

# **Wellington City Proposed District Plan Report 2B**

## **Appendix 3 Recommended Responses to Submissions and Further Submissions**

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Mark Tanner	24.2	Mapping / Mapping	Amend	Seeks the extent of the PREC-01 is extended	Amend the mapping to reflect extension of the Character Precincts.	Accept in part.	Yes.
Mark Tanner	24.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Wellingtonians benefit from heritage because heritage is visible across the city. [Inferred that this submission relates to character areas not heritage areas - as it refers to housing in Newtown, Mount Victoria and Thorndon] Wellington's heritage makes it more competitive in attracting talent and residents. Wellingtonians will regret losing heritage buildings and areas because new buildings become outdated at a faster rate than heritage buildings.	Seeks that the proposed District Plan is amended to include Character Areas from the Operative District Plan. [Inferred decision requested]	Accept in part.	Yes.
Gregory Webber	33.1	Mapping / Mapping	Amend	Considers that Green Street is classified as a character precinct to match Coromandel Street and Wilson Street	Add Character Precinct layer to Green Street	Reject.	No.
Wellington's Character Charitable Trust	FS82.213	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.107	General / Mapping / Mapping General / Mapping General	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	Reject.	No.
Gregory Webber	33.2	Mapping / Rezone / Rezone	Amend	Considers that Green Street is classified as a character precinct - requiring rezoning to MRZ	Rezone Green Street to Medium Density Residential Zone [Inferred decision requested]	Reject.	No.
Wellington's Character Charitable Trust	FS82.214	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 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.
Historic Places Wellington Inc	FS111.108	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	Reject.	No.
Gregory Webber	33.4	Residential Zones / General point on Residential Zones / General point on Residential Zones	Amend	Green Street has houses primarily built in the 1890's and very early 1900's and you cannot bring these houses back once they're gone.  Green Street housing is of the same era and aesthetic as the upper part of Wilson Street and Coromandel Street which are classified as heritage areas.	Seeks that the housing in Green Street has the same protection as Coromandel Street and Wilson Street. [Inferred decision requested]	Reject.	No.
Wellington's Character Charitable Trust	FS82.216	Part 3 / Residential Zones / General point on Residential Zones / General point on Residential Zones	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 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.
Peter Hill	41.1	Residential Zones / General point on Residential Zones / General point on Residential Zones	Amend	Considers that the Ministry for the Environment and Ministry of Housing and Urban Development are concerned about the effects of tall apartment blocks immediately adjacent to zones of much smaller housing. Considers that WCC does not follow the directives of the NPS-UD with respect to sensible zoning patterns when establishing the boundaries of the character precincts within the High Density Residential Zone.	Seeks that the Proposed District Plan zoning patterns, in establishing the boundaries of Character Precincts within a High Density Residential Zone, adhere more closely to the points 1, 3 and 5 in Figure 11 "Sensible Zoning Patterns" of the Ministry for the Environment document: Understanding and Implementing Intensification Provisions for the NPS-UD. [Inferred decision requested].	Accept in part.	Yes.
Peter Hill	41.2	Residential Zones / General point on Residential Zones / General point on Residential Zones	Amend	Considers that the 11 blocks split between character precincts and the HDRZ in Mt Cook result in fragmentation of the suburb.	Seeks that Figure 1 (Peter Hill Submission to Proposed District Plan 26-8-22) is an example plan for the re-drawing of Character Precinct boundaries in Mount Cook. [Refer to original submission]	Accept in part.	Yes.
Peter Hill	41.3	Residential Zones / General point on Residential Zones / General point on Residential Zones	Amend	Considers that Table 2.21 of the Wellington Regional Housing and Business Development Capacity Assessment (Demand and capacity comparison by housing type and by housing catchment 2021-2051) shows that the capacity for Inner Wellington exceeds the demand, it should be practicable to redraw the Character Precinct boundaries.	Seeks that the Character Precincts boundaries for Mount Cook are redrawn to create the type of sensible zoning pattern outlined by the Ministry for the Environment.	Accept in part.	Yes.
Peter Hill	41.4	Residential Zones / General point on Residential Zones / General point on Residential Zones	Not specified	Considers that the PDP protects only 28.8% of the previous character areas while the equivalent Auckland plan protects about 75% which has not raised any objections from the Ministry for the Environment or the Ministry of Housing and Urban Development.	Not specified.	Accept in part.	Yes.
