both from commercial viability perspective but also given the requirements to separate loading and servicing activities from public interfaces. This site layout requires that loading is located to the rear of a store, with the building in front and the entrance accessible and legible from the car park and street frontage. The application of blanket urban design ideals in these standards is challenged such that the proposed amendment seeks to explicitly exclude supermarkets from complying with this standard.	Amend LCZ-R13.2 (Carparking activities) as follows: 2. Activity status: <u>Restricted</u> Discretionary Where: a. Compliance with the requirements of LCZ-R13.1.a is not achieved. <u>Matters of discretion are:</u> 1. <u>The matters in LCZ-P2, LCZ-P3, LCZ-P4, LCZ-P7, LCZ-P9 and LCZ-P10; 2</u> <u>The cumulative effect of the development on:</u> a. <u>The ongoing viability and vibrancy of the Zone;</u> b. <u>The safety and efficiency of the transport network, including providing for a range of transport modes;</u> c. <u>The hierarchy of roads, travel demand or vehicle use; and</u> 3. <u>The compatibility with other activities provided for in the zone.</u> <u>Note: Rule LCZ-R13 does not apply to new supermarkets or additions to existing supermarkets.</u>	Reject.	No.
Foodstuffs North Island	FS23.10	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR13	Support	Submission point 359.63 partly supports FSNi submission points 476.27 and 476.28.	Allow / Allow submission in part.	Reject.	No.
Greater Wellington Regional Council	FS84.107	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR13	Oppose	Greater Wellington oppose this submission point. A "discretionary" activity status provides necessary controls for carparking activities which align with the direction of Proposed RPS Change 1, including objectives CC.1 and CC.3, and policies CC.1, CC.3 and CC.9.	Disallow / Seeks that the provisions be retained as notified and support provisions that support active transport nodes.	Accept.	No.
Waka Kotahi NZ Transport Agency	FS103.32	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR13	Oppose	Space in the centres is valuable, but the use of that space can have a wide range of effects (negative and positive), including on the character, perceptions of safety, road user behaviour, walkability and choice of transport mode. It is considered appropriate that non-compliant car parking provision consider a wide range of effects	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.589	Commercial and mixed use Zones / Local Centre Zone / LCZ-R13	Support	Generally supports LCZ-R13.	Retain LCZ-R13 (Carparking activities) as notified.	Accept in part.	No.
Foodstuffs North Island	476.27	Commercial and mixed use Zones / Local Centre Zone / LCZ-R13	Oppose	Opposes the Discretionary Activity status in LCZ-R13 for car parking activities that do not comply with the Permitted Activity requirements.	Amend LCZ-R13 (Carparking activities) as follows: ... 2. Activity status: Discretionary <u>Restricted Discretionary</u> ...	Reject.	No.
Foodstuffs North Island	476.28	Commercial and mixed use Zones / Local Centre Zone / LCZ-R13	Amend	Opposes the Discretionary Activity status in LCZ-R13 for car parking activities that do not comply with the Permitted Activity requirements.	Amend LCZ-R13 (Carparking activities) as follows: ... 2. Activity status: Discretionary <u>Restricted Discretionary</u> ...	Reject.	No.
Greater Wellington Regional Council	FS84.104	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR13	Oppose	Greater Wellington oppose this submission point. A "discretionary" activity status provides necessary controls for carparking activities which align with the direction of Proposed RPS Change 1, including objectives CC.1 and CC.3, and policies CC.1, CC.3 and CC.9	Disallow / Seeks that the provisions be retained as notified and support provisions that support active transport nodes.	Accept.	No.
Z Energy Limited	361.39	Commercial and mixed use Zones / Local Centre Zone / LCZ-R14	Support in part	LCZ-R14 is supported in so much as it provides for yard-based retail activities (the definition of which includes service stations) as a discretionary activity.	Retain LCZ-R14 (Yard-based retailing activities) with amendment.	Accept in part.	Yes.
Z Energy Limited	361.40	Commercial and mixed use Zones / Local Centre Zone / LCZ-R14	Amend	Considers that LCZ-R14 should be amended to make changes to the notification status to exclude activities relating to the operation, maintenance and upgrading of existing activities and activities adjoining specific areas.	Amend LCZ-R14 (Yard-based retailing activities) as follows: 1. Activity status: Discretionary Notification Status: An application for resource consent made in respect of rule CCZ-R15 must be publicly notified <u>except:</u> <u>a. The activity relates to the maintenance, operation and upgrading of an existing activity;</u> <u>b. The new or existing activity adjoins another commercial zone, a residential zone or an arterial or collector Road.</u>	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.149	Commercial and mixed use Zones / Local Centre Zone / LCZ-R14	Support in part	LCZ-R14 is supported in so much as the rule provides for yard-based retail activities as a discretionary activity. It is understood that an application for resource consent made in respect of this rule, however, must be publicly notified in accordance with the Notification Status. [Submitter identified LCZ-R16 (Maintenance and repair of buildings and structures) instead of LCZ-R14 (Yard-based retailing activities); submission points have been changed to refer to LCZ-R14]	Retain LCZ-R14 (Yard-based retailing activities) with amendment.	Accept in part.	Yes.
BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.150	Commercial and mixed use Zones / Local Centre Zone / LCZ-R14	Amend	Considers that LCZ-R14 should be amended as the notification requirement is not supported as it may have a range of unintended outcomes. For instance, without clarification, it may require public notification for any operational change, upgrading or maintenance to an existing yard-based activity where public notification would be more appropriately determined through standard notification tests. It may therefore also discourage existing activities from undertaking important maintenance and upgrades, for instance, to meet requirements of HSNO / HSWA legislation, better accord with good practise, introduce new technologies, or necessary changes to meet demand. Ongoing operation, maintenance, and upgrades of existing service stations / yard-based retail activities should not be subject to this notification requirement, which is not appropriate for existing lawful activities. It is considered that an additional exclusion to the notification status is appropriate only where the existing or new activity is located on the edge of the zone or adjacent to an arterial or collector road. These locations and/or interfaces do not have, nor should they expect, the same urban design outcomes and levels of visual amenity compared to a centrally located site in the CCZ for example. A service station, for example, would not impact the function and vitality of a centre zone if it were located on the edge of the zone where it can appropriately transition to the adjoining zone.	Amend LCZ-R14 (Yard-based retailing activities) as follows: Notification Status: An application for resource consent made in respect of rule LCZ-R14 must be publicly notified <u>except</u> : a. <u>The activity relates to the maintenance, operation and upgrading of an existing activity;</u> b. <u>The new or existing activity adjoins another commercial zone, a residential zone or an arterial or collector Road.</u>	Accept in part.	Yes.
WCC Environmental Reference Group	377.475	Commercial and mixed use Zones / Local Centre Zone / LCZ-R14	Amend	Considers that LCZ-R14 should be amended as it seems unduly restrictive to limit all yard-based activities in neighbourhood centre zones. For example, garden centres and plant sales would seem a business that would fit perfectly within neighbour centres. Having a wide range of activities in local neighbourhoods is fundamental to limiting car use and this policy may hinder creating 'walkable' neighbourhoods. It may even be appropriate to have some permitted activity rules for some yard based activities - for example a small garden centre. Drafting for this policy was not specifically provided but it is considered this should be reconsidered as the 50% total area yard restriction appears to catch a wide range of activities, many of which may be appropriate and should be permitted in neighbourhood centres.	Amend LCZ-R14 (Yard-based retailing activities) as follows: 1. Activity status: <u>Restricted Discretionary</u> <u>Matters of discretion are:</u> 1. <u>The matters in LCZ-P1, LCZ-P2, LCZ-P3 and LCZ-P4;</u> Notification status: An application for resource consent made in respect of rule LCZ-R14 must be publicly notified.	Reject.	No.
Fire and Emergency New Zealand	273.268	Commercial and mixed use Zones / Local Centre Zone / LCZ-R16	Support	Supports the rule as the demolition or removal of buildings and structures within the LCZ are a permitted activity.	Retain LCZ-R16 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Restaurant Brands Limited	349.97	Commercial and mixed use Zones / Local Centre Zone / LCZ-R16	Support	Support	Retain LCZ-R16 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.590	Commercial and mixed use Zones / Local Centre Zone / LCZ-R16	Support	Generally supports LCZ-R16.	Retain LCZ-R16 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.269	Commercial and mixed use Zones / Local Centre Zone / LCZ-R17	Support	Supports the rule as the demolition or removal of buildings and structures within the LCZ are a permitted activity.	Retain LCZ-R17 (Demolition or removal of buildings and structures) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.98	Commercial and mixed use Zones / Local Centre Zone / LCZ-R17	Support	Support	Retain LCZ-R17 (Demolition or removal of buildings and structures) as notified.	Accept in part.	No.
Greater Wellington Regional Council	351.270	Commercial and mixed use Zones / Local Centre Zone / LCZ-R17	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain LCZ-R17 (Demolition or removal of a buildings and structures) with amendment.	Reject.	No.
Greater Wellington Regional Council	351.271	Commercial and mixed use Zones / Local Centre Zone / LCZ-R17	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend LCZ-R17 (Demolition or removal of a buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.591	Commercial and mixed use Zones / Local Centre Zone / LCZ-R17	Support in part	Supports LCZ-R17 in part but seeks an amendment to ensure the rule only applies to active and nonresidential activity frontages. The notification status is supported.	Retain LCZ-R17.1 (Demolition or removal of buildings and structures) and seeks amendment.	Reject.	No.
Kāinga Ora Homes and Communities	391.592	Commercial and mixed use Zones / Local Centre Zone / LCZ-R17	Amend	Supports LCZ-R17 in part but seeks an amendment to ensure the rule only applies to active and nonresidential activity frontages. The notification status is supported.	Amend LCZ-R17.1 (Demolition or removal of buildings and structures) as follows: 1. Activity status: Permitted Where: a. The demolition or removal of a building on a site that has an active frontage or non-residential activity frontage: ---	Reject.	No.
Investore Property Limited	405.67	Commercial and mixed use Zones / Local Centre Zone / LCZ-R17	Support in part	Seeks amendments to LCZ-R17 to provide for demolition that does not comply with the permitted conditions as a Restricted Discretionary activity. While the submitter supports the intention of the rule, and supports the preclusion of public and limited notification, the submitter has concerns that as notified it may constrain staged developments that require demolition and clearing of a larger site to enable development. Considers that a restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes.	Retain LCZ-R17.2 (Demolition or removal of buildings and structures) and seeks amendment.	Reject.	No.
Investore Property Limited	405.68	Commercial and mixed use Zones / Local Centre Zone / LCZ-R17	Amend	Seeks amendments to LCZ-R17 to provide for demolition that does not comply with the permitted conditions as a Restricted Discretionary activity. While the submitter supports the intention of the rule, and supports the preclusion of public and limited notification, the submitter has concerns that as notified it may constrain staged developments that require demolition and clearing of a larger site to enable development. Considers that a restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes.	Amend LCZ-R17.2 (Demolition or removal of buildings and structures) to be a restricted discretionary activity status with a notification preclusion requirement.	Reject.	No.
Wellington City Council	266.155	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Amend	Considers a notification status statement is missing in relation to developments where all standards are met.	Amend LCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) as follows: Notification status: An application for resource consent made in respect of rule LCZ-R18.2.a which complies with all standards is precluded from being either publicly or limited notified. (...)	Accept.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.243	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR18	Not specified	The RVA supports the relief sought in this submission in so far as it is consistent with The RVA's primary submission.	Amend / Allow the submission point subject to the relief sought in The RVA's primary submission.	Accept.	Yes.
Ryman Healthcare Limited	FS128.243	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR18	Not specified	Ryman supports the relief sought in this submission in so far as it is consistent with Ryman's primary submission.	Amend / Allow the submission point subject to the relief sought in Ryman's primary submission.	Accept.	Yes.
Fire and Emergency New Zealand	273.270	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Support	Supports the rule as the construction or, or additions and alterations to, buildings and structures within the LCZ are a permitted activity.	Retain LCZ-R18 (Construction of or additions and alterations to buildings and structures) as notified.	Accept in part.	No.
McDonald's	274.28	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Oppose in part	Oppose the requirement for restricted discretionary consent where additions and alterations change the exterior to the building above veranda level and are visible from public spaces.	Retain LCZ-R18 (Alterations and additions to buildings and structures), subject to amendment as outlined other submission points.	Reject.	No.
McDonald's	274.29	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Amend	Considers where compliance can be achieved with the relevant standards, this should be a permitted activity otherwise McDonald's considered there to be a risk that this will result in the perverse outcome of parts of exterior facades not being updated.	Seeks the following amendment to LCZ-R18 (Alterations and additions to buildings and structures) as follows: 1 a. Any alterations or additions to a building or structure: i. Do not alter the external appearance of the building or structure; or ii. Relate to a building frontage below veranda level, including entranceways and glazing and compliance with LCZ-S5; or iii. Do not result in the creation of new residential units; and iv. Are not visible from public spaces; and v. i. Comply with effects standards LCZ-S1, LCZ-S2, LCZS3, LCZ-S4, LCZ-S5 and LCZ-S6.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Restaurant Brands Limited	349.99	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Oppose	Opposed to the cross reference to the Centres and Mixed-Use Design Guide within the matters of discretion. The cross reference to the policies of the LCZ is sufficient to ensure that development achieves a "good quality, well-functioning environment" as required by LCZ-O3.	Amend LCZ-R18 (Construction of, or additions and alterations to, buildings and structures) as follows: Matters of discretion are: ... 2. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height limit requirement and either comprises 25 or more residential units or is a non-residential building; 4.3, 5.4, 6.5, 7.6.	Accept in part.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.244	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Support in part	Supports the construction of, or additions and alterations to, buildings and structures being a permitted or restricted discretionary activity under LCZ-R18. Does not oppose the inclusion of the matters of discretion in Clause 2 relating to the extent and effect on non-compliance with the requirements of LCZ-R18.1. Considers that the matters of discretion in Clause 1, are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. Opposes the inclusion of LCZ-P10 in Clause 1, and the Clause 3 matters of discretion relating to the City Outcomes Contribution for the reasons provided in response to LCZ-P10 above. Considers that due to an absence of any reference to retirement villages in the Centres and Mixed Use and Residential Design Guides, their inclusion as matters of discretion in Clauses 3 and 4 are not of relevance / applicable to retirement villages and should be deleted. Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects offered by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites. Considers that for resource consent applications for the construction of or additions / alterations to retirement villages under LCZ-R18 should be precluded from being publicly notified; and that for a resource consent application for the construction of or additions / alterations to retirement villages under LCZ-R18 that complies with LCZ-S1, LCZ-S2 and LCZ-S4 should be precluded from being limited notified.	Retain LCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment	Reject.	No.
Retirement Villages Association of New Zealand	350.245	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Amend	Supports the construction of, or additions and alterations to, buildings and structures being a permitted or restricted discretionary activity under LCZ-R18. Does not oppose the inclusion of the	Amend LCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) as follows:	Reject.	No.
Woolworths New Zealand	359.64	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Amend	Considers that LCZ-R18 should be amended to establish a baseline for supermarket operations within the LCZ that is greater than the current threshold of 100m ² for new buildings on account of the general operational requirements of the stores. This proposed baseline of 2000m ² aligns with the Auckland Unitary Plan provisions in the Local Centre zone and is considered a commensurate response given the typical scale of supermarket buildings in this zone.	Amend LCZ-R18.1 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Permitted ... b. The construction of any building or structure: i. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from a public space; and iii. Will have a gross floor area of less than 100m ² <u>except where specified in iv below</u> ; <u>iv. Will have a gross floor area of less than 2000m² where it accommodates a supermarket; and</u> iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and vi. Comply with effects standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5 and LCZ-S6; and vii. Does not involve the construction of a new building for residential activities	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Woolworths New Zealand	359.65	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Amend	Considers that LCZ-R18 restricted discretionary activities should exclude new supermarket buildings. The submitter is concerned around the inclusion of the Centres and Mixed Use Design Guide within these matters of discretion on account of the unnecessary scope this introduces in a restricted discretionary consenting framework. As such, it is specifically sought that that this is excluded from the matters of discretion for new supermarket buildings.	Amend LCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Restricted Discretionary Where: 1. Compliance with any of the requirements of LCZ-R18.1 cannot be achieved. Matters of discretion are: 1. The matters in LCZ-P6, LCZ-P7, LCZ-P8, LCZ-P9 and LCZ-P10, excluding for supermarkets exceeding LCZ-R18(b)(iv); 2. For supermarkets exceeding LCZ-R18(b)(iv), the matters in LCZ-P3, LCZ-P4, LCZ-P7, LCZ-P9; 3. The extent and effect of non-compliance with LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7, LCZ-S8, LCZ-S9, LCZ-S10 and LCZ-S11; 4. The Centres and Mixed-Use Design Guide, including guideline G407 97 - City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building (excluding supermarkets); 4 5. The Residential Design Guide; 6. The extent and effect of any identifiable site constraints; 7. Construction impacts on the transport network; and 8. The availability and connection to existing or planned three waters infrastructure.	Reject.	No.
Kāinga Ora Homes and Communities	391.593	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Support in part	Supports LCZ-R18 in part, particularly the preclusion of public and limited notification.	Retain LCZ-R18 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.594	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Amend	Supports LCZ-R18 in part, particularly the preclusion of public and limited notification. Seeks: (a) amendments to remove direct reference to the design guides given their breadth and to instead rely on the urban design outcomes that are outlined by the policy references and amended standards, and (b) to remove reference to the "City Outcomes Contribution" as this will unduly limit intensive development and height should be assessed on its effects. (c) The removal of reference to residential units as the use is controlled by the activity rules.	Amend LCZ-R18 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Permitted where: a. Any alterations or additions to a building or structure: ... iii. Do not result in the creation of new residential units; and iv. Are not visible from public spaces; and v. Comply with effects standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5 and LCZ-S6. ... 2. Activity status: Restricted Discretionary where: a. Compliance with any of the requirements of LCZ-R18.1 cannot be achieved. Matters of discretion are: 1. The matters in LCZ-P6, LCZ-P7, LCZ-P8, and LCZ-P9 and LCZ-P10; 2. The extent and effect of non-compliance with LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7, and LCZ-S8, LCZ-S9, LCZ-S10 and LCZ-S11; 3. The Centres and Mixed-Use Design Guide, including guideline G407 - City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building; 4. The Residential Design Guide; 5. The extent and effect of any identifiable site constraints; 6. Construction impacts on the transport network; and 7. The availability and connection to existing or planned three waters infrastructure.	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.156	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR18	Not specified	The RVA supports in part the relief sought in this submission where it aligns with The RVA's primary submission to have these references removed, however it does not support the new urban design outcomes inserted as a result in various policies and standards.	Amend / Allow the submission point, subject to the relief sought within The RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.156	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR18	Not specified	Ryman supports in part the relief sought in this submission where it aligns with Ryman's primary submission to have these references removed, however it does not support the new urban design outcomes inserted as a result in various policies and standards.	Amend / Allow the submission point, subject to the relief sought within Ryman's primary submission.	Accept in part.	No.
Investore Property Limited	405.69	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain LCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
The Retirement Villages Association of New Zealand Incorporated	FS126.87	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR18	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.87	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR18	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.
Investore Property Limited	405.70	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend LCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) to remove the Design Guide as a matter of discretion and replaced with specific design outcomes that are sought.	Reject in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.88	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR18	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Reject in part.	No.
Ryman Healthcare Limited	FS128.88	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZR18	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Reject in part.	No.
Fabric Property Limited	425.53	Commercial and mixed use Zones / Local Centre Zone / LCZ-R18	Amend	<p>Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of "density done well" as stated in the Design Guide.</p> <p>Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.</p>	<p>Amend LCZ-R18.2.3 (City Outcomes Contribution) as follows:</p> <p>... any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building;</p> <p>...</p>	Accept in part.	Yes.
Fire and Emergency New Zealand	273.271	Commercial and mixed use Zones / Local Centre Zone / LCZ-R19	Support in part	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure including for the purposes of firefighting.	Supports LCZ-R19 (Conversion of buildings or parts of buildings for residential activities), with amendment.	Reject.	No.
Fire and Emergency New Zealand	273.272	Commercial and mixed use Zones / Local Centre Zone / LCZ-R19	Amend	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure including for the purposes of firefighting.	<p>Amend LCZ-R19 (Conversion of buildings or parts of buildings for residential activities) as follows:</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The matters in NCZ-P1, NCZ-P3, NCZ P6 and NCZ-P8 The extent of compliance with standards NCZ S7, NCZ-S8 and NCZ-S9 and satisfaction of associated assessment criteria; The Residential Design Guide; and The availability and connection to existing or planned three waters infrastructure, including for firefighting purposes. 	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.595	Commercial and mixed use Zones / Local Centre Zone / LCZ-R19	Support in part	Supports LCZ-R19 in part, and particularly supports the preclusion of public and limited notification. Seek amendments to remove direct reference to the design guide as the matters in the relevant policies include those matters articulated through the design guides.	Retain LCZ-R19 (Conversion of buildings, or parts of buildings, for residential activities) and seeks amendment.	Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.596	Commercial and mixed use Zones / Local Centre Zone / LCZ-R19	Amend	Supports LCZ-R19 in part, and particularly supports the preclusion of public and limited notification. Seek amendments to remove direct reference to the design guide as the matters in the relevant policies include those matters articulated through the design guides.	Amend LCZ-R19 (Conversion of buildings, or parts of buildings, for residential activities) as follows: 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in LCZ-P1, LCZ-P3, LCZ-P6, LCZ-P7 and LCZ-P8; 2. The extent of compliance with standards LCZ-S7, LCZ-P8 and LCZ-S9 and satisfaction of associated assessment criteria; and 3. The Residential Design Guide; and 4. The availability and connection to existing or planned three waters infrastructure. Notification status: An application for resource consent made in respect of rule LCZ-R19.1 is precluded from being either publicly or limited notified.	Reject in part.	Yes.
Investore Property Limited	405.71	Commercial and mixed use Zones / Local Centre Zone / LCZ-R19	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain LCZ-R19.2 (Conversion of buildings, or parts of buildings, to residential activities) and seeks amendment.	Reject in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.89	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ-R19	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Reject in part.	Yes.
Ryman Healthcare Limited	FS128.89	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ-R19	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Reject in part.	Yes.
Investore Property Limited	405.72	Commercial and mixed use Zones / Local Centre Zone / LCZ-R19	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend LCZ-R19.2 (Conversion of buildings, or parts of buildings, to residential activities) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Reject in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.90	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ-R19	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Reject in part.	Yes.
Ryman Healthcare Limited	FS128.90	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ-R19	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Reject in part.	Yes.
Fire and Emergency New Zealand	273.273	Commercial and mixed use Zones / Local Centre Zone / LCZ-R20	Support in part	Considers it important that the screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Supports LCZ-R20 (Outdoor storage areas), with amendment.	Accept.	Yes.
Fire and Emergency New Zealand	273.274	Commercial and mixed use Zones / Local Centre Zone / LCZ-R20	Amend	Considers it important that the screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Amend LCZ-R20 (Outdoor storage areas) as follows: Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Accept.	Yes.
John L Morrison	28.1	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Amend	Considers that height restrictions in the Churton Park Local Centre should be reduced to 11m to match with the surrounding residential area, instead of the proposed 22m. The area does not meet the rapid transit criteria and the construction of 22m high buildings would be out of character with the surrounding low rise residential areas.	Amend LCZ-S1 (Maximum Height) to remove Churton Park from Height Control Area 3.	Reject.	No.
David Stephen	82.8	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Amend	Considers that the 22m maximum height limit in the Centres zones should be reduced.	Seeks that the 22m minimum height for Height Control Area 3 at LCZ-S1 (Minimum building height) is reduced.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Ian Law	101.7	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Amend	The 22m height limit in LCZ-S1 (maximum height) is too high and needs to be amended.	Seeks that the height limit in LCZ-S1 (maximum height) should be reduced.	Reject.	No.
Julie Patricia Ward	103.9	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Amend	Considers that the height limit for all centres defined as LCZ's, other than heritage sites, should be 14 metres. Considers that this limit would establish an appropriate step down to surrounding existing one and two storey buildings and any three storey buildings which are added in the future. Considers that a 22m height limit would create a wind tunnel.	Seeks that the height limit around all LCZ (Local Centre Zone), other than heritage sites, is set at a consistent 14m, excluding heritage sites.	Reject.	No.
Brian McKenna	113.4	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Amend	Considers that the maximum height in Khandallah should be amended from 22m and set at 14m. Considers that given the narrow one-lane road in most of the village centre, 22m height buildings will create a road-blocked wind tunnel and increased business activities will not survive. Even Karori has a limit of 18 metres.	Amend the maximum height of Khandallah Village to 14m.	Reject.	No.
Pam Wilson	120.8	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend LCZ-S1 (Maximum height) to reduce the 22m maximum height in Khandallah.	Accept in part.	Yes.
Wellington's Character Charitable Trust	233.22	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Oppose	Opposes Height Control Area 2 - LCZ-S1 (22m) in Khandallah Village. 22m is not appropriate due to the scale of commercial activity and demand for commercial activity in the future. [Refer to original submission for full reason]	Opposes LCZ-S1 (Maximum height) - Height control area 3 - 22m in Khandallah Village.	Accept.	Yes.
Wellington's Character Charitable Trust	233.23	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Amend	Considers that the maximum height in Khandallah Village should be 14m	Amend LCZ-S1 (Maximum height) to set a maximum height of 14 m in Khandallah Village	Reject.	No.
Friends of Khandallah	252.4	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Oppose	Opposes 21m height limits within the Khandallah centre and seeks amendment.	Seeks that the height limits in the Khandallah local centre zone are amended.	Accept in part.	Yes.
Friends of Khandallah	252.5	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Amend	Considers that large scale residential will lead to erosion of commercial by residential. Theoretical planning from other cities is not necessarily good for Khandallah. Commercial areas need to be protected in Khandallah for resilience and emergencies. [Refer to original submission for full reason]	Seeks that the height limits in the Khandallah LCZ (Local Centre Zone) are reduced from 22m- 35m (as part of a resource consent) to 8m. [Inferred decision requested]	Reject.	No.
Fire and Emergency New Zealand	273.275	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Supports LCZ-S1 (Maximum height), with amendment.	Accept in part.	No.
Fire and Emergency New Zealand	273.276	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend LCZ-S1 (Maximum height) as follows: This standard does not apply to: ... c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and d. Lift overruns provided these do not exceed the height by more than 4m; and e. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDF?						
Wilma Sherwin	306.10	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Oppose	Opposes 22m Height Limit in Khandallah village centre and wants development heights kept to 14m. The area currently only has 3-storey buildings. Heights of 22m for business and residential use far exceeds what a small street like Ganges Road can practically cope with.	Opposes LCZ-S1 (Maximum height) - Height control area 3 (22m) with respect to Khandallah Village	Accept.	Yes.						
Wilma Sherwin	306.11	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Amend	Opposes 22m Height Limit in Khandallah village centre and wants development heights kept to 14m. The area currently only has 3-storey buildings. Heights of 22m for business and residential use far exceeds what a small street like Ganges Road can practically cope with.	Seeks that the height specified for LCZ-S1 (Maximum height) is reduced to 14m in Khandallah Village	Reject.	No.						
James Coyle	307.22	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain LCZ-S1 (Maximum height) as notified.	Accept in part.	No.						
Restaurant Brands Limited	349.100	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Support	Support	Retain LCZ-S1 (Maximum height) as notified.	Accept in part.	No.						
Kāinga Ora Homes and Communities	391.597	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Support in part	Supports LCZ-S1 in part, and particularly as it enables six storey development in a number of centres. Seeks amendment to enable six storey development in Local Centres noting that Newtown, Miramar, and Tawa should be reclassified as Town Centres. Kāinga Ora considers that the zone building heights should not be reduced because of a heritage area and there is no justification for building heights of less than six storeys in the Karori centre. If heights for specific areas are to be reduced for heritage reasons this should apply through the heritage overlay provisions.	Retain LCZ-S1 (Maximum height) and seeks amendment.	Accept in part.	No.						
Wellington's Character Charitable Trust	FS82.105	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZS1	Oppose	Considers enabling six storey development in local centres is inconsistent with amenity value, level of commercial activity and community expectations for the local centre zones.	Disallow	Reject.	No.						
Greater Wellington Regional Council	FS84.42	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZS1	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Reject.	No.						
Kāinga Ora Homes and Communities	391.598	Commercial and mixed use Zones / Local Centre Zone / LCZ-S1	Support in part	Supports LCZ-S1 in part, and particularly as it enables six storey development in a number of centres. Seeks amendment to enable six storey development in Local Centres noting that Newtown, Miramar, and Tawa should be reclassified as Town Centres. Kāinga Ora considers that the zone building heights should not be reduced because of a heritage area and there is no justification for building heights of less than six storeys in the Karori centre. If heights for specific areas are to be reduced for heritage reasons this should apply through the heritage overlay provisions.	Amend LCZ-S1 (Maximum height) as follows: 1. Maximum Height limits above ground level of 22m must be complied with. The following maximum height limits above ground level must be complied with: <table border="1"> <thead> <tr> <th>Location</th> <th>Limit</th> </tr> </thead> <tbody> <tr> <td>Height Control Area 1 Newtown Local Centre Heritage Area Island Bay Local Centre Heritage Area Local Centre Heritage Area</td> <td>12 metres Hataitai</td> </tr> <tr> <td>Height Control Area 2 Karori</td> <td>18 metres</td> </tr> <tr> <td>Height Control Area 3 Brooklyn Churton Park Crofton Downs Island Bay Kelburn Khandallah Linden Miramar Newlands Hataitai Newtown Tawa</td> <td>22 metres</td> </tr> </tbody> </table> 2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).	Location	Limit	Height Control Area 1 Newtown Local Centre Heritage Area Island Bay Local Centre Heritage Area Local Centre Heritage Area	12 metres Hataitai	Height Control Area 2 Karori	18 metres	Height Control Area 3 Brooklyn Churton Park Crofton Downs Island Bay Kelburn Khandallah Linden Miramar Newlands Hataitai Newtown Tawa	22 metres
Location	Limit												
Height Control Area 1 Newtown Local Centre Heritage Area Island Bay Local Centre Heritage Area Local Centre Heritage Area	12 metres Hataitai												
Height Control Area 2 Karori	18 metres												
Height Control Area 3 Brooklyn Churton Park Crofton Downs Island Bay Kelburn Khandallah Linden Miramar Newlands Hataitai Newtown Tawa	22 metres												
Wellington's Character Charitable Trust	FS82.106	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZS1	Oppose	Considers enabling six storey development in local centres is inconsistent with amenity value, level of commercial activity and community expectations for the local centre zones.	Disallow	Accept.	No.						
Greater Wellington Regional Council	FS84.43	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZS1	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Accept in part.	No.						

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
LIVE WELLington	F596.36	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ51	Oppose	Retain height limits as notified in local centre zones as these are appropriate to the suburb.	Disallow	Accept.	No.
Roland Sapsford	F5117.35	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ51	Oppose	Retain height limits as notified in local centre zones as these are appropriate to the suburb.	Disallow	Accept.	No.
Investore Property Limited	405.73	Commercial and mixed use Zones / Local Centre Zone / LCZ-51	Support	Supports the 22 m maximum height standard.	Retain LCZ-51 (Maximum height) as notified.	Accept in part.	No.
The Urban Activation Lab of Red Design Architects	420.13	Commercial and mixed use Zones / Local Centre Zone / LCZ-51	Amend	Considers that the current height control areas in the Newtown Local Centre Zone are too low to achieve good urban design and to create a well-functioning livable environment.	Seeks that the Height Control Areas in the Newtown Local Centre Zone is increased. [Inferred decision requested].	Accept in part.	Yes.
Historic Places Wellington Inc	F5111.60	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ51	Support	HPW supports the implementation of a sensible plan for revitalisation in Newtown heritage shopping area including provision of additional housing at scale, while also protecting the heritage shop frontages. Considers that this plan retains heritage features (important for stepping back taller buildings from the narrow street to retain street level public amenity) but allows for desirable intensification.	Allow	Accept in part.	No.
Rachel Underwood	458.10	Commercial and mixed use Zones / Local Centre Zone / LCZ-51	Oppose	Opposes the provision to allow six-storey buildings considering that it will result in cold, sunless, wind canyons.	Amend LCZ-S1 (Maximum Height) to retain existing low-rise or one-level buildings adjacent to the roadside with three-storey (or six-storey) buildings set back.	Reject.	No.
Catharine Underwood	481.28	Commercial and mixed use Zones / Local Centre Zone / LCZ-51	Amend	The 22m limit in the Brooklyn local centre is opposed. 22m on both sides of the street will make it a very unattractive place to be, destroying the streetscape and sunlight and make it very shady and windy and takes not notice of th topography.	Amend LCZ-S1 (Maximum height) to remove 5 and 2 Todman street, 28 Cleveland Street Brooklyn from Height Area 3 (22m).	Reject.	No.
Catharine Underwood	481.29	Commercial and mixed use Zones / Local Centre Zone / LCZ-51	Amend	Considers that the height limits in the central Brooklyn Zone be limited to 14m on the south side and 11m on the north side. Any higher than this will impact on sunlight onto the street, create a canyon effect for what is a narrow street and cause much shading on the street.	Seeks that the height specified for Brooklyn in LCZ-S1 (Maximum height) is reduced to 14m on the south side and 11m on the north side.	Reject.	No.
Catharine Underwood	481.30	Commercial and mixed use Zones / Local Centre Zone / LCZ-51	Amend	Considers that the north side of Upland Road in the Kelburn Village zone should be limited to 11m in height and the south side be limited to 14m. 22m height is way out of proportion to the available area, will destroy to street scape, will reduce sunlight on the south side of the street. And not provide a 'transition' between the centre and the houses.	Seeks that the height specified for LCZ-S1 (Maximum height) is reduced to 11m on the North side of Upland Road and 14 m on the South side of Upland Road in Kelburn Village.	Accept in part.	Yes.
Catharine Underwood	481.31	Commercial and mixed use Zones / Local Centre Zone / LCZ-51	Amend	Considers that he proposed height limit of 18m for the local centre in Karori should be increased to match those of the other centres at 22m. Karori has more shops, more room, flatter land and a catchment that is almost fully catered for without leaving the suburb. Brooklyn Village, Aro Village and Kelburn Village seem to be being pushed for development when to do the buildings at the proposed height will impact the liveability, sunshine, shading, biodiversity. If Karori cannot be increased, Kelburn and Aro St should be reduced.	Seeks that the height specified for LCZ-S1 (Maximum height) is increased to 22m in Karori.	Reject.	No.
Clampa Family Trust	165.2	Commercial and mixed use Zones / Local Centre Zone / LCZ-52	Amend	Considers that it is unclear in LCZ-52 whether the minimum building height applies to all buildings on a site zoned Local Centre Zone or whether it only applies to the building that directly adjoins/addresses the street. [Refer to original submission for full reasons].	Clarify whether the LCZ-52 (Minimum building height) applies to all buildings on a site zoned Local Centre Zone or whether it only applies to the building that directly adjoins/addresses the street.	Accept in part.	No.
McDonald's	274.30	Commercial and mixed use Zones / Local Centre Zone / LCZ-52	Oppose	Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete LCZ-52 (Minimum building height) in its entirety..	Accept.	Yes.
Restaurant Brands Limited	349.101	Commercial and mixed use Zones / Local Centre Zone / LCZ-52	Support	Oppose There are many buildings with a height less than the required minimum that will contribute positively to a well-functioning urban environment. The proposed standard will result in too many buildings requiring resource consent and is not an efficient or effective method to implement the policies of the Proposed District Plan.	Delete LCZ-52 (Maximum building height) in its entirety.	Accept.	Yes.
Foodstuffs North Island	F523.44	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ52	Support	Submission point 349.101 supports FSNI submission point 476.29.	Allow	Accept.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Woolworths New Zealand	359.66	Commercial and mixed use Zones / Local Centre Zone / LCZ-S2	Oppose	LCZ-S2 is opposed in its entirety and should be deleted as it seeks to impose minimum building heights in the Neighbourhood and Local Centre zones of 7m. This requirement is overly prescriptive and unnecessary and should be deleted. The standard is overly onerous, when the PDP should be promoting development in the Centres. If this is to be retained in some degree, it should be refined to be a building frontage height standard and limited to specified streets as identified on the planning maps to achieve centre vibrancy and amenity.	Delete LCZ-S2 (Minimum building height) in its entirety.	Accept.	Yes.
Foodstuffs North Island	F523.11	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZS2	Support	Submission point 359.66 supports FSNI submission point 476.29.	Allow	Accept.	Yes.
Kāinga Ora Homes and Communities	391.599	Commercial and mixed use Zones / Local Centre Zone / LCZ-S2	Support	Generally supports LCZ-S2.	Retain LCZ-S2 (Minimum building height) as notified.	Reject.	No.
Foodstuffs North Island	476.29	Commercial and mixed use Zones / Local Centre Zone / LCZ-S2	Oppose	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete LCZ-S2 (Minimum building height) in its entirety.	Accept.	Yes.
Clampa Family Trust	165.3	Commercial and mixed use Zones / Local Centre Zone / LCZ-S3	Amend	Considers that it would not be necessary in LCZ-S3 to require a 4m minimum ground floor height for buildings behind the street-facing street. Currently it is unclear in LCZ-S3 whether the 4m minimum ground floor height applies to all buildings on a site zoned Local Centre Zone or just the building that directly adjoins/addresses the street.	Seeks that LCZ-S3 (Minimum ground floor height) should not apply to buildings behind the street-facing building.	Reject.	No.
McDonald's	274.31	Commercial and mixed use Zones / Local Centre Zone / LCZ-S3	Oppose	Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete LCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.102	Commercial and mixed use Zones / Local Centre Zone / LCZ-S3	Support	Oppose Opposed to the minimum floor-to-floor ceiling heights for new development. The standard is overly prescriptive, does not provide for the specific requirements of drive-through facilities, and is unworkable from an operational perspective, and will only serve to increase the cost and/or regulatory processes of the development.	Delete LCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Foodstuffs North Island	F523.45	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZS3	Support	Submission point 349.102 supports FSNI submission point 476.30. [Inferred reference to submission point 349.102]	Allow	Reject.	No.
Kāinga Ora Homes and Communities	391.600	Commercial and mixed use Zones / Local Centre Zone / LCZ-S3	Support	Generally supports LCZ-S3.	Retain LCZ-S3 (Minimum ground floor height) as notified.	Accept in part.	No.
Foodstuffs North Island	476.30	Commercial and mixed use Zones / Local Centre Zone / LCZ-S3	Oppose	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete LCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Fire and Emergency New Zealand	273.277	Commercial and mixed use Zones / Local Centre Zone / LCZ-S4	Support in part	Seeks an exemption for emergency facilities and associated hose drying towers for the reasons set out in the previous feedback point on LCZ-S1.	Supports LCZ-S4 (Height in relation to boundary), with amendment.	Reject.	No.
Fire and Emergency New Zealand	273.278	Commercial and mixed use Zones / Local Centre Zone / LCZ-S4	Amend	Seeks an exemption for emergency facilities and associated hose drying towers for the reasons set out in the previous feedback point on LCZ-S1.	Amend LCZ-S4 (Height in relation to boundary) as follows: This standard does not apply to: ... c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and e. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.	Reject.	No.
Steve Dunn	288.11	Commercial and mixed use Zones / Local Centre Zone / LCZ-S4	Amend	Considers that building height at 42a Riddiford Street should be similar to that enabled in the operative district plan.	Seeks that the height in relation to boundary calculation at 42a Riddiford Street be taken at the street frontage or allow a building at the frontage only.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Restaurant Brands Limited	349.103	Commercial and mixed use Zones / Local Centre Zone / LCZ-54	Support	Support	Retain LCZ-54 (Height in relation to boundary) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.601	Commercial and mixed use Zones / Local Centre Zone / LCZ-54	Support in part	Considers that amendments to LCZ-54 are needed to achieve consistency with any recommended changes to the height in relation to boundary rules and height for the residential zones.	Retain LCZ-54 (Height in relation to boundary) and seeks to amend.	Reject.	No.