Peter Preston	42.1	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Peter Preston	42.2	Mapping / Mapping	Amend	Considers that HRZ-51 (Maximum height of buildings and structures) does not adequately take account of	Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required	Reject.	No.
Historic Places Wellington Inc	FS111.80	General / Mapping / Mapping General / Mapping General	Support	Considers that it is important for heritage buildings/areas not to be overshadowed in bulk and form by adjacent tall buildings. Considers that it is a settled legal principle that heritage buildings have a curtilage around them to protect public views of the heritage building while otherwise providing for appropriate development.	Allow	Reject.	No.
Peter Preston	42.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that 'Heritage' should be the most significant characteristic in deciding 'Character Precincts' and that this has largely been ignored in determining the 'Character Precincts' in Mount Victoria.	Seeks that 'Heritage' is used as the most significant characteristic in deciding 'Character Precincts'. [Inferred decision requested].	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Peter Preston	42.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	<p>Considers that based on evidence from Council officers, Council-commissioned consultants, and the Heritage New Zealand Pouhere Taonga assessment, the 'Character Precincts' in Mount Victoria should be considerably larger.</p> <p>Considers that decisions about 'Character Precincts' in Mount Victoria were based on allowing more housing and ignored heritage values and character.</p> <p>Considers that a critical mass is required to preserve character and the PDP creates small, disconnected blocks. Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings.</p> <p>Considers that the plan provides for more than enough housing capacity to meet demand over the next 30 years, and accordingly there is no overall loss to the city in increasing the size of the Mount Victoria Character Precincts.</p> <p>[Refer to original submission for full reasons].</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.	Accept in part.	Yes.
Peter Preston	42.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	<p>Considers that based on evidence from Council officers, Council-commissioned consultants, and the Heritage New Zealand Pouhere Taonga assessment, the 'Character Precincts' in Mount Victoria should be considerably larger.</p> <p>Considers that decisions about 'Character Precincts' in Mount Victoria were based on allowing more housing and ignored heritage values and character.</p> <p>Considers that a critical mass is required to preserve character and the PDP creates small, disconnected blocks. Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings.</p> <p>Considers that the plan provides for more than enough housing capacity to meet demand over the next 30 years, and accordingly there is no overall loss to the city in increasing the size of the Mount Victoria Character Precincts.</p> <p>[Refer to original submission for full reasons].</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Heritage New Zealand recommendations.	Accept in part.	Yes.
Peter Preston	42.6	Residential Zones / High Density Residential Zone / HRZ-S1	Oppose	<p>Considers that HRZ-S1 (Maximum height of buildings and structures) does not adequately take account of areas where 21m high buildings with 5 metre boundaries are permitted up against Character Precincts, Heritage Areas, Mt Victoria North Townscape Precinct or Character Precinct-extension areas proposed by Mt Victoria Historical Society.</p> <p>Afternoon sun may be blocked from these properties. Degradation and abandonment of these properties may ultimately occur as their heritage or character may be visually destroyed.</p> <p>[Refer to original submission for full reason]</p>	Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required between any Character Precinct or heritage area border and a High Density Residential Zone.	Reject.	No.
Robert and Chris Gray	46.10	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	<p>Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings.</p> <p>Considers that a critical mass is required to preserve character.</p> <p>Notes that the area that WCC Officers, presumably guided by the Boffa Miskell assessment, originally recommended to be classified as Character Precincts in Mount Victoria was considerably larger than the those in the PDP.</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell Primary/Contributory Character sub-area plus Heritage New Zealand Pouhere Taonga's recommendations.	Accept in part.	Yes.
Robert and Chris Gray	46.11	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	<p>Considers that the current provision for Council to notify neighbours regarding demolition, new builds, and major alterations was a strong control over keeping Wellington's Character.</p> <p>In the case of Mount Victoria, downgrading the current controls will lead to the development of small disconnected blocks where its character will progressively be destroyed by high density and "affordable" cheaply built housing.</p> <p>Considers that critical mass is required to preserve character and that WCC officers' recommended character precincts in Mt Victoria, guided by the Boffa Miskell Report, were reduced significantly with reasons for this decision not clear.</p>	Seeks that the current (operative District Plan) provisions relating to notifying neighbours with respect to demolition, new builds and major alterations remain.	Reject.	No.