Kāinga Ora Homes and Communities	391.602	Commercial and mixed use Zones / Local Centre Zone / LCZ-54	Amend	Considers that amendments to LCZ-54 are needed to achieve consistency with any recommended changes to the height in relation to boundary rules and height for the residential zones.	Seeks to amend the standard to align with changes sought to LCZ-S1.	Reject.	No.
Cheryl Robilliard	409.6	Commercial and mixed use Zones / Local Centre Zone / LCZ-54	Amend	Considers that building height at 42a Riddiford Street should be similar to that enabled in the operative district plan. [See original submission for full reasons]	Seeks that the height in relation to boundary calculation at 42a Riddiford Street be taken at the street frontage or allow a building at the frontage only.	Reject.	No.
McDonald's	274.32	Commercial and mixed use Zones / Local Centre Zone / LCZ-55	Oppose in part	Opposes the requirement for a veranda along the frontage of the site at 190 Riddiford Street, Newtown.	Seeks that the site at 190 Riddiford Street, Newtown is exempt from LCZ-S5 (Verandah control).	Reject.	No.
Restaurant Brands Limited	349.104	Commercial and mixed use Zones / Local Centre Zone / LCZ-55	Support	Support	Retain LCZ-55 (Verandah control) as notified.	Accept in part.	No.
Z Energy Limited	361.41	Commercial and mixed use Zones / Local Centre Zone / LCZ-55	Support in part	LCZ-S5 is partially supported as relates to specific sites identified on the Planning Maps with a 'verandah control'.	Retain LCZ-55 (Verandah control) with amendment.	Accept in part.	Yes.
Z Energy Limited	361.42	Commercial and mixed use Zones / Local Centre Zone / LCZ-55	Amend	Considers that LCZ-S5 should recognise situations where functional requirements which necessitate site design where verandahs and buildings on boundaries cannot be achieved, such as service stations. (Option A)	Amend LCZ-S5 (Verandah control) as follows: 1. Verandahs must be provided on building elevations on identified street frontages <u>except where there is a functional requirement for a building to not contain a verandah.</u> ...	Reject.	No.
Z Energy Limited	361.43	Commercial and mixed use Zones / Local Centre Zone / LCZ-55	Amend	Considers that LCZ-S5 should recognise situations where functional requirements which necessitate site design where verandahs and buildings on boundaries cannot be achieved, such as service stations. (Option B)	Amend LCZ-S5 (Verandah control) as follows: ... This standard does not apply to: a. Any scheduled building identified in SCHED1 - Heritage Buildings; b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree. <u>c. Service stations</u> 	Accept.	Yes.
Z Energy Limited	361.44	Commercial and mixed use Zones / Local Centre Zone / LCZ-55	Amend	Considers that LCZ-S5 should recognise situations where functional requirements which necessitate site design where verandahs and buildings on boundaries cannot be achieved, such as service stations. (Option C)	Amend LCZ-S5 (Verandah control) as follows: ... 1. The extent to which any non-compliance: a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public space as part the development; and c. <u>Is required for on-site functional or operational needs</u>	Reject.	No.
McDonald's	274.33	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Oppose in part	Considers that the standards on active frontage and non-residential activity frontage controls in Centres and Mixed Use Zones are overly prescriptive.	Retain LCZ-S6 (Active frontage and non-residential activity frontage controls), subject to amendment outlined other submission points.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
McDonald's	274.34	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Amend	Considers that centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity. It would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.	Amend LCZ-56 (Active frontage and non-residential activity frontage controls) as follows: 1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage or a non-residential activity frontage control for any new building, or ground level addition or alteration to an existing building, must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; the width of the ground floor building frontage; and e. Locate the principal public entrance on the front boundary; 2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a. Is more than 4.3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m; and c. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent. 3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and 4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and b. Locate the principal public entrance on the front boundary.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.179	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ56	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with The RVA's primary submission. The RVA considers that residential activities, including retirement villages, should be permitted at ground floor.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.179	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ56	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages, should be permitted at ground floor.	Disallow	Accept.	No.
Restaurant Brands Limited	349.105	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Support	Support	Retain LCZ-56 (Active frontage and non-residential activity frontage controls) as notified.	Accept in part.	Yes.
Foodstuffs North Island	FS23.46	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ56	Oppose	Submission point XXX seeks to retain LCZ-56 as notified. FSNI submission point 476.31 and 476.32 seeks to amend LCZ-56. [Inferred reference to submission point 349.105]	Disallow / Reject submission in part.	Reject.	No.
Woolworths New Zealand	359.67	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Support in part	The restricted discretionary activity status to infringe the active frontage standards of MCZ-56, NCZ56, and LCZ-56 is supported. Notwithstanding, it is noted that supermarkets are unlikely to comply with these standards in any circumstance (being built up to the street edge on all street boundaries; a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; 50% visually transparent shutter doors), owing to genuine operational reasons. Whilst Woolworths acknowledges that the assessment criteria associated with the standard enable the consideration of those operational and functional needs, the standard represents another circumstance whereby consents would always be required for supermarkets, despite supposedly being encouraged with the relevant CMUZ.	Retain LCZ-56 (Active frontage and non-residential activity frontage controls) with amendment.	Reject.	No.
Foodstuffs North Island	FS23.12	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ56	Support	Submission point 359.67 partly supports FSNI submission point 476.31 and 476.32.	Allow / Allow submission in part.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Woolworths New Zealand	359.68	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Amend	<p>Considers that supermarkets are unlikely to comply with the restricted discretionary standards of LCZ-56 in any circumstance, owing to genuine operational reasons.</p> <p>While the assessment criteria associated with the standard enable the consideration of those operational and functional needs, the standard represents another circumstance whereby consents would always be required for supermarkets, despite being encouraged with the relevant CMUZ. This standard should be amended to not apply to new or extended supermarkets. The restricted discretionary activity status to infringe this standard is supported.</p>	<p>Amend LCZ-56 (Active frontage and non-residential activity frontage controls) as follows:</p> <p>1. Any new building or addition to an existing building (<u>excluding new supermarkets or additions to an existing supermarket</u>) on an identified street with an active frontage must:</p> <p>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</p> <p>b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</p> <p>c. Locate the principal public entrance on the front boundary;</p> <p>2. <u>Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless facade that:</u></p> <p>a. <u>Is more than 3 metres wide; and</u></p> <p>b. <u>Extends from a height of 1m above ground level to a maximum height of 2.5m;</u></p> <p>3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building <u>on a site located on an identified street with an active frontage</u> must be at least 50% visually transparent; and</p> <p>4. Any new building or addition to an existing building (<u>excluding new supermarkets or additions to an existing supermarket</u>) on a site with a non-residential activity frontage control must:</p> <p>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</p> <p>b. Locate the principal public entrance on the front boundary.</p>	Reject.	No.
Foodstuffs North Island	FS23.13	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ56	Support	Submission point 359.68 partly supports FSNi submission point 476.31 and 476.32.	Allow / Allow submission in part.	Reject.	No.
Z Energy Limited	361.45	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Support in part	LCZ-56 is partially supported for its intent as it requires that buildings are built up to the street edge along the full width of the site, that glazing is provided and that the principal entrance is located on the front road boundary.	Retain LCZ-56 (Active frontage and non-residential activity frontage controls) with amendment.	Reject.	No.
Z Energy Limited	361.46	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Amend	Considers that LCZ-56 should be amended to recognise situations where functional requirements which necessitate site design where verandahs and buildings on boundaries cannot be achieved, such as service stations.	<p>Amend LCZ-56 (Active frontage and non-residential activity frontage controls) as follows:</p> <p>1. Any new building or addition to an existing building adjoining an identified street with an active frontage control must:</p> <p>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary <u>except where there is a functional requirement for that building to be set back from the street edge. In this case, 1b would not apply;</u></p> <p>b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage</p> <p>c. Locate the principal public entrance on the front boundary <u>except where there is a functional requirement for the principal entrance to not front the street.</u></p> <p>...</p> <p>4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must:</p> <p>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary <u>except where there is a functional requirement for that building to be set back from the street edge.</u></p> <p>b. Locate the principal public entrance on the front boundary <u>except where there is a functional requirement for the principal entrance to not front the street.</u></p>	Reject.	No.
Kāinga Ora Homes and Communities	391.603	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Amend	<p>Considers that LCZ-56 should be amended so that active frontage controls only apply where necessary, such as along principal roads/arterials not necessary along connecting streets. Only buildings that are located along any street edge should be controlled, rather than buildings on the whole site where an active frontage applies. Active frontage controls on streets and buildings where these matters do not apply should be deleted.</p> <p>These amendments recognise that active frontage controls are useful to achieve well-functioning urban environments where they are specifically applied on key roads where character and amenity values anticipated by underlying zoning are present.</p>	Amend LCZ-56 (Active frontage and non-residential activity frontage controls) to only apply for buildings that are located along principal roads/arterials and along any street edge.	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Investore Property Limited	405.74	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Support in part	Supports the intent of the standard, but considers that there is insufficient exceptions for functional requirements such as vehicle entrances.	Retain LCZ-56.1.a (Active frontage and non-residential activity frontage controls) and seeks amendment	Reject.	No.
Investore Property Limited	405.75	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Amend	Supports this control and associated provisions in part but considers that it provides insufficient exceptions for functional requirements such as vehicle entrances. Seeks amendments to the active frontage controls and all associated provisions so, in order to allow for functional requirements such as for a vehicle or pedestrian entrance or public space.	Amend LCZ-56.1.a (Active frontage and non-residential activity frontage controls) as follows: 1. Any new building or addition to an existing building adjoining an identified street with an active frontage must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary, excluding vehicle and pedestrian access and public open spaces; ...	Reject.	No.
Foodstuffs North Island	476.31	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Oppose in part	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on active frontage and non-residential activity frontage controls are overly prescriptive. In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity. Considers that it would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.	Amend LCZ-56 (Active frontage and non-residential activity frontage controls) as follows: 1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage or a non-residential activity frontage control for any new building, or ground level addition or alteration to an existing building, must: a) Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; b) Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and c) Locate the principal public entrance on the front boundary; 2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless facade that: a) Is more than 4 metres wide; and b) Extends from a height of 1m above ground level to a maximum height of 2.5m; and c) Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent. 3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and 4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and b. Locate the principal public entrance on the front boundary.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.45	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ56	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.45	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ56	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages should be permitted at ground floor level.	Disallow	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?												
Foodstuffs North Island	476.32	Commercial and mixed use Zones / Local Centre Zone / LCZ-56	Amend	<p>Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on active frontage and non-residential activity frontage controls are overly prescriptive.</p> <p>In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity.</p> <p>Considers that it would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.</p>	<p>Amend LCZ-56 (Active frontage and non-residential activity frontage controls) as follows:</p> <p>1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage or a non-residential activity frontage control for any new building, or ground level addition or alteration to an existing building, must:</p> <p>a) Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</p> <p>b) Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</p> <p>c) Locate the principal public entrance on the front boundary;</p> <p>2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a) Is more than 4.3 metres wide; and</p> <p>b) Extends from a height of 1m above ground level to a maximum height of 2.5m; and</p> <p>c) Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent.</p> <p>3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and</p> <p>4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must:</p> <p>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</p> <p>b. Locate the principal public entrance on the front boundary.</p>	Reject.	No.												
The Retirement Villages Association of New Zealand Incorporated	FS126.46	Part 4 / Commercial and mixed use Zones / Local Centre Zone / LCZ56	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept.	No.												
Ryman Healthcare Limited	FS128.46	Part 4 / Commercial and mixed use Zones / Local Centre Zone / LCZ56	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages should be permitted at ground floor level.	Disallow	Accept.	No.												
Kāinga Ora Homes and Communities	391.604	Commercial and mixed use Zones / Local Centre Zone / LCZ-57	Support in part	Supports LCZ-57 in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility and decrease the minimum floor area for studio units.	Retain LCZ-57 (Minimum residential unit size) and seeks amendment.	Reject.	No.												
Kāinga Ora Homes and Communities	391.605	Commercial and mixed use Zones / Local Centre Zone / LCZ-57	Amend	Supports LCZ-57 in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility and decrease the minimum floor area for studio units.	<p>Amend LCZ-57 (Minimum residential unit size) as follows:</p> <p>Residential units, including dual key units must meet the following minimum sizes:</p> <table border="1"> <thead> <tr> <th>Residential unit type</th> <th>Minimum net floor area</th> <th></th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>30sqm2</td> <td>b. 1</td> </tr> <tr> <td>or more bedroom unit</td> <td>40m2</td> <td></td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m2...</td> <td></td> </tr> </tbody> </table>	Residential unit type	Minimum net floor area		a. Studio unit	30sqm2	b. 1	or more bedroom unit	40m2		c. 2+ bedroom unit	55m2...		Reject.	No.
Residential unit type	Minimum net floor area																		
a. Studio unit	30sqm2	b. 1																	
or more bedroom unit	40m2																		
c. 2+ bedroom unit	55m2...																		
Retirement Villages Association of New Zealand Incorporated	350.246	Commercial and mixed use Zones / Local Centre Zone / LCZ-58	Oppose in part	Considers retirement villages should be excluded from this standard as in the MRZ and HRZ zones.	Opposes LCZ-58 (Residential – outdoor living space) and seeks amendment.	Reject.	No.												
Retirement Villages Association of New Zealand Incorporated	350.247	Commercial and mixed use Zones / Local Centre Zone / LCZ-58	Amend	Considers retirement villages should be excluded from this standard as in the MRZ and HRZ zones.	Amend LCZ-58 (Residential – outdoor living space) to exclude retirement villages.	Reject.	No.												
Kāinga Ora Homes and Communities	391.606	Commercial and mixed use Zones / Local Centre Zone / LCZ-58	Support in part	<p>Supports LCZ-58 in part but is opposed to requiring communal outdoor living space in addition to private outdoor living space. As notified, it is not clear whether communal outdoor living space is required in addition to, or as an alternative to private outdoor living space. Seeks amendments to either:</p> <ul style="list-style-type: none"> - clarify that communal outdoor living space is not required but can be provided as an alternative to private outdoor living space, or - to remove the requirement to provide communal outdoor living space. <p>Seeks to amend the minimum dimension.</p>	Retain LCZ-58 (Residential – outdoor living space) and seeks amendment.	Reject.	No.												

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.607	Commercial and mixed use Zones / Local Centre Zone / LCZ-58	Amend	Supports LCZ-58 in part but is opposed to requiring communal outdoor living space in addition to private outdoor living space. As notified, it is not clear whether communal outdoor living space is required in addition to, or as an alternative to private outdoor living space. Seeks amendments to either: - clarify that communal outdoor living space is not required but can be provided as an alternative to private outdoor living space, or - to remove the requirement to provide communal outdoor living space. Seeks to amend the minimum dimension.	Amend LCZ-58 (Residential – outdoor living space) to either: 1. Clarify that communal outdoor living space is not required but can be provided as an alternative to private outdoor living space; or 2. Amend as follows: --- 3. where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: --- c. Free of buildings, parking spaces, and servicing and manoeuvring areas. Living space type Minimum area Minimum dimension a. Private i. Studio unit and 1-bedroom unit 5m2 1.8m ii. 2+ bedroom unit 8m2 1.8m b. Communal - For every 5 units - 10m2 - 8m	Reject.	No.
Kāinga Ora Homes and Communities	391.608	Commercial and mixed use Zones / Local Centre Zone / LCZ-59	Oppose	Opposes LCZ-59 as it sets a standard that may not be possible to meet for dwellings that would otherwise provide a decent standard of living.	Delete LCZ-59 (Minimum outlook space for multi-unit housing) in its entirety as notified.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.248	Commercial and mixed use Zones / Local Centre Zone / LCZ-510	Oppose in part	Opposes the minimum building separation distance (being 10 m from any other building on the same site) for retirement villages as it would prevent linked buildings. It is considered that the proposed matters of discretion for retirement villages are sufficient for assessing any effects relating to building lengths.	Opposes LCZ-510 (Minimum building separation distance) as follows: 1..... [figure] This standard does not apply to retirement villages.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.249	Commercial and mixed use Zones / Local Centre Zone / LCZ-510	Amend	Opposes the minimum building separation distance (being 10 m from any other building on the same site) for retirement villages as it would prevent linked buildings. It is considered that the proposed matters of discretion for retirement villages are sufficient for assessing any effects relating to building lengths.	Amend LCZ-510 (Minimum building separation distance) as follows: 1..... [figure] This standard does not apply to retirement villages.	Reject.	No.
Kāinga Ora Homes and Communities	391.609	Commercial and mixed use Zones / Local Centre Zone / LCZ-510	Oppose	Opposes LCZ-510 as it constrains design flexibility, and it is not clear what positive outcome it achieves. The zones are small and generally have limited depth which will place natural constraints on development and separations. Furthermore, these standards are not triggered by any rule and so should be deleted.	Delete LCZ-510 (Minimum building separation distance) in its entirety as notified.	Reject.	No.
Restaurant Brands Limited	349.106	Commercial and mixed use Zones / Local Centre Zone / LCZ-511	Support	Support	Retain LCZ-511 (Maximum building depth) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.74	Part 3 / Commercial and mixed use Zones / Local Centre Zone / LCZ511	Oppose	Submission point 349.106 seeks to retab LCZ-511 as notified. FSNI submission point 476.93 seeks to delete LCZ-511 in its entirety.	Disallow	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.25	Commercial and mixed use Zones / Local Centre Zone / LCZ-511	Oppose in part	Opposes the applicability of a maximum building depth standard for retirement villages. Considers that the proposed matters of discretion for LCZ-R18 are sufficient for assessing any effects relating to building lengths.	Opposes LCZ-511 (Maximum building depth) and seeks amendment	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.251	Commercial and mixed use Zones / Local Centre Zone / LCZ-511	Amend	Opposes the applicability of a maximum building depth standard for retirement villages. Considers that the proposed matters of discretion for LCZ-R18 are sufficient for assessing any effects relating to building lengths.	Amend LCZ-511 (Maximum building depth) t as follows: 1..... [figure] This standard does not apply to retirement villages.	Reject.	No.
Woolworths New Zealand	359.69	Commercial and mixed use Zones / Local Centre Zone / LCZ-511	Amend	Considers that LCZ-511 should be amended to introduce operational and functional requirements to infringements to maximum building depth since continuous external wall depth greater than 25m may be difficult to avoid in some larger scale proposals. Development of that scale may warrant consent and assessment, so long as that assessment is commensurate to the scale of the proposal, its context and those operational and functional requirements.	Amend LCZ-511 (Maximum building depth) as follows: Assessment criteria where the standard is infringed: 1. The extent to which the design mitigates the effect of a long featureless building elevation; and 2. Dominance, privacy and shading effects on adjoining sites. 3. The extent to which any non-compliance is necessary to provide for the functional needs or operational needs of a proposed activity	Reject.	No.
Kāinga Ora Homes and Communities	391.610	Commercial and mixed use Zones / Local Centre Zone / LCZ-511	Oppose	Opposes LCZ-511 as it constrains design flexibility, and it is not clear what positive outcome it achieves. The zones are small and generally have limited depth which will place natural constraints on development and separations. Furthermore, these standards are not triggered by any rule and so should be deleted.	Delete LCZ-511 (Maximum building depth) in its entirety as notified.	Accept in part	Yes

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Foodstuffs North Island	476.93	Commercial and mixed use Zones / Local Centre Zone / LCZ-511	Oppose	<p>Opposes the Centre standards which sets a maximum 25m continuous depth of any external side wall.</p> <p>The word "continuous" is defined as forming an unbroken whole, without being interrupted. It is unclear whether the standard would still apply if the side wall was modulated.</p> <p>It would appear that the intent of these standards relates to privacy and dominance effects on neighbours and preventing a long featureless building façade. Privacy and dominance effects are more appropriately dealt with via the height, height in relation to boundary and outlook space standards. Furthermore, any new building in a Centre zone that is visible from the public realm requires consent and consideration of objectives and policies that also address amenity and design.</p> <p>Considers that the standards on maximum building depth are unnecessary and will act as a constraint on appropriate development and design.</p>	Delete LCZ-511 (Maximum building depth) in its entirety.	Accept in part.	Yes
Wellington's Character Charitable Trust	233.2	Other / Other / Other	Amend	Considers that the maximum height in Khandallah Village should be 14m	Amend the height in Khandallah Village to 14m	Reject.	No.