Robert and Chris Gray	46.12	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Not specified	Considers that giving developers a fairly open book with regard to the Character of Mount Victoria will encourage them to utilise simple design and cheaper materials.	Not specified.	Reject.	No.
Robert and Chris Gray	46.15	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Not specified	Considers that giving developers a fairly open book with regard to the Character of Mount Victoria will encourage them to utilise simple design and cheaper materials.	Not specified.	Reject.	No.

Character

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Robert and Chris Gray	46.16	Design Guides Subpart / Design Guides / Character Precincts Design Guide	Amend	Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings.  Considers that a critical mass is required to preserve character.  Notes that the area that WCC Officers, presumably guided by the Boffa Miskell assessment, originally recommended to be classified as Character Precincts in Mount Victoria was considerably larger than the those in the PDP.	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell Primary/Contributory Character sub-area plus Heritage New Zealand Pouhere Taonga's recommendations.	Accept in part.	Yes.
Robert and Chris Gray	46.2	Whole PDP / Whole PDP /	Not specified	Considers that critical mass is required to preserve character and that WCC officers' recommended character	Seeks clarification as to why the character areas were reduced in size.	Reject.	No.
Robert and Chris Gray	46.4	Mapping / Mapping	Amend	Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and	Seeks that the mapping is amended to extend the Character Precinct (Mount Victoria)	Accept in part.	Yes.
Robert and Chris Gray	46.5	Mapping / Rezone /	Amend	Considers that the transition between the Porritt Avenue heritage area and adjacent HRZ street does not	Rezone Austin Street to a character area and decrease its height levels and site usage.	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.197	General / Mapping / Mapping General / Mapping General	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 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.
Robert and Chris Gray	46.9	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that 'Character' and 'Heritage' should be the most significant characteristics in deciding 'character' and that this has largely been ignored in determining the 'Character Precincts' in Mount Victoria. Considers that critical mass is required to preserve character and that WCC officers' recommended character precincts in Mt Victoria, guided by the Boffa Miskell Report, were reduced significantly with reasons for this decision not clear.	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell Primary/Contributory Character sub-area plus Heritage New Zealand Pouhere Taonga's recommendations.	Accept in part.	Yes.
Robert and Chris Gray	46.14	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Oppose	Considers that the current provision for Council to notify neighbours regarding demolition, new builds, and major alterations was a strong control over keeping Wellington's Character. In the case of Mount Victoria, downgrading the current controls will lead to the development of small disconnected blocks where its character will progressively be destroyed by high density and "affordable" cheaply built housing.	Seeks that the current (operative District Plan) provisions relating to notifying neighbours with respect to demolition, new builds and major alterations remain.	Reject.	No.
Owen Watson	51.1	Mapping / Mapping	Amend	Considers that that the character areas in Mt Victoria should be extended, in line with the recommendations in	Seeks that the mapping is amended to extent the Character Precincts (PREC-01) in Mount Victoria	Accept in part.	Yes.
Owen Watson	51.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that that the character areas in Mt Victoria should be extended, in line with the recommendations in the Boffa Miskell Report.	Seeks that Character Precincts in Mount Victoria be extended to areas recommended by Boffa Miskell report.	Accept in part.	Yes.
Owen Watson	51.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain MRZ-PREC02 as notified.	Accept.	No.
Owen Watson	51.4	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Support	Supports the presumption of non-demolition for pre-1930s buildings.	Retain MRZ-PREC01-P2 provisions relating to demolition of pre-1930s buildings as notified.	Accept in part.	No.
Owen Watson	51.6	Design Guides Subpart / Design Guides / Character Precincts Design Guide	Amend	Considers that that the character areas in Mt Victoria should be extended, in line with the recommendations in the Boffa Miskell Report.	Seeks that Character Precincts in Mount Victoria be extended to areas recommended by Heritage New Zealand submission.	Accept in part.	Yes.