Friends of Khandallah	252.1	Other / Other / Other	Amend	<p>Considers that large scale residential will lead to erosion of commercial by residential.</p> <p>Theoretical planning from other cities is not necessarily good for Khandallah.</p> <p>Commercial areas need to be protected in Khandallah for resilience and emergencies.</p> <p>[Refer to original submission for full reason]</p>	Seeks that the height limits in the Khandallah local centre zone in the operative district plan are amended from 12m to 8m.	Reject.	No.
Z Energy Limited	361.4	Mapping / Retain Zone / Retain Zone	Support	The LCZ at Z Constable Street is supported.	Retain Local Centre Zone at 35/41 Constable Street (Z Constable Street).	Accept.	No.
Geoff Upton	116.1	Mapping / Mapping General / Mapping General	Amend	Considers that there is an inconsistent approach to the zoning height limits in Miramar, north of Miramar Avenue.	Seeks that the same height limit should be applied to areas the same distance from the Local Zone (including areas south of Miramar Avenue).	Addressed at hearing stream 2.	No.
Friends of Khandallah	252.2	Mapping / Mapping General / Mapping General	Amend	<p>Considers that large scale residential will lead to erosion of commercial by residential.</p> <p>Theoretical planning from other cities is not necessarily good for Khandallah.</p> <p>Commercial areas need to be protected in Khandallah for resilience and emergencies.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that the height control limits in for the Khandallah centre are reduced from 22m - 35m (as part of a resource consent) to 8m.</p> <p>[Inferred decision requested]</p>	Accept in part.	Yes.
Onslow Residents Community Association	283.2	Mapping / Mapping General / Mapping General	Amend	<p>Considers that Khandallah Centre does not "Commensurate with the level of commercial activity and community services "required by NPS-UD Policy 3 (d).</p> <p>Khandallah as a very small centre built around the single-lane Ganges Road, which is a NWSE wind corridor. 22m development will create an unacceptable wind tunnel effect in this centre, and deprive businesses and residents of sunlight.</p> <p>The scale of residential proposed on top of ground floor retail in Local Centres is an unproven strategy in the suburbs of Wellington that may result in the loss of commercial facilities. This is exacerbated by only requiring a nominal shop window, which can be left unlet without impacting the commercial viability of the development.</p> <p>This is further compounded by the lack of delivery access or any open space around our small centre, which will create congestion and noise for the residents in the 22m development.</p> <p>The resulting loss of the commercial centre facilities then becomes a Catch-22, as only a smaller population can be supported, which confirms that Khandallah must be a Neighbourhood Centre.</p>	Amend the mapping in Khandallah Centre to remove 22m building heights in the Local Centre Zone and replace them with 12m building heights.	Accept in part.	Yes.
James Coyle	307.1	Mapping / Mapping General / Mapping General	Amend	Considers that Newtown's zoning is inadequate. There is a crude circle around the central BRT bus stop that does not adequately take topography, daylight and existing amenities into account. Independent and talented urban design professionals mixed with local knowledge should be employed to do rigorous work for the district plan.	Seeks that Newtown's zoning be re-designed to take topography, daylight and existing amenities into account.	Reject.	No.
Kāinga Ora Homes and Communities	391.14	Mapping / Mapping General / Mapping General	Amend	<p>Considers that the spatial extent of Local Centres in Miramar, Tawa and Newtown and other Centre Zones should be expanded to support the plan-enabled residential intensification surrounding them to and support a well-functioning urban environment.</p> <p>[Refer to original submission for full reason, including Appendix 2 & 4]</p>	<p>Amend and increase the extent of Local Centre Zones.</p> <p>[Refer to original submission & Appendix 4 for proposed zone expansions]</p>	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Greater Wellington Regional Council	FS84.19	General / Mapping / Mapping General / Mapping General	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Accept.	No.
Greater Brooklyn Residents Association Inc's	459.4	Mapping / Mapping General / Mapping General	Amend	Considers the height limits at 2 and 5 Todman Street to be inappropriate. Considers that to have 22m on the north side will create shading issues and reduce sunlight.	Seeks that the 22m height limits on 5 Todman Street and 2 Todman Street be removed and that the height limits in the Operative District Plan be re-instated.	Reject.	No.
Greater Brooklyn Residents Association Inc's	459.5	Mapping / Mapping General / Mapping General	Amend	Considers 22m height limit too high for for Brooklyn and Kingston villages. [Refer to original submission for full reason]	Seeks a height limit on Cleveland street of 14m on the south side of the street and 11m on the north side of the street.	Reject.	No.
Foodstuffs North Island	476.72	Mapping / Mapping General / Mapping General	Support	Supports the Local Centre Zoning of New World Newtown (195 Riddiford Street).	Retain the mapping of Local Centre Zoning for New World Newtown (195 Riddiford Street) as notified.	Accept.	No.
Kāinga Ora – Homes and Communities	FS89.60	General / Mapping / Mapping General / Mapping General	Oppose	Kāinga Ora seeks alignment with its primary submission which requests that Newtown is classified as a Town Centre.	Disallow	Reject.	No.
Foodstuffs North Island	476.73	Mapping / Mapping General / Mapping General	Support	Supports the Local Centre Zoning of New World Miramar (54 Miramar Avenue).	Retain the mapping of Local Centre Zoning for New World Miramar (54 Miramar Avenue) as notified.	Accept.	No.
Kāinga Ora – Homes and Communities	FS89.61	General / Mapping / Mapping General / Mapping General	Oppose	Kāinga Ora seeks alignment with its primary submission which requests that Newtown is classified as a Town Centre.	Disallow	Reject.	No.
Foodstuffs North Island	476.74	Mapping / Mapping General / Mapping General	Support	Supports the Local Centre Zoning of New World Island Bay (8 Medway Street).	Retain the mapping of Local Centre Zoning for New World Island Bay (8 Medway Street) as notified.	Accept.	No.
Foodstuffs North Island	476.75	Mapping / Mapping General / Mapping General	Support	Supports the Local Centre Zoning of New World Karori (236 Karori Road).	Retain the mapping of Local Centre Zoning of New World Karori (236 Karori Road) as notified.	Accept.	No.
Foodstuffs North Island	476.76	Mapping / Mapping General / Mapping General	Support	Supports the Local Centre Zoning of New World Khandallah (26 Ganges Road).	Retain the mapping of Local Centre Zoning of New World Khandallah (26 Ganges Road) as notified.	Accept.	No.
Foodstuffs North Island	476.77	Mapping / Mapping General / Mapping General	Support	Supports the Local Centre Zoning of New World Newlands (1 Bracken Road).	Retain the mapping of Local Centre Zoning of New World Newlands (1 Bracken Road) as notified.	Accept.	No.
Foodstuffs North Island	476.78	Mapping / Mapping General / Mapping General	Support	Supports the Local Centre Zoning of New World Churton Park (103 Westchester Drive).	Retain the mapping of Local Centre Zoning of New World Churton Park (103 Westchester Drive) as notified.	Accept.	No.
Foodstuffs North Island	476.79	Mapping / Mapping General / Mapping General	Support	Supports the Local Centre Zoning of New World Tawa (37 Oxford Street).	Retain the mapping of Local Centre Zoning of New World Tawa (37 Oxford Street) as notified.	Accept.	No.
Catharine Underwood	481.17	Mapping / Mapping General / Mapping General	Amend	Considers that the proposed height limit of 18m for the local centre in Karori should be increased to match those of the other centres at 22m. Karori has more shops, more room, flatter land and a catchment that is almost fully catered for without leaving the suburb. Brooklyn Village, Aro Village and Kelburn Village seem to be being pushed for development when to do the buildings at the proposed height will impact the liveability, sunshine, shading, biodiversity. If Karori cannot be increased, Kelburn and Aro St should be reduced.	Seeks that the centre of Karori be limited to 22m in height, rather than 18m.	Reject.	No.
David Stephen	82.1	Mapping / Rezone / Rezone	Amend	Opposes Khandallah being a Local Centre and seeks that it is rezoned as a Neighbourhood Centre.	Rezone Khandallah from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone)	Reject.	No.
Ian Law	101.1	Mapping / Rezone / Rezone	Amend	Opposes Khandallah being a Local Centre and wants it rezoned as a Neighbourhood Centre.	Rezone Khandallah LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone)	Reject.	No.
Julie Patricia Ward	103.1	Mapping / Rezone / Rezone	Amend	Seeks that Khandallah is rezoned as LCZ in the maps.	Rezone Khandallah LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone).	Reject.	No.
Julie Patricia Ward	103.2	Mapping / Rezone / Rezone	Amend	Seeks that the shops at the corner of Box Hill and Baroda Street is rezoned as a NCZ in the maps.	Seeks that the LCZ (Local Centre Zone) at corner of Box Hill and Baroda Street be rezoned to NCZ (Neighbourhood Centre Zone)	Accept.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Brian McKenna	113.1	Mapping / Rezone / Rezone	Amend	Considers that the zoning of Khandallah Village as LCZ should be amended to NCZ. Considers that this area is not significantly different in size or level of business than any other "Centre" zones in the North-western suburbs. It is significantly smaller than the Karori "Local Centre".	Amend the zoning of Khandallah Village from Local Centre Zone to Neighbourhood Centre Zone.	Reject.	No.
Pam Wilson	120.1	Mapping / Rezone / Rezone	Amend	Opposes the zoning of Khandallah Village as Local Centre Zone.	Amend the zoning of Khandallah Village from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone).	Reject.	No.
Janice Young	140.3	Mapping / Rezone / Rezone	Amend	Opposes Khandallah being zoned as a Local Centre and wants it to be zoned as a Neighbourhood Centre.	Rezone Khandallah as a Neighbourhood Centre in the mapping.	Reject.	No.
David Stevens	151.3	Mapping / Rezone / Rezone	Amend	Opposes Khandallah being a Local Centre Zone and wants it rezoned to Neighbourhood Centre Zone.	Rezone Khandallah from Local Centre Zone to Neighbourhood Centre Zone in mapping.	Reject.	No.
David Stevens	151.4	Mapping / Rezone / Rezone	Amend	Opposes Crofton Downs being a Local Centre Zone and wants it rezoned to Neighbourhood Centre Zone.	Rezone Crofton Downs from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone).	Reject.	No.
David Stevens	151.5	Mapping / Rezone / Rezone	Amend	Supports the area at the junction of Box Hill/Burma Road/Station Road being an 11m MRZ.	Rezone the area at the junction of Box Hill/Burma Road/Station Road from LCZ (Local Centre Zone) to MRZ (Medium Density Residential Zone) with a height limit of 11m.	Reject.	No.
Brian Sheppard	169.1	Mapping / Rezone / Rezone	Amend	Considers that LCZ are defined as having easy access to rapid transit public transport and that Churton Park should not be zoned as LCZ as its meagre bus service cannot be considered rapid transit public transport.	Seeks that Churton Park is not zoned as a Local Centre Zone.	Reject.	No.
Emma Baines	185.1	Mapping / Rezone / Rezone	Amend	Opposes Khandallah being a Local Centre and wants it rezoned as a Neighbourhood Centre. Khandallah has no more amenities than Ngaio or Crofton Downs and should not be treated differently to these other Neighbourhood Centres. The submitter travels from Khandallah to either Johnsonville or Crofton Downs to use the larger Countdown supermarkets and petrol stations.	Rezone Khandallah from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone).	Reject.	No.
Emma Baines	185.2	Mapping / Rezone / Rezone	Amend	Opposes the Station Road area being a Local Centre Zone. Considers that making this area of one café, a garage, and a restaurant a Local Centre Zone is completely overstated and must be an error given the number of shops in Ngaio which is still considered a neighbourhood centre.	Rezone the Station Road from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone)	Accept.	Yes.
Wellington's Character Charitable Trust	233.5	Mapping / Rezone / Rezone	Amend	Opposes Khandallah Village being a Local Centre Zone. Considers that Khandallah is similar to Ngaio, and Ngaio has an NCZ. All the elements required of an NCZ are present in Khandallah. There is a large distinction between Khandallah and other suburbs with LCZ. [Refer to original submission for full reason]	Rezone Khandallah Village from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone)	Reject.	No.
Wellington's Character Charitable Trust	233.6	Mapping / Rezone / Rezone	Amend	Opposes Station Road/Baroda Street satellite shops being a Local Centre and seeks that it is rezoned as a Neighbourhood Centre. Considers that LCZ is inappropriate zoning for this area. This area is consistent with the PDP's description of NCZ. [Refer to original submission for full reason]	Rezone Station Road/Baroda Street satellite shops from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone)	Accept.	Yes.
Gabriela Roque-Worcel	234.1	Mapping / Rezone / Rezone	Amend	Considers that the Brooklyn LCZ should be rezoned on the mapping to Mixed Use Zone.	Rezone Brooklyn from LCZ (Local Centre Zone) to MUZ (Mixed Use Zone) on the mapping.	Reject.	No.
Gabriela Roque-Worcel	234.2	Mapping / Rezone / Rezone	Amend	Considers that the Kingston LCZ should be expanded.	Seeks that the LCZ (Local Centre Zone) in Kingston is expanded.	Reject.	No.
Gabriela Roque-Worcel	234.3	Mapping / Rezone / Rezone	Amend	Considers that the Vogeltown LCZ should be expanded.	Seeks that the LCZ (Local Centre Zone) in Vogeltown is expanded.	Reject.	No.
Gabriela Roque-Worcel	234.4	Mapping / Rezone / Rezone	Amend	Considers that the Mornington LCZ should be expanded.	Seeks that the LCZ (Local Centre Zone) in Mornington is expanded.	Reject.	No.
Onslow Residents Community Association	283.3	Mapping / Rezone / Rezone	Amend	Seeks that the Khandallah Centre is rezoned from Local Centre Zone to Neighbourhood Centre Zone.	Rezone the Khandallah Centre from Local Centre Zone to Neighbourhood Centre Zone.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Onslow Residents Community Association	283.4	Mapping / Rezone / Rezone	Amend	Seeks that the area at Box Hill Road, Khandallah is rezoned from Local Centre Zone to Neighbourhood Centre Zone. Considers that the zoning of LCZ here is an error in the District Plan. This extends the MRZ beyond reasonable limits. Also, there is no footpath that makes the southern end of Simla Crescent accessible in its entirety within a reasonable walking catchment of the Khandallah centre.	Rezone the area at Box Hill Road, Khandallah from Local Centre Zone to Neighbourhood Centre Zone.	Accept.	Yes.
Tawa Community Board	294.5	Mapping / Rezone / Rezone	Amend	Considers that land at 10 Surrey Street is one of the largest parcels of single-ownership land on the valley floor, very near the town centre and Tawa Station, and one of the most suitable sites for the highest height limit to encourage future development of centre-like mixed housing and business use.	Rezone 10 Surrey Street, Tawa from Mixed Use Zone to Local Centre Zone in the mapping.	Reject.	No.
Wilma Sherwin	306.1	Mapping / Rezone / Rezone	Amend	Supports zone change from LCZ to NCZ in Khandallah.	Rezone Khandallah from Local Centre Zone to Neighbourhood Centre Zone.	Reject.	No.
Kāinga Ora Homes and Communities	391.26	Mapping / Rezone / Rezone	Amend	Considers that notified Local Centres in Miramar, Tawa and Newtown should be classified as Town Centre zones for their role and function within Wellington City.	Rezone the Miramar, Tawa and Newtown Local Centre Zones from Local Centre Zones to Town Centre Zones.	Reject.	No.
Greater Wellington Regional Council	FS84.24	General / Mapping / Rezone / Rezone	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Accept.	No.
Z Energy Limited	361.4	Mapping / Retain Zone / Retain Zone	Support	The LCZ at Z Constable Street is supported.	Retain Local Centre Zone at 35/41 Constable Street (Z Constable Street).	Accept.	No.
Wellington's Character Charitable Trust	233.1	Other / Other / Other	Amend	Considers that the maximum height in the residential area of Khandallah should be 11m	Amend the height in the mapping to 11m in Khandallah.	Reject.	No.
Elayna Chhiba	FS131.3	General / Other / Other / Other	Support	Supports increasing walking catchments around the City Centre Zone for the following reasons: - Benefits to housing supply, affordable housing, and the climate. - Larger walking catchments will make it easier for younger people to rent and buy housing. - A larger walking catchment will mean people will have greater opportunities to live, work, and play in their city centres. - Social equity increases when density increases; higher density housing can offer a greater variety of housing options, making housing more affordable. - A larger walking catchment will enable people to live closer to the City Centre which will reduce reliance on private vehicle use which will reduce carbon emissions. Additionally, less reliance on private vehicles increases overall health. - Higher density housing will support providing liveable cities for future Wellingtonians. The NPS-UD and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act provides for greater density. [See original Further Submission for full reasoning].	Allow	Accept in part.	No.
Wellington's Character Charitable Trust	233.2	Other / Other / Other	Amend	Considers that the maximum height in Khandallah Village should be 14m	Amend the height in the mapping to 14m in Khandallah Village.	Reject.	No.
Friends of Khandallah	252.1	Other / Other / Other	Amend	Considers that large scale residential will lead to erosion of commercial by residential. Theoretical planning from other cities is not necessarily good for Khandallah. Commercial areas need to be protected in Khandallah for resilience and emergencies. [Refer to original submission for full reason]	Seeks that the height limits in the Khandallah local centre zone in the operative district plan are amended from 12m to 8m.	Reject.	No.
Wellington's Character Charitable Trust	233.2	Other / Other / Other	Amend	Considers that the maximum height in Khandallah Village should be 14m	Amend the height in the mapping to 14m in Khandallah Village.	Reject.	No.

Appendix B - Neighbourhood Centre Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Friends of Khandallah	252.1	Other / Other / Other	Amend	<p>Considers that large scale residential will lead to erosion of commercial by residential.</p> <p>Theoretical planning from other cities is not necessarily good for Khandallah.</p> <p>Commercial areas need to be protected in Khandallah for resilience and emergencies.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that the height limits in the Khandallah local centre zone in the operative district plan are amended from 12m to 8m.</p>	<p>Reject.</p>	<p>No.</p>
Steve Dunn	288.9	Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Amend	<p>Considers that Newtown is suited to 3-4 storey housing along its transport spine [Refer to original submission for full reason].</p>	<p>Seeks that building heights in central Newtown are amended to 3-4 storeys.</p> <p>[Inferred decision requested]</p>	<p>Accept.</p>	<p>Yes.</p>

Neighbourhood Centre Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Aro Valley Community Council	87.42	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Oppose	Opposes zoning of 72, 82 and 84 Aro Street as NCZ. - This residence was built to be residential, and has always been occupied as residential. - Residential properties are more needed than NZC areas in Aro Valley. - NCZ at this address could cause loss of sunlight to functioning shops/cafe/bar/restaurant on the other "sunny" side of the street will destroy the businesses and defeat the purpose of the zoning. - The height in relation to the Heritage Precinct next door is inappropriate.	Seeks that the sites at 72, 82 and 84 Aro Street are zoned Medium Density Residential Zone.	Reject.	No.
Generation Zero	F554.46	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Oppose	For character areas, the central test is "other" qualifying matter under clause 3.33(3) of the NPS-UD, alongside the objectives and purpose of the NPS-UD. There is an extremely high bar to creating a character area. The reduction in development capacity must be justified against the national significance of urban development and the objectives of the NPS-UD. Cities are dynamic and changeable. Indeed Wellington underwent many built changes before the currently form was locked in place by modern zoning documents. New housing and residents are a positive to encourage, rather a negative to push out further or crowd into the remaining housing stock. It is significantly more climate friendly to allow denser housing in inner-suburbs, rather than displacing development into greenfields, even accounting for embodied carbon. Character areas are in inner-city suburbs which are highly connected to amenities and already have high-mode share of low emissions transport. This land is often the most resilient. More residents can be easily absorbed in these suburbs and will create a positive impact on that suburb. The counterfactual – the status quo – is that the best quality land in the city is locked away by wealthy residents who seek to preserve an unsustainable way of life and/or their property values. This causes reduced supply and higher prices, higher rents, lower quality, displacement of low-income residents, and pushes residents to worse locations with higher lifetime emissions. The development capacity lost through character areas is extremely weighty; only very 'character' of very high quality can be justified. It must also be a site specific analysis; the current broadbrush suburb-by-suburb analysis in the current District Plan is not allowed. The approaches advocated by the submitters is erroneous under the NPS-UD and should be rejected. Submitters cannot point to individual streets or houses they subjectively find as 'character' as this does not meet the stringent evidential requirement of clause 3.33(3). Submitters cannot request to go back to the current District Plan character areas, as these are untenable under the new NPS-UD test. Submitters cannot point to the Boffa Miskell report and adopt its recommendation. The report was written before the enactment of the NPS-UD. And, crucially, this approach begs the question of how the report fits into the NPS-UD test in clause 3.33(3). The approach in the PDP, where only contiguous and coherent pockets of high-quality character are proposed, is legal under the NPS-UD.	Disallow / Disallow the submission in full to the extent that this relates to character areas or reducing the amount of enabled housing. Reject increasing character areas in the PDP.	Accept in part.	No.
Tawa Business Group	107.18	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Oppose	Opposes the zoning of 105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa as Neighbourhood Centre Zone. [Refer to original submission for full reasons].	Rezone 105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.	Accept.	Yes
David Stevens	151.12	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support	Supports Ngaio being a Neighbourhood Centre Zone.	Retain Ngaio being a Neighbourhood Centre Zone as notified.	Accept.	No.
Tawa Community Board	294.16	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Oppose	Opposes Neighbourhood Centre Zone at 105 - 115 Main Road, Tawa. Considers that if zoned as NCZ, 105 - 115 Main Road, Tawa they could be subject to specific controls around active frontage and non-residential activity, should the owners wish to amend their building in the future and could cause issues should they wish to sell. These properties currently contain residential-only buildings.	Opposes the zoning of 105, 107, 109, 111, 113 and 115 Main Road, Tawa as Neighbourhood Centre Zone and seeks amendment.	Accept.	Yes
Roland Sapsford	305.63	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Amend	Considers that the site to the West of Aro Park being zoned NCZ allows development of an 8-storey building which would effectively remove a large amount of afternoon sun from the park.	Seeks that the site to the west of Aro Park not be classified as Neighbourhood Centre Zone. [Inferred decision requested]	Accept in part – with respect to 12 metre height limit.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Waka Kotahi	370.400	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Amend	Considers the term "roading network" is used in several places, and the term is not defined. Particularly supports the provision for public transport, consideration of function of the transport network, the discouragement of carparking visible at street edge along an active frontage and the quality design outcomes.	Amend the reference to "transport network", to ensure that it captures all transport modes.	Accept.	Yes
WCC Environmental Reference Group	377.424	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support in part	Generally supportive with some amendments specified below.	Not specified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.507	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support in part	Generally supports the introduction and application of a Neighbourhood Centre Zone in the Draft District Plan. However, considers that amendments required to remove references to Design Guides. Considers that Design Guides are too broad to be used as an assessment matter. Considers that a limited range of design criteria should be utilised instead and the focus for assessment should be effects beyond those anticipated by the zone.	Retain the introduction of the Neighbourhood Centre Zone chapter and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.508	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Amend	Generally supports the introduction and application of a Neighbourhood Centre Zone in the Draft District Plan. However, considers that amendments required to remove references to Design Guides. Considers that Design Guides are too broad to be used as an assessment matter. Considers that a limited range of design criteria should be utilised instead and the focus for assessment should be effects beyond those anticipated by the zone.	Amend the third paragraph of the introduction of the Neighbourhood Centre Zone chapter as follows: High quality building design is a focus for the Neighbourhood Centres Zone. The transition to more intensive use in some neighbourhood centres will result in changes to existing amenity values in the centres and their surrounds. Consequently, redevelopment will be supported by a range of measures to promote good design and environmental outcomes, and address amenity issues that are not anticipated in the zone. Accordingly, most building activities will require a resource consent and an assessment against the <u>Centres and Mixed-Use Design Guide key design criteria</u> . To enable intensification around existing neighbourhood centres, some of these will have increased building heights.	Reject.	No.
Willis Bond and Company Limited	416.93	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Amend	Submitter notes the effect that the more permissive medium density residential standards will have on other zones. The zones supporting higher density development have more restrictive standards than in the MRZ, creating a risk that new development is concentrated in the more permissive MRZ at the exclusion of denser zones where Council wishes to encourage greater development. The PDP should ensure that the restrictions within denser zones are not substantially more restrictive than within the MRZ [Refer to original submission for full reason].	Seeks that Council consider the relationship between the Medium Density Residential Zone and denser zones (i.e. the High Density Residential Zone, Large Lot Residential Zone, Neighbourhood Centre Zone, Local Centre one, Commercial Zone, Mixed Use Zone, Metropolitan Centre Zone and City Centre Zone) to ensure development is not unduly restricted in denser zones by greater restrictions and Council discretion.	Accept in part.	No.
Newtown Residents' Association	440.27	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Oppose	Considers that there is not justification for the Neighbourhood Centre in Berhampore to be upzoned for 22m permitted heights, and several adjacent blocks for 21m heights.	Opposes the Neighbourhood Centre Zone in Berhampore.	Accept in part – NZC zoning retained but with an 18m height limit at Berhampore Shops and 12m height limit at Luxford Street.	Yes
Foodstuffs North Island	476.11	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support in part	Generally supports the objectives and policies for the Neighbourhood Centre Zone, and specifically supports the recognition of medium and high-density development and the enablement of a wide range of activities.	Retain the Neighbourhood Centre Zone objectives and policies, with amendments. [Inferred decision requested].	Accept in part.	No.
Foodstuffs North Island	476.82	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support	Supports the Metropolitan Centre Zoning of Pak'n'Save Kilbirnie (5 Onepu Road).	Retain Metropolitan Centre Zoning of Pak'n'Save Kilbirnie (5 Onepu Road) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.509	Commercial and mixed use Zones / Neighbourhood Centre Zone / New NCZ	Amend	Considers that there is need for a new rule to allow for the construction of, or additions and alterations to residential buildings and structures as a permitted activity. Considers that NCZ-R18 does not provide for residential activities, or the standards associated.	Seeks to Add the following new rule in the Neighbourhood Centres Zone chapter: <u>NCZ-RX - The construction of, or additions and alterations to buildings and structures containing residential activities.</u> <u>1. Activity status: Permitted where:</u> <u>a. The activity is located:</u> <u>i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; or</u> <u>iii. At ground floor level along any street edge not identified as a non-residential activity frontage; and iv. Complies with NCZ-R1, NCZ-R4, NCZ-S7, LCZ-S8 and LCZ-S9.</u> <u>2. Activity status: Restricted Discretionary where:</u> <u>b. Compliance with the requirements of NCZR10.1 a cannot be achieved.</u> <u>Matters of discretion are restricted to:</u> <u>1. The matters in NCZ-P7-P8.</u> <u>Notification status: An application for resource consent made in respect of rule NCZ-RX is precluded from being limited and publicly notified</u>	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Restaurant Brands Limited	349.57	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-01	Support	Support	Retain NCZ-01 (Purpose) as notified.	Accept.	No.
Woolworths New Zealand	359.48	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-01	Amend	Considers that Neighbourhood Centres serve passers-by as well as their immediate residential neighbourhood. The amended wording is consistent with the current wording proposed in Policy NCZ-P2 and the proposed amendments to Objective CEKP-02.	Amend Objective NCZ-01 (Purpose) as follows: The Neighbourhood Centre Zone meets the needs of communities, businesses and residents in the immediate residential neighbourhood <u>and passers-by</u> in a manner that supports the City's compact urban growth objectives and its role and function in the City's hierarchy of centres.	Reject.	No.
WCC Environmental Reference Group	377.425	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-01	Support	Support objective providing for sustainable, mixed use neighbourhood zones.	Retain NCZ-01 (Purpose) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.510	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-01	Support	Generally supports NCZ-01.	Retain NCZ-01 (Purpose) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.247	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-02	Support	Supports the objective as it seeks to ensure that residential and commercial growth needs are met through land specifically zoned for this purpose with the provision of adequate infrastructure for housing and business use.	Retain NCZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.58	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-02	Support	Support	Retain NCZ-02 (Accommodating growth) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.426	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-02	Support	Support objective providing for sustainable, mixed use neighbourhood zones.	Retain NCZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.511	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-02	Support	Generally supports NCZ-02.	Retain NCZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Ministry of Education	400.123	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-02	Support in part	Supports NCZ-02 in part.	Retain NCZ-02 (Accommodating growth) with amendment.	Accept.	No.
Ministry of Education	400.124	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-02	Amend	Seeks NCZ-02 be amended to explicitly recognise and provide for educational activities in the NCZ as these activities are necessary to service growth.	Amend NCZ-02 (Accommodating growth) as follows: Accommodating growth The Neighbourhood Centre Zone has sufficient serviced, resilient development capacity <u>and</u> additional infrastructure to meet residential and commercial growth needs.	Accept.	Yes
Restaurant Brands Limited	349.59	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-03	Support	Support	Retain NCZ-03 (Amenity and design) as notified.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.210	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-03	Support in part	Considers that the current drafting of NCZ-02 is inconsistent with Objectives 1 and 2 of the MDRS. Objectives 1 and 2 of the Act should be included in the Proposed Plan verbatim to their drafting in the MDRS. Questions what the context is in relation to contributing 'positively' to a changing and well-functioning urban environment. Considers that it is unclear what this would entail, particularly when considering that the definition of 'well functioning urban environment' consists of a list of positive / beneficial matters. Considers that it is not clear if this phrasing is stipulating that additional benefit is required in order to contribute 'positively'.	Retain NCZ-03 (Amenity and design) and seeks amendment.	Accept.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.211	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-03	Amend	Considers that the current drafting of NCZ-02 is inconsistent with Objectives 1 and 2 of the MDRS. Objectives 1 and 2 of the Act should be included in the Proposed Plan verbatim to their drafting in the MDRS. Questions what the context is in relation to contributing 'positively' to a changing and well-functioning urban environment. Considers that it is unclear what this would entail, particularly when considering that the definition of 'well functioning urban environment' consists of a list of positive / beneficial matters. Considers that it is not clear if this phrasing is stipulating that additional benefit is required in order to contribute 'positively'.	Amend NCZ-03 (Amenity and design) as follows: Medium density, mixed-use development is achieved that <u>positively</u> contributes to creating a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Neighbourhood Centres and their surrounding residential areas.	Accept.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.427	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-O3	Support	Support objective providing for sustainable, mixed use neighbourhood zones.	Retain NCZ-O3 (Amenity and design) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.512	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-O3	Support in part	Supports NCZ-O3 but seeks a minor amendment to recognise the range of housing densities potentially enabled in the zone. Amendments sought.	Retain NCZ-O3 (Amenity and design) and seeks amendment.	Accept.	No.
Kāinga Ora Homes and Communities	391.513	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-O3	Amend	Supports NCZ-O3 but seeks a minor amendment to recognise the range of housing densities potentially enabled in the zone. Amendments sought.	Amend NCZ-O3 (Amenity and design) as follows: Medium to high density, mixed-use development is achieved that positively contributes to creating a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Neighbourhood Centres and their surrounding residential areas.	Accept.	Yes
Restaurant Brands Limited	349.60	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-O4	Support	Support	Retain NCZ-O4 (Activities) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.428	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-O4	Support	Support objective providing for sustainable, mixed use neighbourhood zones.	Retain NCZ-O4 (Activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.514	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-O4	Support in part	Generally supports NCZ-O4.	Retain NCZ-O4 (Activities) as notified.	Accept in part.	No.
McDonald's	274.10	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Support in part	Supports the objectives and policies for the Neighbourhood, Local and Metropolitan Centre zones, and specifically supports the recognition of medium and high-density development and the enablement of a wide range of activities.	Retain NCZ-P1 (Accommodating growth), subject to amendments, as outlined other submission points.	Reject.	No.
McDonald's	274.11	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Amend	Submitter is opposed to the references on undermining the ongoing viability, vibrancy and primacy of the other Centre zones	Seek that NCZ-P1.1 (Accommodating growth) is amended as follows: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability and vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone supports the purpose of the zone;	Reject.	No.
Kāinga Ora – Homes and Communities	FS89.82	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Oppose	Kāinga Ora considers that the scale and primacy of Centres is critical in achieving a well-functioning urban environment and intensification outcomes.	Disallow	Accept.	No.
Restaurant Brands Limited	349.61	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Support	Support	Retain NCZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.35	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-O1	Oppose	FSNI submission point 476.12 seeks an amendment. Submission point 349.61 seeks to retain NCZ-O1 as notified.	Disallow / Reject submission in part.	Accept.	No.
Retirement Villages Association of New Zealand Incorporated	350.212	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Support	Supports NCZ-P1 and its accommodation for growth and a variety of building types, sizes, tenures, affordability, intensity, density, and efficient use of available sites.	Retain NCZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.515	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Support in part	Supports NCZ-P1 but seeks amendment to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Neighbourhood Centre. Amendments sought.	Retain NCZ-P1 (Accommodating growth) and seeks amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.516	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Amend	Supports NCZ-P1 but seeks amendment to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Neighbourhood Centre. Amendments sought.	Amend NCZ-P1 (Accommodating growth) as follows: Provide for the use and development of the Neighbourhood Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability and vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone; 2. A mix of medium to high density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.	Accept in part.	Yes
Foodstuffs North Island	476.12	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Amend	Opposes the references in NCZ-P1.1. to undermining the ongoing viability, vibrancy and primacy of the other Centre zones. The Centres each fulfil a different purpose as detailed in Objective 1, and are of different scales to one another. Any development within the lower order Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the higher order Centres.	Amend NCZ-P1.1. (Accommodating growth) as follows: ... 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability and vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone supports the purpose of the zone; ...	Reject.	No.
Kāinga Ora – Homes and Communities	F589.57	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Oppose	Kāinga Ora considers that the scale and primacy of Centres is critical in achieving a well-functioning urban environment and intensification outcomes.	Disallow	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.28	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Retain NCZ-P2.7 (Enabled activities) as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.29	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain NCZ-P2.2 (Enabled activities) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.248	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Supports the policy as it makes provision for the provision of emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate anywhere within the urban and rural environment.	Retain NCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.62	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Support	Retain NCZ-P2 (Enabled Activities) as notified.	Accept in part.	No.
Woolworths New Zealand	359.49	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain NCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.517	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Supports NCZ-P2 as it enables residential activities in the NCZ and a range of activities to support residential growth.	Retain NCZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Ministry of Education	400.125	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Supports NCZ-P2 as it is important to recognise and provide for educational facilities which will service the surrounding residential catchments and other community/commercial activities.	Retain NCZ-P2 (Enabled activities) as proposed.	Accept in part.	No.
Restaurant Brands Limited	349.63	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P3	Support	Support	Retain NCZ-P3 (Managed Activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.518	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P3	Support	Supports NCZ-P3 .	Retain NCZ-P3 (Managed activities) as notified.	Accept in part.	No.

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Restaurant Brands Limited	349.64	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P4	Support	Support	Retain NCZ-P4 (Potentially incompatible activities) as notified.	Accept.	No.
Woolworths New Zealand	359.50	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P4	Amend	Considers that NCZ-P4 is unclear as drafted and should be amended to clarify why matters 1-4 have been included within the policy. It is considered that these clauses do not need to be incorporated into Policy NCZ-P4. Potentially incompatible activities (being activities not contemplated by the zone, or ones that infringe the zone standards) should be able to be accommodated in the zone if there is a functional and operational need and effects on the Centre are managed.	Amend NCZ-P4 (Potentially incompatible activities) as follows: Only allow activities that are potentially incompatible with the role and function of the Neighbourhood Centre Zone, where they demonstrate an operational of functional need to locate within the zone; or will not have an unacceptable adverse effect on the vibrancy and amenity of the centre: - 1. _____ Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. _____ Demolition of buildings that results in the creation of vacant land; 3. _____ Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and 4. Yard-based retail activities.	Reject.	No.
Waka Kotahi NZ Transport Agency	FS103.33	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P4	Oppose	The policy as drafted is considered to give greater clarity over types of activities that may not be compatible in the zone.	Disallow	Accept.	No.
WCC Environmental Reference Group	377.429	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P4	Amend	Considers that NCZ-P4 should be amended, as it seems unduly restrictive to limit all yard-based activities in neighbourhood centre zones - garden centres and plant sales for example would seem business that would fit perfectly within neighbour centres. Having a wide range of activities in local neighbourhoods is fundamental to limiting car use and this policy may hinder creating 'walkable' neighbourhoods where people can access a full range of goods and services.	Amend NCZ-P4 (Potentially incompatible activities) as follows: Only allow activities that are potentially incompatible with the role and function of the Neighbourhood Centre Zone, where they will not have an adverse effect on the vibrancy and amenity of the centre: ... 4. Yard-based retail activities.	Reject.	No.
Kāinga Ora Homes and Communities	391.519	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P4	Support	Supports NCZ-P4.	Retain NCZ-P4 (Potentially incompatible activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.65	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P5	Support	Support	Retain NCZ-P5 (Heavy industrial activities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.430	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P5	Amend	Considers that NCZ-P5 should be amended as 'Avoid' is too strong and prohibitive a policy test to apply, post the NZ King Salmon case. There are easily envisaged circumstances where some activities that would fit within the heavy industrial category would fit well with a neighbourhood centre. For example small scale waste collection or recycling. As cities move towards a 'circular economy' model there will be a need for community based waste and recycling and this may prohibit such activities and raise additional barriers to sustainable waste management.	Amend NCZ-P5 (Heavy industrial activities) as follows: Only allow heavy industrial activities where they will not have an adverse effect on the vibrancy and amenity of the centre. Avoid heavy industrial activities from locating in the Neighbourhood Centre Zone.	Reject.	No.
Kāinga Ora Homes and Communities	391.520	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P5	Support	Supports NCZ-P5.	Retain NCZ-P5 (Heavy industrial activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.66	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P6	Support	Support	Retain NCZ-P6 (Housing Choice) as notified.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.213	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P6	Support in part	Generally supports NCZ-P6 and its enablement of medium density residential development that offers a range of housing price, type, size and tenure that caters to various ages, lifestyles, cultures and abilities. However, it is necessary to acknowledge that each individual development will not offer a range in those matters.	Retain NCZ-P6 (Housing choice) and seeks amendment	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.214	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P6	Amend	Generally supports NCZ-P6 and its enablement of medium density residential development that offers a range of housing price, type, size and tenure that caters to various ages, lifestyles, cultures and abilities. However, it is necessary to acknowledge that each individual development will not offer a range in those matters.	Amend NCZ-P6 (Housing choice) to read "Offers Contributes to a range of housing price, type, size and tenure".	Accept.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.521	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P6	Support in part	Generally supports NCZ-P6 but considers that an amendment is required to: (a) recognise the range of housing densities potentially enabled in the zone, and to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Neighbourhood Centre. And; (b) Clarify that intent of the Neighbourhood Centre zone is to enable intensification and height, and therefore medium to high-density housing is the appropriate scale of development to encourage within the Neighbourhood Centre, particularly taking account of the location of some Neighbourhood Centres adjoining High Density Residential Zones. Furthermore, high density residential development can provide for a range of housing choices in itself. This position is consistent with NCZ-P1 and NCZ-P7 and the intent of the NCZ.	Retain NCZ-P6 (Housing choice) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.522	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P6	Amend	Generally supports NCZ-P6 but considers that an amendment is required to: (a) recognise the range of housing densities potentially enabled in the zone, and to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Neighbourhood Centre. And; (b) Clarify that intent of the Neighbourhood Centre zone is to enable intensification and height, and therefore medium to high-density housing is the appropriate scale of development to encourage within the Neighbourhood Centre, particularly taking account of the location of some Neighbourhood Centres adjoining High Density Residential Zones. Furthermore, high density residential development can provide for a range of housing choices in itself. This position is consistent with NCZ-P1 and NCZ-P7 and the intent of the NCZ.	Amend NCZ-P6 (Housing choice) as follows: Enable medium to high density residential development that: 1. Contributes towards accommodating anticipated growth in the City; and 2. Offers a range of housing price, type, and size and tenure that is accessible to people of all ages, lifestyles, cultures and abilities.	Accept in part.	Yes
Historic Places Wellington	182.30	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support	[No specific reason given - refer to original submission]	Retain NCZ-P7 (Quality design - neighbourhood and townscape outcomes) as notified. [Inferred decision requested]	Accept in part.	No.