Phil Kelliher	58.1	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Phil Kelliher	58.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Council should extend the 38% Mt Victoria Pre-1930s housing retained as Character Precincts to 76%, under Option 1 in Boffa Miskell "Indicative Character Contribution Sub-Area Mt Victoria". These are areas in Mt Victoria where concentrations of primary & contributory buildings were identified through the assessment by Boffa Miskell's Pre-1930 Character Area Review. Two thirds of Draft Spatial plan submitters from Mt Victoria found that the approach to preserving pre-1930s character area was not well balanced. [Refer to original submission for full reasons, including attachments]	Seeks that Character Precincts in Mount Victoria be extended from 38% to 76% of pre-1930 housing retained as Character Precincts, as recommended in Boffa Miskell's Pre-1930 Character Area Review.	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.39	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	HPW supports the addition of heritage areas in Mt Victoria, comprising notified areas of Elizabeth St and Porritt Ave and further new heritage areas in Claremont Grove; addresses in Ellice St; and the addition of 1-6 & 8 Tutchen Ave to the adjacent proposed new Porritt Ave Heritage Area as notified.	Allow	Reject.	No.
Judith Ellen Bleach	60.1	Mapping / Mapping	Amend	Amend mapping to extend MRZ-PREC01 in Newtown	Amend the extent of MRZ-PREC01 (Character Precincts) to include previously identified Character Precinct	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.42	Mapping / Mapping General / Mapping General	Support	Supports submission seeking textending character precincts in Owen Street Newtown.	Allow	Accept in part.	Yes.
Judith Ellen Bleach	60.3	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Considers that 98 Owen Street should be included in a character precinct. Notes that the WCC records for 98 Owen Street stated that the house existed prior to 1892. The property was purchased substantially due to the character of the house and surrounding houses in the street (Owen Street and Cardall Street). The property has undergone substantial renovations to ensure it is warm and dry and its rich and interesting heritage is a source of pride for the owner.	Amend the extent of MRZ-PREC01 (Character Precincts) to include 98 Owen Street.	Accept.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.44	Residential Zones / Medium Density Residential Zone / General MRZ	Support	Supports submission seeking textending character precincts in Owen Street Newtown.	Allow	Accept.	Yes.

Character

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Judith Ellen Bleach	60.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the subsequent Officers Recommended plan should be reinstated. This will put at least 300 houses back into character precincts. This will include 98 Owen street.	Amend the extent of MRZ-PREC01 (Character Precincts) to include previously identified character precinct areas in Newtown.	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	F568.45	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Supports submission seeking extending character precincts in Owen Street Newtown.	Allow	Accept in part.	Yes.
Melissa Harward	65.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Prefers intensification over protection of character homes. Prefers people living in newer, up-to-standard homes than character homes which can contribute to poor health outcomes.	Retain MRZ-PREC01 (Character Precincts) as notified.	Accept.	No.
Juliet Cooke	68.2	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Considers that CCZ standards will lead to inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values and are therefore contrary to the objectives and policies of the plan. Heritage and character are qualifying matters under MRZ Pt1 Sch 1. The height limits in Height Control Area 9 would allow inappropriate scale of development adjacent to land which is zoned for residential purposes or has character or heritage overlay. Moir Street will have adverse effects due to the potential for development in neighbouring CCZ zoning. Moir street is a key and coherent character and heritage area. Moir street is unique with the amount of overlapping relevant overlays. [See submission for further detail]	Seeks that the Medium Density Residential Zone chapter appropriately considers the transition between the Medium Density Residential Zone and the City Centre Zone to protect heritage and character values.	Addressed in Report 4B.	
Juliet Cooke	68.3	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	Considers that CCZ standards will lead to inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values and are therefore contrary to the objectives and policies of the plan. Heritage and character are qualifying matters under MRZ Pt1 Sch 1. Considers that height limits in Height Control Area 9 would allow inappropriate scale of development adjacent to land which is zoned for residential purposes or has character or heritage overlay. Considers that Moir Street will have adverse effects due to the potential for development in neighbouring CCZ zoning. Moir street is a key and coherent character and heritage area. Moir street is unique with the amount of overlapping relevant overlays. [See submission for further detail]	Amend CCZ-S1.1 (Maximum Height) to add k as follows: 1. The following maximum... k. Height Control Area 11 - Eastern side of Hania St 15m [Refer to original submission for map of area]	Addressed in Report 4B.	
Juliet Cooke	68.4	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ standards will lead to inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values and are therefore contrary to the objectives and policies of the plan. Heritage and character are qualifying matters under MRZ Pt1 Sch 1. Considers that proposed controls will fail to manage significant adverse effects by allowing inappropriate, out of scale development. Moir Street will be impacted. Moir street is a key and coherent character and heritage area. Moir street is unique with the amount of overlapping relevant overlays. [See submission for further detail]	Amend CCZ-S3.1 (Character precincts and Residentially Zoned Areas...) as follows: 1. Identified character... a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>24</del> 5m above ground level from all side and rear boundaries that adjoin that precinct, and b. For any site adjoining a site identified within the MRZ within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.	Addressed in Report 4B.	