Fire and Emergency New Zealand	273.249	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support in part	Supports the policy as it seeks to achieve quality design outcomes for new development in the zone. In order to achieve good quality design outcomes, which includes the provision of a safe environment and resilient urban environment, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new developments. FENZ therefore seeks the inclusion of a further matter under this policy	Supports NCZ-P7 (Quality design - neighbourhood and townscape outcomes), with amendment.	Accept in part.	No.
Fire and Emergency New Zealand	273.250	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Amend	Supports the policy as it seeks to achieve quality design outcomes for new development in the zone. In order to achieve good quality design outcomes, which includes the provision of a safe environment and resilient urban environment, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new developments. FENZ therefore seeks the inclusion of a further matter under this policy	Amend NCZ-P7 (Quality design - neighbourhood and townscape outcomes) as follows: Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of the Neighbourhood Centre Zone by: 1. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: ... c. Provides for the increased levels of residential accommodation enabled in this zone; and d. Provides for a range of supporting business, open space and community facilities; and e. Is accessible for emergency service vehicles;	Accept.	Yes
McDonald's	274.12	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support in part	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain NCZ-P7 (Quality design -neighbourhood and townscape outcomes), subject to amendments as outlined other submission points.	Reject.	No.
McDonald's	274.13	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Amend	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Seeks addition of the following to NCZ-P7 (Quality design -neighbourhood and townscape outcomes) as follows: Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.67	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support	Support	Retain NCZ-P7 (Quality Design) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.36	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Oppose	FSNI submission point 476.14 seeks an amendment. Submission point 349.67 seeks to retain NCZ-P7 as notified.	Disallow / Reject submission in part.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.215	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support in part	Supports the recognition in (1)(b) of optimising the development capacity of land and in (2)(e) of flexibility for ground floor space to be used for residential purposes.	Retain NCZ-P7 (Quality design - neighbourhood and townscape outcomes) as notified.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.431	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support	NCZ-P8 is supported as the need for, and scope of, quality design matters specified.	Retain NCZ-P7 (Quality design – neighbourhood and townscape outcomes) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.523	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support in part	Generally supports NCZ-P7, but seeks amendment to: (a) The policy name to better reflect the intent of the policy and the subsequent wording, which seeks to manage new developments contribution to the neighbourhood and townscape; and (b) The policy wording to better recognise the NCZ rule setting and the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect; and to simplify and clarify the neighbourhood and townscape outcomes that plan is seeking to manage.	Retain NCZ-P7 (Quality design – neighbourhood and townscape outcomes) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.524	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Amend	Generally supports NCZ-P7, but seeks amendment to: (a) The policy name to better reflect the intent of the policy and the subsequent wording, which seeks to manage new developments contribution to the neighbourhood and townscape; and (b) The policy wording to better recognise the NCZ rule setting and the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect; and to simplify and clarify the neighbourhood and townscape outcomes that plan is seeking to manage.	Amend NCZ-P7 (Quality design – neighbourhood and townscape outcomes) as follows: Quality design – Neighbourhood and townscape outcomes Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity planned urban built form of the Neighbourhood Centre Zone by: 1. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: a. Acts as a positive catalyst for future change by reflecting Reflects the nature and scale of the development proposed enabled within the zone and in the vicinity, and responds to the evolving, more intensive identity of the neighbourhood; b. Optimises the development capacity of land, particularly sites that are: i. Large; or ii. Narrow; or iii. Vacant; or iv. Ground-level parking areas; c. Provides for the increased levels of residential accommodation enabled in this zone; and d. Provides for a range of supporting business, open space and community facilities; 2. Ensuring that the development, where relevant: a. Responds to the site context, particularly where it is located adjacent to: ...	Accept in part.	Yes
Wellington Heritage Professionals	412.77	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support	Supports this policy to ensure that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.	Retain NCZ-P7 (Quality design – neighbourhood and townscape outcomes) as notified.	Accept in part.	No.
Foodstuffs North Island	476.13	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support in part	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain NCZ-P7 (Quality design – neighbourhood and townscape outcomes) with amendment.	Reject.	No.
Foodstuffs North Island	476.14	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Amend	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Amend NCZ-P7 (Quality design – neighbourhood and townscape outcomes) to include the following: Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.68	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P8	Support	Support	Retain NCZ-P8 (On-site residential amenity) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.432	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P8	Support	NCZ-P8 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-P8 (On-site residential amenity) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.525	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P8	Support in part	Supports NCZ-P8 in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Amendments to remove communal outdoor space requirements are also sought as this is already covered by reference to outdoor space generally and this could be private outdoor space.	Retain NCZ-P8 (On-site residential amenity) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.526	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P8	Amend	Supports NCZ-P8 in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Amendments to remove communal outdoor space requirements are also sought as this is already covered by reference to outdoor space generally and this could be private outdoor space.	Amend NCZ-P8 (On-site residential amenity) as follows: Achieve a good standard of amenity for residential activities in the Neighbourhood Centre Zone by: 1. Providing residents with access to adequate outlook; and 2. Ensuring access to convenient outdoor space, including private or shared communal areas.	Reject.	No.
Restaurant Brands Limited	349.69	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P9	Support	Support	Retain NCZ-P9 (Managing adverse effects) as notified.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Retirement Villages Association of New Zealand Incorporated	350.216	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P9	Support in part	Agrees that shading, privacy, bulk and dominance effects on adjacent sites require management. However, the level of management needs to be informed by the development expectations for the zone.	Retain NCZ-P9 (Managing adverse effects) and seeks amendment.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.217	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P9	Amend	Agrees that shading, privacy, bulk and dominance effects on adjacent sites require management. However, the level of management needs to be informed by the development expectations for the zone.	Add new "role of density standards" policy into the Neighbourhood Centre Zone chapter as follows: <u>MRZ-PX Role of density standards</u> <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>	Reject.	No.
WCC Environmental Reference Group	377.433	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P9	Support	NCZ-P9 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-P9 (Managing adverse effects) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.527	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P9	Support in part	Considers that an amendment is required to NCZ-P9 to specify that adverse effects that need consideration are those beyond what is anticipated in the zone, consistent with the proposed zone framework and in accordance with Policy 6 NPSUD.	Retain NCZ-P9 (Managing adverse effects) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.528	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P9	Amend	Considers that an amendment is required to NCZ-P9 to specify that adverse effects that need consideration are those beyond what is anticipated in the zone, consistent with the proposed zone framework and in accordance with Policy 6 NPSUD.	Amend NCZ-P9 (Managing adverse effects) as follows: Recognise the evolving, higher density development context enabled in the Neighbourhood Centres Zone, while managing any associated adverse effects <u>beyond those anticipated within the zone</u> , including: 1. Shading, privacy, bulk and dominance effects on adjacent sites; and 2. The impact of construction on the transport network.	Reject.	No.
Restaurant Brands Limited	349.71	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R1	Support	Support	Retain NCZ-R1 (Commercial activities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.435	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R1	Support	NCZ-R1 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-R1 (Commercial activities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.436	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R2	Support	NCZ-R2 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-R2 (Community facilities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.437	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R3	Support	NCZ-R3 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-R3 (Educational facilities) as notified.	Accept.	No.
Ministry of Education	400.126	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R3	Support	Support NCZ-R3 as the submitter considers it is important to recognise and provide for educational facilities which will service the surrounding residential catchments and other community/ commercial activities.	Retain NCZ-R3 (Educational facilities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.438	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R4	Support	NCZ-R4 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-R4 (Arts, culture and entertainment activities) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.251	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R5	Support	Supports the rule as it permits emergency service facilities in the NCZ.	Retain NCZ-R5 (Emergency service facilities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.439	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R5	Support	NCZ-R5 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-R5 (Emergency service facilities) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Ara Poutama Aotearoa the Department of Corrections	240.30	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R6	Support	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Retain NCZ-R6 (Community corrections activities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.440	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R6	Support	NCZ-R6 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-R6 (Community corrections activities) as notified.	Accept.	No.
WCC Environmental Reference Group	377.441	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R7	Support	NCZ-R7 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-R7 (Visitor accommodation) as notified.	Accept.	No.
WCC Environmental Reference Group	377.442	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R8	Support	NCZ-R8 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-R8 (Recreational activities) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.443	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R9	Support	NCZ-R9 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-R9 (Public transport activities) as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.31	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R10	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain NCZ-R10 (Residential activities) as notified.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.219	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R10	Oppose in part	Opposes limitations on ground level residential activities.	Opposes NCZ-R10 (Residential activities) and seeks amendment.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.220	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R10	Amend	Opposes limitations on ground level residential activities.	Seeks a retirement village specific rule.	Reject.	No.
WCC Environmental Reference Group	377.444	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R10	Support	NCZ-R10 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-R10 (Residential activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.531	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R10	Support in part	Supports NCZ-R10 in part as residential activities should be enabled in Neighbourhood Centres, but seeks that: (a) The activity status for non-compliance is amended to Restricted Discretionary with preclusion for limited notification and appropriate matters of discretion are restricted to Policy 7 and 8 matters. (b) Rules related to verandah coverage are removed, as it is considered that residential activities should be provided for where verandah coverage is required, particularly when ground floor development is controlled on active frontages and non-residential activity frontages in accordance with NCZ-P4. (c) Reference to natural hazards is removed as these matters are controlled by Natural Hazard rules and the proposed wording is inconsistent with this approach and does not manage residential activity at ground-level in hazard overlay areas.	Supports in part NCZ-R10 (Residential activities) with amendments.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.532	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R10	Amend	Supports NCZ-R10 in part as residential activities should be enabled in Neighbourhood Centres, but seeks that: (a) The activity status for non-compliance is amended to Restricted Discretionary with preclusion for limited notification and appropriate matters of discretion are restricted to Policy 7 and 8 matters. (b) Rules related to verandah coverage are removed, as it is considered that residential activities should be provided for where verandah coverage is required, particularly when ground floor development is controlled on active frontages and non-residential activity frontages in accordance with NCZ-P4. (c) Reference to natural hazards is removed as these matters are controlled by Natural Hazard rules and the proposed wording is inconsistent with this approach and does not manage residential activity at ground-level in hazard overlay areas.	Retain NCZ-R10 (Residential activities) and seeks amendment as follows: 1. Activity status: Permitted where: a. The activity is located: i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; or iii. At ground floor level along any street edge not identified as a non-residential activity frontage; or iv. At ground level along any street not identified as requiring verandah coverage; or v. At ground level on any site contained within a Natural Hazard Overlay. 2. Activity status: <u>Restricted</u> Discretionary where: a. Compliance with the requirements of NCZ-R10.1 cannot be achieved. Matters of discretion are restricted to: 1. The matters in NCZ-P7-P8. Notification status: An application for resource consent made in respect of rule NCZ-R10.2.a is precluded from being <u>limited and</u> publicly notified	Accept in part with exception of deleting NCZ-R10.1.iv	Yes
Waka Kotahi NZ Transport Agency	FS103.34	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R10	Oppose	Oppose residential activities on the ground floor to support vibrant streets.	Disallow	Reject.	No.
WCC Environmental Reference Group	377.445	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R11	Support	NCZ-R11 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-R11 (Integrated retail activity) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.533	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R11	Amend	Considers that the Integrated Retail Activity gross floor areas of 20,000m2 do not reflect the scale of the Centres hierarchy anticipated in the NPSUD and the National Planning Standards. In some cases, the size of the Zones would not be large enough to accommodate 20,000m2 GFA.	Seeks to reduce the Integrated Retail Activity Gross Floor Area in NCZ-R11 (Integrated retail activity) to better reflect the lower order of Neighbourhood Centres in the Centres hierarchy.	Accept.	Yes.
WCC Environmental Reference Group	377.446	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R12	Amend	Considers that NCZ-R12 is far too restrictive and should be amended. Community waste collection and recycling could be key aspects of a more sustainable 'circular' economy. Non-complying status with compulsory public notification is a major barrier to any activity. This could be a major roadblock for community waste management, small scale composting or niche recycling activities. For example it is not clear a small scale bottle recycling and cleaning business would not be caught by this rule.	Amend NCZ-R12.2 (Industrial activities) as follows: 2. Activity Status: Non-complying <u>Discretionary</u> Where: a. Compliance with the requirements of NCZ-R12.1 cannot be achieved. Notification status: An application for resource consent made in respect of rule NCZ-R12.2.a must be publicly notified.	Reject.	No
Kāinga Ora Homes and Communities	391.534	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R11	Oppose	Opposes NCZ-R11 as the provision of integrated retail up to 20,000m ² is inconsistent with the centre hierarchy across the Plan and the zones are too small to accommodate an integrated retail activity of 20,000m ² .	Delete NCZ-R13 (Carparking activities) in its entirety as notified.	Reject.	No.
McDonald's	274.15	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R13	Oppose in part	Opposed to the Discretionary Activity status for car parking activities that do not comply with the permitted activity requirements.	Retain NCZ-R13.2 (Carparking activities), subject to amendment outlined other submission points.	Reject.	No.
McDonald's	274.16	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R13	Amend	Opposed to the Discretionary Activity status for car parking activities that do not comply with the permitted activity requirements.	Amend NCZ-R13.2 (Carparking activities) as follows: ... 2. Activity status: Discretionary <u>Restricted Discretionary</u> Where: a. Compliance with the requirements of NCZ-R13.1.a cannot be achieved.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Woolworths New Zealand	359.52	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R13	Amend	Considers that NCZ-R13 should be amended so that the activity status of this standard infringement is changed to restricted discretionary. It is considered that this status, plus the suggested matters of discretion, will ensure an appropriate assessment of effects is undertaken, whilst providing a level of certainty to applicants that where activities are anticipated, such assessments will be rational and streamlined. Supermarkets often require car parking to be visible, both from commercial viability perspective but also given the requirements to separate loading and servicing activities from public interfaces. This site layout requires that loading is located to the rear of a store, with the building in front and the entrance accessible and legible from the car park and street frontage. The application of blanket urban design ideals in these standards is challenged such that the proposed amendment seeks to explicitly exclude supermarkets from complying with this standard.	Amend NCZ-R13 (Carparking activities) as follows: ... 2. Activity Status: <u>Restricted</u> Discretionary Where: a. Compliance with the requirements of NCZ-R13.1.a is not achieved. <u>Matters of discretion are:</u> 1. <u>The matters in NCZ-P2, NCZ-P3, NCZ-P4, NCZ-P7, NCZ-P9 and NCZ-P10;</u> 2. <u>The cumulative effect of the development on:</u> a. <u>The ongoing viability and vibrancy of the Zone;</u> b. <u>The safety and efficiency of the transport network, including providing for a range of transport modes;</u> c. <u>The hierarchy of roads, travel demand or vehicle use; and</u> 3. <u>The compatibility with other activities provided for in the zone.</u> <u>Note: Rule NCZ-R13 does not apply to new supermarkets or additions to existing supermarkets.</u>	Reject.	No.
Foodstuffs North Island	F523.4	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R13	Support	Submission point 359.52 supports submission points 476.16 and 476.17.	Allow / Allow submission in part.	Reject.	No.
Greater Wellington Regional Council	F584.106	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R13	Oppose	Greater Wellington oppose this submission point. A "discretionary" activity status provides necessary controls for carparking activities which align with the direction of Proposed RPS Change 1, including objectives CC.1 and CC.3, and policies CC.1, CC.3 and CC.9.	Disallow / Seeks that the provisions be retained as notified and support provisions that support active transport nodes.	Accept.	No.
Waka Kotahi NZ Transport Agency	F5103.36	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R13	Oppose	Space in the centres is valuable, but the use of that space can have a wide range of effects (negative and positive), including on the character, perceptions of safety, road user behaviour, walkability and choice of transport mode. It is considered appropriate that non-compliant car parking provision consider a wide range of effects.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.536	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R13	Support	Generally supports NCZ-R13.	Retain NCZ-R13 (Carparking activities) as notified.	Accept in part.	No.
Foodstuffs North Island	476.16	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R13	Oppose	Opposes the Discretionary Activity status in NCZ-R13 for car parking activities that do not comply with the Permitted Activity requirements.	Amend NCZ-R13 (Carparking activities) as follows: ... 2. Activity status: Discretionary <u>Restricted</u> Discretionary ...	Reject.	No.
Foodstuffs North Island	476.17	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R13	Amend	Opposes the Discretionary Activity status in NCZ-R13 for car parking activities that do not comply with the Permitted Activity requirements.	Amend NCZ-R13 (Carparking activities) as follows: ... 2. Activity status: Discretionary <u>Restricted</u> Discretionary ...	Reject.	No.
Greater Wellington Regional Council	F584.105	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R13	Oppose	Greater Wellington oppose this submission point. A "discretionary" activity status provides necessary controls for carparking activities which align with the direction of Proposed RPS Change 1, including objectives CC.1 and CC.3, and policies CC.1, CC.3 and CC.9	Disallow / Seeks that the provisions be retained as notified and support provisions that support active transport nodes.	Accept.	No.
BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.147	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R14	Support in part	NCZ-R14 is supported in so much as the rule provides for yard-based retail activities as a discretionary activity. It is understood that an application for resource consent made in respect of this rule, however, must be publicly notified in accordance with the Notification Status. [Submitter identified NCZ-R15 (All other activities) instead of NCZ-R14 (Yard-based retailing activities); submission points have been changed to refer to NCZ-R14]	Retain NCZ-R14 (Yard-based retailing activities) with amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.148	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R14	Amend	<p>Considers that NCZ-R14 should be amended as the notification requirement is not supported as it may have a range of unintended outcomes. For instance, without clarification, it may require public notification for any operational change, upgrading or maintenance to an existing yard-based activity where public notification would be more appropriately determined through standard notification tests. It may therefore also discourage existing activities from undertaking important maintenance and upgrades, for instance, to meet requirements of HSNO / HSWA legislation, better accord with good practise, introduce new technologies, or necessary changes to meet demand.</p> <p>Ongoing operation, maintenance, and upgrades of existing service stations / yard-based retail activities should not be subject to this notification requirement, which is not appropriate for existing lawful activities.</p> <p>It is considered that an additional exclusion to the notification status is appropriate only where the existing or new activity is located on the edge of the zone or adjacent to an arterial or collector road. These locations and/or interfaces do not have, nor should they expect, the same urban design outcomes and levels of visual amenity compared to a centrally located site in the CCZ for example. A service station, for example, would not impact the function and vitality of a centre zone if it were located on the edge of the zone where it can appropriately transition to the adjoining zone.</p>	<p>Amend NCZ-R14 (Yard-based retailing activities) as follows:</p> <p>Notification Status: An application for resource consent made in respect of rule NCZ-R14 must be publicly notified <u>except</u>:</p> <p>a. <u>The activity relates to the maintenance, operation and upgrading of an existing activity;</u></p> <p>b. <u>The new or existing activity adjoins another commercial zone, a residential zone or an arterial or collector Road.</u></p>	Accept in part.	Yes
WCC Environmental Reference Group	377.447	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R14	Amend	<p>Considers that NCZ-R14 should be amended, as it seems unduly restrictive to limit all yard-based activities in neighbourhood centre zones - garden centres and plant sales for example would seem business that would fit perfectly within neighbour centres. Having a wide range of activities in local neighbourhoods is fundamental to limiting car use and this policy may hinder creating 'walkable' neighbourhoods. It may even be appropriate to have some permitted activity rules for some yard based activities - for example a small garden centre. Drafting for this Rule is not specifically provided but it is considered this should be reconsidered as the 50% total area yard restriction appears to catch a wide range of activities, many of which may be appropriate and should be permitted in neighbourhood centres.</p>	<p>Amend NCZ-R14 (Yard-based retailing activities) as follows:</p> <p>1. Activity status: <u>Restricted Discretionary</u></p> <p><u>Matters of discretion are:</u> <u>The matters in NCZ-P1, NCZ-P2, NCZ-P3, and NCZ-P4;</u></p> <p><u>Notification status: An application for resource consent made in respect of rule NCZ-R14 must be publicly notified.</u></p>	Reject.	No.
Kāinga Ora Homes and Communities	391.537	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R14	Support	Generally supports NCZ-R14.	Retain NCZ-R14 (Yard-based retailing activities) as notified.	Accept in part.	No.
Fire and Emergency New Zealand	273.252	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R16	Support	Supports the rule as the demolition or removal of buildings and structures within the NCZ is a permitted activity.	Retain NCZ-R16 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Restaurant Brands Limited	349.72	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R16	Support	Support	Retain NCZ-R16 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.538	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R16	Support	Generally supports NCZ-R16.	Retain NCZ-R16 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.253	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R17	Support	Supports the rule as the demolition or removal of buildings and structures within the NCZ is a permitted activity.	Retain NCZ-R17 (Demolition or removal of buildings and structures) as notified.	Accept.	No.
Restaurant Brands Limited	349.73	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R17	Support	Support	Retain NCZ-R17 (Demolition or removal of buildings and structures) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.539	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R17	Support in part	Supports NCZ-R17 in part but seeks an amendment to ensure the rule only applies to active and nonresidential activity frontages. The notification status is supported.	Retain NCZ-R17 (Demolition or removal of buildings and structures) and seeks amendment as follows.	Reject.	No.
Kāinga Ora Homes and Communities	391.540	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R17	Amend	Seeks an amendment to ensure the rule only applies to active and non-residential activity frontages. The notification status is supported.	<p>Retain NCZ-R17 (Demolition or removal of buildings and structures) and seeks amendment as follows:</p> <p>1. Activity status: Permitted where:</p> <p>a. <u>The demolition or removal of a building on a site that has an active frontage or non-residential activity frontage:</u></p> <p>...</p>	Reject.	No.

Appendix B - Neighbourhood Centre Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Wellington City Council	266.153	Commercial and mixed use zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Considers a notification status statement is missing in relation to developments where all standards are met.	Amend NCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) as follows: Notification status: <u>An application for resource consent made in respect of rule NCZ-R18.2.a which complies with all standards is precluded from being either publicly or limited notified. (...)</u>	Accept.	Yes
Fire and Emergency New Zealand	273.254	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Support	Supports the rule as the construction or, or additions and alterations to, buildings and structures within the NCZ is a permitted activity.	Retain NCZ-R18 (Construction of or additions and alterations to buildings and structures) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.74	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Oppose	Oppose Opposed to the cross reference to the Centres and Mixed-Use Design Guide within the matters of discretion. The cross reference to the policies of the NCZ is sufficient to ensure that development achieves a "good quality, well-functioning environment" as required by NCZ-O3.	Amend NCZ-R18 (Construction of, or additions and alterations to, buildings and structures) as follows: ... Matters of discretion are: ... 3. The Centres and Mixed-Use Design Guide, including guideline G107—City Outcomes Contribution for any building that exceeds the maximum height limit requirement at Ngaio, Berhampore and Aro Valley centres and either comprises 25 or more residential units or is a non-residential building; 4.3. ... 5.4. ... 6.5. ... 7.6. ...	Accept in part.	Yes
Retirement Villages Association of New Zealand Incorporated	350.221	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Support in part	Supports the construction of, or additions and alterations to, buildings and structures being a permitted or restricted discretionary activity under NCZ-R18. Does not oppose the inclusion of the matters of discretion in Clause 2 relating to the extent and effect on non-compliance with the requirements of NCZ-R18.1. Considers that the matters of discretion in Clause 1, are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. Opposes the inclusion of NCZ-P10 in Clause 1, and the Clause 3 matters of discretion relating to the City Outcomes Contribution for the reasons provided in response to NCZP10 above. Considers that due to an absence of any reference to retirement villages in the Centres and Mixed Use and Residential Design Guides, their inclusion as matters of discretion in Clauses 3 and 4 are not of relevance / applicable to retirement villages and should be deleted. Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects offered by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites. Considers that for resource consent applications for the construction of or additions / alterations to retirement villages under NCZR18 should be precluded from being publicly notified; and that for a resource consent application for the construction of or additions / alterations to retirement villages under NCZR18 that complies with NCZ-S1, NCZ-S2 and NCZ-S4 should be precluded from being limited notified.	Retain NCZ-R18 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.222	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Supports the construction of, or additions and alterations to, buildings and structures being a permitted or restricted discretionary activity under NCZ-R18. Does not oppose the inclusion of the matters of discretion in Clause 2 relating to the extent and effect on non-compliance with the requirements of NCZ-R18.1. Considers that the matters of discretion in Clause 1, are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. Opposes the inclusion of NCZ-P10 in Clause 1, and the Clause 3 matters of discretion relating to the City Outcomes Contribution for the reasons provided in response to NCZP10 above. Considers that due to an absence of any reference to retirement villages in the Centres and Mixed Use and Residential Design Guides, their inclusion as matters of discretion in Clauses 3 and 4 are not of relevance / applicable to retirement villages and should be deleted. Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects offered by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites. Considers that for resource consent applications for the construction of or additions / alterations to retirement villages under NCZR18 should be precluded from being publicly notified; and that for a resource consent application for the construction of or additions / alterations to	Amend NCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) as follows: 2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of NCZ-R18.1 cannot be achieved. Matters of discretion are: 1. The matters in NCZ-P6, NCZ-P7, NCZ-P8, NCZ-P9 and NCZ-P10 (this clause is not applicable to retirement villages); 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 3. The Centres and Mixed-Use Design Guide, including guideline G107—City Outcomes Contribution for any building that exceeds the maximum height limit requirement at Ngaio, Berhampore and Aro Valley centres and either comprises 25 or more residential units or is a non-residential building (this clause is not applicable to retirement villages); 4. The Residential Design Guide (this clause is not applicable to retirement villages);	Reject.	No.

retirement villages under NCZR18 that complies with NCZ-S1 NCZ-S2 and NCZ-S4 should be

5 The extent and effect of any identifiable site constraints;

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Woolworths New Zealand	359.53	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Considers that NCZ-R18 should be amended so that permitted activities include a baseline for supermarket operations within the NCZ that is greater than the current threshold of 100m ² for new buildings on account of the general operational requirements of the stores. This proposed baseline of 450m ² aligns with the Auckland Unitary Plan provisions in the Neighbourhood Centre zone and is considered a commensurate response given the typical scale of supermarket buildings.	Amend NCZ-R18.1 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Permitted b. The construction of any building or structure: 1. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from a public space; and iii. Will have a gross floor area of less than 100m ² <u>except where specified in iv below</u> ; and iv. <u>Will have a gross floor area of less than 450m² where it accommodates a supermarket</u> ; and iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and vi. Comply with effects standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5 and NCZ-S6; and vii. Does not involve the construction of a new building for residential activities.	Reject.	No.
Woolworths New Zealand	359.54	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Considers that NCZ-R18 restricted discretionary activities should exclude new supermarket buildings. There are concerns around the inclusion of the Centres and Mixed Use Design Guide within these matters of discretion on account of the unnecessary scope this introduces in a restricted discretionary consenting framework. As such, it is specifically sought that that this is excluded from the matters of discretion for new supermarket buildings.	Amend NCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Restricted Discretionary Where: 1. Compliance with any of the requirements of NCZ-R18.1 cannot be achieved. Matters of discretion are: 1. The matters in NCZ-P6, NCZ-P7, NCZ-P8, NCZ-P9 and NCZ-P10, <u>excluding for supermarkets exceeding NCZ-R18 (b)(iv)</u> ; 2. <u>For supermarkets exceeding NCZ-R18(b)(iv), the matters in NCZ-P3, NCZ-P4, NCZ-P7, NCZ-P9, 3. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard;</u> 3. <u>4. The Centres and Mixed-Use Design Guide, including guideline G107 97 - City Outcomes Contribution for any building that exceeds the maximum height limit requirement at Ngaio, Berhampore and Aro Valley centres and either comprises 25 or more residential units or is a nonresidential building (excluding supermarkets);</u> 4. <u>5. The Residential Design Guide;</u> 5. <u>6. The extent and effect of any identifiable site constraints;</u> 6. <u>7. Construction impacts on the transport network; and</u> 7. <u>8. The availability and connection to existing or planned three waters infrastructure.</u>	Reject.	No.
Kāinga Ora Homes and Communities	391.541	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Support in part	Supports NCZ-R18 in part, but seeks: (a) amendments to remove direct reference to the design guide and to instead rely on the urban design outcomes that are outlined by the policy references and amended standards, and (b) to remove reference to the "City Outcomes Contribution" as this will unduly limit intensive development and height infringements should be assessed on its effects as provided for under the Resource Management Act, instead reference to NCZ-P10 in the matters of discretion is sufficient.	Retain NCZ-R18 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.542	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Seeks: (a) amendments to remove direct reference to the design guide and to instead rely on the urban design outcomes that are outlined by the policy references and amended standards, and (b) to remove reference to the "City Outcomes Contribution" as this will unduly limit intensive development and height infringements should be assessed on its effects as provided for under the Resource Management Act, instead reference to NCZ-P10 in the matters of discretion is sufficient.	Amend NCZ-R18 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Permitted where: a. Alterations or additions to a building or structure: ... iii. Do not result in the creation of new residential units; and ... b. The construction of any building or structure: ... <u>vii. any building for residential activities complies with effects standards NCZ-S7 and NCZ-S8.</u> 2. Activity status: Restricted Discretionary where: a. Compliance with any of the requirements of NCZ-R18.1 cannot be achieved. Matters of discretion are:	Accept in part.	Yes
Investore Property Limited	405.62	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain NCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	Reject in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
The Retirement Villages Association of New Zealand Incorporated	FS126.83	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Reject in part.	No.
Ryman Healthcare Limited	FS128.83	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Reject in part.	No.
Investore Property Limited	405.63	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend NCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Reject in part.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.84	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Reject in part.	No.
Ryman Healthcare Limited	FS128.84	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Reject in part.	No.
Fabric Property Limited	425.51	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list. The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of "density done well" as stated in the Design Guide. Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.	Amend NCZ-R18.2.3 (City Outcomes Contribution) as follows: ... 3. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height limit requirement at Ngaio, Berhampore and Aro Valley centres and either comprises 25 or more residential units or is a non-residential building; ...	Accept.	Yes
Fire and Emergency New Zealand	273.255	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Support in part	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure including for the purposes of firefighting.	Supports NCZ-R19 (Conversion of buildings or parts of buildings for residential activities), with amendment.	Reject.	No.
Fire and Emergency New Zealand	273.256	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Amend	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure including for the purposes of firefighting.	Amend NCZ-R19 (Conversion of buildings or parts of buildings for residential activities) as follows: Matters of discretion are: 1. The matters in NCZ-P1, NCZ-P3, NCZP6 and NCZ-P8; 2. The extent of compliance with standards NCZ57, NCZ-58 and NCZ-59 and satisfaction of associated assessment criteria; 3. The Residential Design Guide; and 4. The availability and connection to existing or planned three waters infrastructure, including for firefighting purposes.	Reject.	No.
Kāinga Ora Homes and Communities	391.543	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Support in part	Supports NCZ-R19 in part, and particularly supports the preclusion of public and limited notification. Kāinga Ora seek amendments to remove direct reference to the design guide as the matters in the relevant policies include those matters articulated through the design guides.	Retain NCZ-R19 (Conversion of buildings, or parts of buildings, for residential activities) and seeks amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.544	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Amend	Supports NCZ-R19 in part, and particularly supports the preclusion of public and limited notification. Kāinga Ora seek amendments to remove direct reference to the design guide as the matters in the relevant policies include those matters articulated through the design guides.	Amend NCZ-R19 (Conversion of buildings, or parts of buildings, for residential activities) as follows: 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in NCZ-P1, NCZ-P3, NCZ-P6, NCZ-P7 and NCZ-P8; 2. The extent of compliance with standards NCZ-S7, NCZ-S8 and NCZ-S9 and satisfaction of associated assessment criteria; and 3. The Residential Design Guide; and ...	Accept in part.	Yes
Investore Property Limited	405.64	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain NCZ-R19.1 (Conversion of buildings or parts of buildings for residential activities) and seeks amendment.	Accept in part.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.85	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.85	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.
Investore Property Limited	405.65	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend NCZ-R19.1 (Conversion of buildings or parts of buildings for residential activities) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Reject in part.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.86	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Reject in part.	No.
Ryman Healthcare Limited	FS128.86	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Reject in part.	No.
Fire and Emergency New Zealand	273.257	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R20	Support in part	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Supports NCZ-R20 (Outdoor storage areas), with amendment.	Accept.	No.
Fire and Emergency New Zealand	273.258	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R20	Amend	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Amend NCZ-R20 (Outdoor storage areas) as follows: Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. b. <u>Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>	Accept.	Yes
David Stephen	82.6	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Amend	Considers that the 22m maximum height limit in the Centres zones should be reduced.	Seeks that the 22m minimum height for Height Control Area 2 at NCZ-S1 (Minimum building height) is reduced.	Accept – 18m height limit applied to Height Control Area 2.	Yes.
David Stevens	151.13	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend NCZ-S1 (Maximum Height) so that the Ngaio Centre has a height limit of 11m. [Inferred decision requested].	Reject in part – 14m height limit applied.	Yes.
David Stevens	151.14	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Amend	[No specific reason given beyond decision requested - refer to original submission]. Access for deliveries to local businesses is already constrained in Khandallah Village limiting any scope for expansion.	Amend NCZ-S1 (Maximum Height) so that the Khandallah Centre (rezoned as a NCZ) has a height limit of 11m. [Inferred decision requested].	Reject – Khandallah is LCZ.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Wellington City Council	266.154	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Amend	Considers there needs to be an increase in the height of the neighbourhood centre on the corner of Mersey Street and The Parade, Island Bay shops from 12m to 14m. This is because the PDP building neighbourhood centre heights are lower than the surrounding residential areas (14m). This is inconsistent with the approach taken to building heights in other centres and adjoining residential areas.	Amend NCZ-S1 (Maximum Height) as per table included in full submission. [Refer to original submission for table version of amendment sought]	Accept.	Yes
Fire and Emergency New Zealand	273.259	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Supports NCZ-S1 (Maximum height), with amendment.	Reject.	No.
Fire and Emergency New Zealand	273.260	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend NCZ-S1 (Maximum height) as follows: This standard does not apply to: ... c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and d. Lift overruns provided these do not exceed the height by more than 4m; and e. <u>Hose drying towers up to 15m in height.</u>	Reject.	No.
Onslow Residents Community Association	283.11	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Oppose	Considers that the 22m height limit is not appropriate for the Khandallah centre.	Opposes NCZ-S1 (Maximum Height) with respect to Khandallah being in Height Control Area 2 (22m).	Reject – Khandallah is LCZ.	No.
Onslow Residents Community Association	283.12	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Amend	Considers that the 22m height limit is not appropriate for the Khandallah centre.	Seeks that Khandallah Centre is moved to Height Control Area 1 (12m) under NCZ-S1 (Maximum height).	Reject – Khandallah is LCZ.	No.
James Coyle	307.21	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain NCZ-S1 (Maximum height) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.75	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Support	Support	Retain NCZ-S1 (Maximum height) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.545	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Support in part	Generally supports NCZ-S1 particularly as it enables six storey development in a number of centres. However, seeks amendment to enable fence heights of up to 2 metres to align with the Building Act.	Retain NCZ-S1 (Maximum Height) and seeks amendment.	Reject.	No.
Kāinga Ora Homes and Communities	391.546	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Amend	Generally supports NCZ-S1 particularly as it enables six storey development in a number of centres. However, seeks amendment to enable fence heights of up to 2 metres to align with the Building Act.	Amend NCZ-S1 (Maximum Height) as follows: ... 2. Fences and standalone walls must not exceed a maximum height of 4.8 2 metres (measured above ground level).	Reject.	No.
Rachel Underwood	458.9	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Oppose	Opposes the provision to allow six-storey buildings considering that it will result in cold, sunless, wind canyons.	Amend NCZ-S1 (Maximum Height) to retain existing low-rise or one-level buildings adjacent to the roadside with three-storey (or six-storey) buildings set back.	Reject.	No.
McDonald's	274.17	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S2	Oppose	Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete NCZ-S2 (Minimum building height) in its entirety.	Accept.	Yes.
Restaurant Brands Limited	349.76	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S2	Oppose	Oppose There are many buildings with a height less than the required minimum that will contribute positively to a well-functioning urban environment. The proposed standard will result in too many buildings requiring resource consent and is not an efficient or effective method to implement the policies of the Proposed District Plan.	Delete NCZ-S2 (Maximum building height) in its entirety.	Accept.	Yes.
Foodstuffs North Island	FS23.38	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S2	Support	Submission point 349.76 supports FSNI submission point 476.18.	Allow	Accept.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Woolworths New Zealand	359.55	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S2	Oppose	NCZ-S2 is opposed in its entirety and should be deleted, as it seeks to impose minimum building heights in the Neighbourhood and Local Centre zones of 7m. This requirement is overly prescriptive and unnecessary and should be deleted. The standard is overly onerous, when the PDP should be promoting development in the Centres. If this is to be retained in some degree, it should be refined to be a building frontage height standard and limited to specified streets as identified on the planning maps to achieve centre vibrancy and amenity.	Delete NCZ-S2 (Minimum building height) in its entirety.	Accept.	Yes.
Foodstuffs North Island	F523.5	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S2	Support	Submission point 359.55 supports FSNI submission point 476.18.	Allow	Accept.	Yes.
Kāinga Ora Homes and Communities	391.547	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S2	Support	Generally supports NCZ-S2.	Retain NCZ-S2 (Minimum building height) as notified.	Reject.	Yes.
Foodstuffs North Island	476.18	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S2	Oppose	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete NCZ-S2 (Minimum building height) in its entirety.	Accept.	Yes.
McDonald's	274.18	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S3	Oppose	Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete NCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.77	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S3	Oppose	Oppose Opposed to the minimum floor-to-floor ceiling heights for new development. The standard is overly prescriptive, does not provide for the specific requirements of drive-through facilities, and is unworkable from an operational perspective, and will only serve to increase the cost and/or regulatory processes of the development.	Delete NCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Foodstuffs North Island	F523.39	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S3	Support	Submission point 349.77 supports FSNI submission point 476.19.	Allow	Reject.	No.
Kāinga Ora Homes and Communities	391.548	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S3	Support	Generally supports NCZ-S3.	Retain NCZ-S3 (Minimum ground floor height) as notified.	Accept.	No.
Foodstuffs North Island	476.19	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S3	Oppose	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete NCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Fire and Emergency New Zealand	273.261	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S4	Support in part	Seeks an exemption for emergency facilities and associated hose drying towers as noted in above submission point.	Supports NCZ-S4 (Height in relation to boundary), with amendment.	Accept in part.	No.
Fire and Emergency New Zealand	273.262	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S4	Amend	Seeks an exemption for emergency facilities and associated hose drying towers as noted in above submission point.	Amend NCZ-S4 (Height in relation to boundary) as follows: These standards do not apply to: ... c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and e. <u>Emergency facilities up to 9m in height and associated hose drying towers up to 15m in height.</u>	Reject.	No.
Restaurant Brands Limited	349.78	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S4	Support	Support	Retain NCZ-S4 (Height in relation to boundary) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.549	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S4	Support	Generally supports NCZ-S4.	Retain NCZ-S4 (Height in relation to boundary) as notified.	Accept.	No.
Restaurant Brands Limited	349.79	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S5	Support	Support	Retain NCZ-S5 (Verandah control) as notified.	Accept.	No.
McDonald's	274.19	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose in part	Considers that the standards on active frontage and non-residential activity frontage controls in Centres and Mixed Use Zones are overly prescriptive.	Retain NCZ-S6 (Active frontage and non-residential activity frontage controls), subject to amendment outlined other submission points.	Accept in part.	No.
McDonald's	274.20	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Amend	Considers that centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity. It would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.	Amend NCZ-S6 (Active frontage and non-residential activity frontage controls) as follows: 1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage or a non-residential activity frontage control for any new building, or ground level addition or alteration to an existing building. must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and c. Locate the principal public entrance on the front boundary; 2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a. is more than 3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m; and c. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent. 3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and 4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and b. Locate the principal public entrance on the front boundary.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.178	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with The RVA's primary submission. The RVA considers that residential activities, including retirement villages, should be permitted at ground floor.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.178	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages, should be permitted at ground floor.	Disallow	Accept.	No.
Restaurant Brands Limited	349.80	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Support	Support	Retain NCZ-S6 (Active frontage and non-residential activity frontage controls) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.40	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose	Submission point 349.80 seeks to retain NCZ-S6 as notified. FSNI submission point 476.20 - 476.21 seeks this standard is amended.	Disallow / Reject submission in part.	Reject.	No.
Woolworths New Zealand	359.56	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Support in part	The restricted discretionary activity status to infringe the active frontage standards of MCZ-S6, NCZS6, and LCZ-S6 is supported. Notwithstanding, it is noted that supermarkets are unlikely to comply with these standards in any circumstance (being built up to the street edge on all street boundaries; a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; 50% visually transparent shutter doors), owing to genuine operational reasons. Whilst Woolworths acknowledges that the assessment criteria associated with the standard enable the consideration of those operational and functional needs, the standard represents another circumstance whereby consents would always be required for supermarkets, despite supposedly being encouraged with the relevant CMUZ.	Retain NCZ-S6 (Active frontage and non-residential activity frontage controls) with amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?
Foodstuffs North Island	FS23.6	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Support	Submission point 359.56 partly supports FSNI submission points 476.20 and 476.21.	Allow / Allow submission in part.	Accept in part.	No.
Woolworths New Zealand	359.57	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose in part	Opposes the application of the standard to new or extended supermarkets.	Oppose in part NCZ-S6 (Active frontage and non-residential activity frontage controls) and request am	Accept in part.	No.
Foodstuffs North Island	FS23.7	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Support	Submission point 359.57 partly supports FSNI submission point 476.20 and 476.21.	Allow / Allow submission in part.	Accept in part.	No.
Woolworths New Zealand	359.58	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Amend	Considers that supermarkets are unlikely to comply with the restricted discretionary standards of NCZ-S6 in any circumstance, owing to genuine operational reasons. While the assessment criteria associated with the standard enable the consideration of those operational and functional needs, the standard represents another circumstance whereby consents would always be required for supermarkets, despite supposedly being encouraged with the relevant CMUZ. This standard should be amended to not apply to new or extended supermarkets. The restricted discretionary activity status to infringe this standard is supported.	Amend NCZ-S6 (Active frontage and non-residential activity frontage controls) as follows:1. Any new b	Reject.	No.
Foodstuffs North Island	FS23.8	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Support	Submission point 359.58 partly supports FSNI submission point 476.20 and 476.21.	Allow / Allow submission in part.	Reject.	No.
Kāinga Ora Homes and Communities	391.550	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Amend	Considers that NCZ-S6 should be amended so that active frontage controls only apply where necessary, such as along principal roads/arterials not necessary along connecting streets. Only buildings that are located along any street edge should be controlled, rather than buildings on the whole site where an active frontage applies. Active frontage controls on streets and buildings where these matters do not apply should be deleted. These amendments recognise that active frontage controls are useful to achieve well-functioning urban environments where they are specifically applied on key roads where character and amenity values anticipated by underlying zoning are present.	Amend NCZ-S6 (Active frontage and non-residential activity frontage controls) to only apply for buildings that are located along principal roads/arterials and along any street edge.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.551	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Support	Generally supports NCZ-S6.	Retain NCZ-S6 (Active frontage and non-residential activity frontage controls) as notified.	Accept in part.	No.
Foodstuffs North Island	476.20	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose in part	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on active frontage and non-residential activity frontage controls are overly prescriptive. In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity. Considers that it would be would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.	Amend NCZ-S6 (Active frontage and non-residential activity frontage controls) as follows: 1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage or a non-residential activity frontage control for any new building, or ground level addition or alteration to an existing building. must: a) Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; b) Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and c) Locate the principal public entrance on the front boundary; 2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a) Is more than 4.3 metres wide; and b) Extends from a height of 1m above ground level to a maximum height of 2.5m; and c) Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent. 3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and 4. Any new building or addition to an existing building on a site with a nonresidential activity frontage control must: a) Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and b) Locate the principal public entrance on the front boundary.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.43	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearing Panel Recommendation	Changes to PDP?								
Ryman Healthcare Limited	FS128.43	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages should be permitted at ground floor level.	Disallow	Accept.	No.								
Foodstuffs North Island	476.21	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Amend	<p>Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on active frontage and non-residential activity frontage controls are overly prescriptive.</p> <p>In FSNi's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity.</p> <p>Considers that it would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.</p>	<p>Amend NCZ-S6 (Active frontage and non-residential activity frontage controls) as follows:</p> <p>1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage or a non-residential activity frontage control for any new building, or ground level addition or alteration to an existing building. must:</p> <p>a) Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</p> <p>b) Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</p> <p>c) Locate the principal public entrance on the front boundary;</p> <p>2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a) Is more than 4.3 metres wide; and</p> <p>b) Extends from a height of 1m above ground level to a maximum height of 2.5m; and</p> <p>c) Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent.</p> <p>3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and</p> <p>4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must:</p> <p>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</p> <p>b. Locate the principal public entrance on the front boundary.</p>	Reject.	No.								
The Retirement Villages Association of New Zealand Incorporated	FS126.44	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept.	No.								
Ryman Healthcare Limited	FS128.44	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages should be permitted at ground floor level.	Disallow	Accept.	No.								
Kāinga Ora Homes and Communities	391.552	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S7	Support in part	Supports NCZ-S7 in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility.	Retain NCZ-S7 (Minimum residential unit size) and seeks amendment.	Accept in part.	No.								
Kāinga Ora Homes and Communities	391.553	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S7	Amend	Supports NCZ-S7 in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility.	<p>Amend NCZ-S7 (Minimum residential unit size) as follows:</p> <p>1. Residential units, including dual key units, must meet the following minimum sizes</p> <table border="1"> <thead> <tr> <th>Residential Unit Type</th> <th>Minimum Net Floor Area a.</th> </tr> </thead> <tbody> <tr> <td>Studio unit</td> <td>30m²</td> </tr> <tr> <td>b. 1 or more bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area a.	Studio unit	30m ²	b. 1 or more bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	Reject.	No.
Residential Unit Type	Minimum Net Floor Area a.														
Studio unit	30m ²														
b. 1 or more bedroom unit	40m ²														
c. 2+ bedroom unit	55m ²														
Retirement Villages Association of New Zealand Incorporated	350.223	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S8	Oppose in part	Considers retirement villages should be excluded from this standard as in the MRZ and HRZ zones.	Opposes NCZ-S8 (Residential – outdoor living space) and seeks amendment.	Reject.	No.								
Retirement Villages Association of New Zealand Incorporated	350.224	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S8	Amend	Considers retirement villages should be excluded from this standard as in the MRZ and HRZ zones.	Amend NCZ-S8 (Residential – outdoor living space) to exclude retirement villages.	Reject.	No.								
Kāinga Ora Homes and Communities	391.554	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S8	Support	Generally supports NCZ-S8.	Retain NCZ-S8 (Residential – outdoor living space) as notified.	Accept in part.	No.								
Kāinga Ora Homes and Communities	391.555	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S9	Oppose	Opposes NCZ-S9 as it sets a standard that may not be possible to meet for dwellings that would otherwise provide a decent standard of living and is inconsistent with the scale of high density development.	Delete NCZ-S9 (Minimum outlook space for multi-unit housing) in its entirety as notified.	Reject.	No.								

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Retirement Villages Association of New Zealand Incorporated	350.225	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S10	Oppose in part	Opposes the minimum building separation distance (being 10 m from any other building on the same site) for retirement villages as it would prevent linked buildings. It is considered that the proposed matters of discretion for retirement villages are sufficient for assessing any effects relating to building lengths.	Opposes NCZ-S10 (Minimum building separation distance) and seeks amendment	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.226	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S10	Amend	Opposes the minimum building separation distance (being 10 m from any other building on the same site) for retirement villages as it would prevent linked buildings. It is considered that the proposed matters of discretion for retirement villages are sufficient for assessing any effects relating to building lengths.	Amend NCZ-S10 (Minimum building separation distance) as follows: 1..... [figure] This standard does not apply to Neighbourhood centres other than Aro Valley, Berhampore and Ngaio Centres, or retirement villages.	Reject.	No.
Kāinga Ora Homes and Communities	391.556	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S10	Oppose	Opposes NCZ-S10 as it constrains design flexibility, and it is not clear what positive outcome it achieves. The zones are small and generally have limited depth which will place natural constraints on development and separations. Furthermore, considers that these standards are not triggered by any rule and so should be deleted.	Delete NCZ-S10 (Minimum building separation distance) in its entirety as notified.	Reject.	No.
Restaurant Brands Limited	349.81	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S11	Support	Support	Retain NCZ-S11 (Maximum building depth) as notified.	Accept in part.	No.
Foodstuffs North Island	F523.72	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S11	Oppose	Submission point 349.81 seeks to retain NCZ-S11 as notified. FSNI submission point 476.83 seeks to delete NCZ-S11 in its entirety.	Disallow	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.227	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S11	Oppose in part	Opposes the applicability of a maximum building depth standard for retirement villages. Considers that the proposed matters of discretion for NCZ-R18 are sufficient for assessing any effects relating to building lengths.	Opposes NCZ-S11 (Maximum building depth) and seeks amendment.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.228	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S11	Amend	Opposes the applicability of a maximum building depth standard for retirement villages. Considers that the proposed matters of discretion for NCZ-R18 are sufficient for assessing any effects relating to building lengths.	Amend NCZ-S11 (Maximum building depth) as follows: 1..... [figure] This standard does not apply to Neighbourhood centres other than Aro Valley, Berhampore and Ngaio Centres, or retirement villages.	Reject.	No.
Woolworths New Zealand	359.59	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S11	Amend	Considers that NCZ-S11 should be amended to introduce operational and functional requirements to infringements to maximum building depth since continuous external wall depth greater than 25m may be difficult to avoid in some larger scale proposals. Development of that scale may warrant consent and assessment, so long as that assessment is commensurate to the scale of the proposal, its context and those operational and functional requirements.	Amend NCZ-S11 (Maximum building depth) as follows: ... Assessment criteria where the standard is infringed: 1. The extent to which the design mitigates the effect of a long featureless building elevation; and 2. Dominance, privacy and shading effects on adjoining sites. 3. The extent to which any non-compliance is necessary to provide for the functional needs or operational needs of a proposed activity	Reject.	No.
Kāinga Ora Homes and Communities	391.557	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S11	Oppose	Opposes NCZ-S11 as it constrains design flexibility, and it is not clear what positive outcome it achieves. The zones are small and generally have limited depth which will place natural constraints on development and separations. Furthermore, considers that these standards are not triggered by any rule and so should be deleted.	Delete NCZ-S11 (Maximum building depth) in its entirety as notified.	Reject.	No.
Foodstuffs North Island	476.83	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S11	Oppose	Opposes the Centre standards which sets a maximum 25m continuous depth of any external side wall. The word "continuous" is defined as forming an unbroken whole, without being interrupted. It is unclear whether the standard would still apply if the side wall was modulated. It would appear that the intent of these standards relates to privacy and dominance effects on neighbours and preventing a long featureless building façade. Privacy and dominance effects are more appropriately dealt with via the height, height in relation to boundary and outlook space standards. Furthermore, any new building in a Centre zone that is visible from the public realm requires consent and consideration of objectives and policies that also address amenity and design. Considers that the standards on maximum building depth are unnecessary and will act as a constraint on appropriate development and design.	Delete NCZ-S11 (Maximum building depth) in its entirety.	Reject.	No.
Kāinga Ora Homes and Communities	391.5	Whole PDP / Whole PDP / Whole PDP	Amend	Considers that all standards should be ensured to have an appropriate activity status and/or are referenced in the building and structure activity rules. For instance, NCZ-R1.8 does not require compliance with standards NCZ-S7 & NCZ-S8 which relate to residential activities.	Seeks that all standards are ensured to have an appropriate activity status and/or are referenced in the building and structure activity rules.	Accept in part.	No.
Janice Young	140.2	Mapping / Mapping General / Mapping General	Amend	Considers that 22m height limits in Centres Zones should be removed.	Amend the mapping to remove 22m building heights in Centres Zones.	Reject.	No.

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Nico Maiden	77.1	Mapping / Mapping General / Mapping General	Amend	Many areas in Wellington are a long distance walk from a corner store or other similar amenity.	Seeks that more properties be zoned as NCZ (Neighbourhood Centre Zone).	Reject.	No.
Wellington City Council	266.16	Mapping / Mapping General / Mapping General	Amend	Considers the ePlan map needs to be amended to reflect the increase of the Island Bay Parade and Mersey Street shops to 14m.	Amend ePlan mapping to show height of 14m for the Neighbourhood Centre at the corner of Mersey Street and The Parade, Island Bay.	Accept.	Yes
Tawa Business Group	107.5	Mapping / Rezone / Rezone	Amend	Considers that 105 Main Road, Tawa should be rezoned to High Density Residential Zone. This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use. Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity. Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties. [Refer to original submission for full reasons].	Rezone 105 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.	Accept.	Yes
Tawa Business Group	107.6	Mapping / Rezone / Rezone	Amend	Considers that 107 Main Road, Tawa should be rezoned to High Density Residential Zone. This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use. Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity. Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties. [Refer to original submission for full reasons].	Rezone 107 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.	Accept.	Yes
Tawa Business Group	107.7	Mapping / Rezone / Rezone	Amend	Considers that 109 Main Road, Tawa should be rezoned to High Density Residential Zone. This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use. Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity. Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties. [Refer to original submission for full reasons].	Rezone 109 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.	Accept.	Yes

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Tawa Business Group	107.8	Mapping / Rezone / Rezone	Amend	<p>Considers that 111 Main Road, Tawa should be rezoned to High Density Residential Zone.</p> <p>This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use.</p> <p>Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity.</p> <p>Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 111 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.	Accept.	Yes
Tawa Business Group	107.9	Mapping / Rezone / Rezone	Amend	<p>Considers that 113 Main Road, Tawa should be rezoned to High Density Residential Zone.</p> <p>This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use.</p> <p>Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity.</p> <p>Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 113 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.	Accept.	Yes
Tawa Business Group	107.10	Mapping / Rezone / Rezone	Amend	<p>Considers that 115 Main Road, Tawa should be rezoned to High Density Residential Zone.</p> <p>This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use.</p> <p>Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity.</p> <p>Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 115 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.	Accept.	Yes
Tawa Community Board	294.6	Mapping / Rezone / Rezone	Amend	<p>Rezone 105 - 115 Main Road, Tawa from NCZ to HRZ.</p> <p>Considers that if zoned as NCZ, 105 - 115 Main Road, Tawa they could be subject to specific controls around active frontage and non-residential activity, should the owners wish to amend their building in the future and could cause issues should they wish to sell. These properties currently contain residential-only buildings.</p>	Rezone 105, 107, 109, 111, 113 and 115 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.	Accept.	Yes
Roland Sapsford	305.24	Mapping / Rezone / Rezone	Amend	<p>Supports zone change from NCZ to MRZ between 72 and 82 Aro Street.</p> <p>This section of the North side of Aro Street was zoned to reflect its residential nature until rezoned around a decade ago as a result of a further submission by a single land owner (the owner of the Garage Project site).</p> <p>There is no well founded resource management reason to zone this residential section of Aro Street as "centre". Indeed, there are at least two shops currently used as flats, one vacant shop, and one shop operating as a ground floor office.</p>	Rezone 72 - 82 Aro Street from Neighbourhood Centre Zone to Medium Density Residential Zone.	Accept in part – with respect to 12m height limit	Yes

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Wellington's Character Charitable Trust	FS82.267	General / Mapping / Rezone / Rezone	Support	Considers the Boffa Miskell report, Council officers' assessment, and other evidence, justifies extending the character protections and rezoning for all areas identified by submitters in the rest of the further submitter's table [see further submission for full information]. Considers that these proposals protect historic heritage from inappropriate development as required by section 6(f) of the RMA.	Allow	Accept in part	Yes
LIVE WELLington	FS96.112	General / Mapping / Rezone / Rezone	Support	The Boffa Miskell report, Council officers' assessment, and other evidence, justifies extending the character protections and rezoning for all areas identified by submitters in the rest of this table. These proposals protect historic heritage from inappropriate development as required by section 6(f) of the RMA.	Allow	Accept in part	Yes
Historic Places Wellington Inc	FS111.157	General / Mapping / Rezone / Rezone	Support	Considers that the notified mapping extent of the Character precincts is too small to adequately protect sites within heritage suburbs from inappropriate subdivision or development under s.6 of the RMA. Considers that the character (or "heritage") precincts must be enlarged, or otherwise protected, to achieve that objective.	Allow	Accept in part	Yes
Newtown Residents' Association	440.7	Mapping / Rezone / Rezone	Amend	Considers that the the Neighbourhood Centre in Berhampore should be classified as Medium Density Residential Zone.	Rezone the Neighbourhood City Centre Zone in Berhampore to Medium Density Residential Zone.	Reject.	No.
Wellington's Character Charitable Trust	FS82.208	General / Mapping / Rezone / Rezone	Support	Considers the Boffa Miskell report, Council officers' assessment, and other evidence, justifies extending the character protections and rezoning for all areas identified by submitters in the rest of the further submitter's table [see further submission for full information]. Considers that these proposals protect historic heritage from inappropriate development as required by section 6(f) of the RMA.	Allow	Reject.	No.
Tawa Community Board	294.1	Other / Other / Other	Amend	Considers that structure plans are a key tool to encourage larger footprint development or redevelopment. Wishes to ensure that infrastructure is sufficient for the planned more intensive development. Supports encouragement of the redevelopment of seismic limited structures. Ensure the inclusion of adequate community facilities including green spaces, connectivity and laneways. Ensure there is wider scale area planning for climate change effects - minimum floor heights, flood flow zones, and Porirua stream development setbacks. [Refer to original submission for full reason]	Seeks that a Structure Plan is developed for the Tawa CBD to sit alongside the plan that provides a more holistic community and business development.	Reject.	No.
Tawa Community Board	294.1	Other / Other / Other	Amend	Considers that structure plans are a key tool to encourage larger footprint development or redevelopment. Wishes to ensure that infrastructure is sufficient for the planned more intensive development. Supports encouragement of the redevelopment of seismic limited structures. Ensure the inclusion of adequate community facilities including green spaces, connectivity and laneways. Ensure there is wider scale area planning for climate change effects - minimum floor heights, flood flow zones, and Porirua stream development setbacks. [Refer to original submission for full reason]	Seeks that a Structure Plan is developed for the Tawa CBD to sit alongside the plan that provides a more holistic community and business development.	Reject.	No.