Heritage New Zealand Pouhere	70.2	Mapping / Mapping	Support	Considers that Wellington's character housing areas are a significant	Supports increasing the extent of Character Precincts to include more of the areas identified as Primary and	Accept in part.	Yes.
Kāinga Ora – Homes and Communities	FS89.1	General / Mapping / Mapping General / Mapping General	Oppose	Kāinga Ora opposes the expansion of character Precincts to the extent that this will create inconsistencies with the Kāinga Ora primary submission.	Disallow	Reject.	No.
Heritage New Zealand Pouhere Taonga	70.32	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Support the inclusion of Character Precincts in the PDP. Considers that Wellington's character housing areas are a significant and valued resource, which form a tangible connection with our history, and confer a sense of place and identity.	Retain Character Precincts with amendments.	Accept in part.	Yes.
Onslow Historical Society	F56.22	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	OHS supports robust provisions for protecting historic heritage from inappropriate activities.	Allow	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.21	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	HPW supports robust provisions for protecting historic heritage from inappropriate subdivision or development in accordance with s.6 of the RMA.	Allow	Accept in part.	Yes.

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Heritage New Zealand Pouhere Taonga	70.33	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Support in part	Supports the provision and suggests amendments to reduce ambiguity.	Retain MRZ-PREC01-R3 (Demolition or removal of buildings and structures) with amendments	Accept.	Yes.
Onslow Historical Society	F56.23	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Support	OHS supports robust provisions for protecting historic heritage from inappropriate activities.	Allow	Accept.	Yes.
Historic Places Wellington Inc	FS111.22	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Support	HPW supports robust provisions for protecting historic heritage from inappropriate subdivision or development in accordance with s.6 of the RMA.	Allow	Accept.	Yes.
Heritage New Zealand Pouhere Taonga	70.34	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Amend	Considers that MRZ-PREC01-R3 provides for the demolition or removal of buildings and structures as a permitted activity, and this is in contrast to MRZ-PREC01-R4 (Demolition of any building or part of a building, excluding accessory buildings, constructed prior to 1930), which addresses the demolition of pre-1930 buildings. Considers that to avoid ambiguity, MRZ-PREC01-R3 should be amended to refer to post-1930 buildings.	Amend MRZ-PREC01-R3 (Demolition or removal of buildings and structures) as follows: MRZ-PREC01-R3: Demolition or removal of buildings and structures, <u>except those buildings addressed in MRZ-PREC01-R4</u> .	Accept.	Yes.
Onslow Historical Society	F56.24	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Support	OHS supports robust provisions for protecting historic heritage from inappropriate activities.	Allow	Accept.	Yes.
Historic Places Wellington Inc	FS111.23	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Support	HPW supports robust provisions for protecting historic heritage from inappropriate subdivision or development in accordance with s.6 of the RMA.	Allow	Accept.	Yes.
Lucy Telfar Barnard	72.2	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Considers that Armour Avenue could be classified as part of a Character Precinct.	Retain Armour Avenue within the MRZ-PREC01 as notified.	Accept.	No.
Mt Victoria Historical Society Inc	FS39.12	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Armour Avenue, Doctor's Common area, Elizabeth Street, Moir Street and Porritt Avenue should not be changed from Heritage Areas to Character Precincts because they have particularly high concentrations of original Victorian and Edwardian housing with high heritage value. This value is not only to Mt Victoria but to Wellington city as a whole and warrants the higher level of protection. (Refer to our submission on the Proposed DP).  Do not change these areas from their Heritage Area designation to Character Precincts	Disallow	Reject.	No.
Lucy Telfar Barnard	72.3	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Considers that the Doctors' Common Heritage Area could be classified as part of a Character Precinct.	Retain Doctors Common within the MRZ-PREC01 as notified.	Accept.	No.
Mt Victoria Historical Society Inc	FS39.13	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Armour Avenue, Doctor's Common area, Elizabeth Street, Moir Street and Porritt Avenue should not be changed from Heritage Areas to Character Precincts because they have particularly high concentrations of original Victorian and Edwardian housing with high heritage value. This value is not only to Mt Victoria but to Wellington city as a whole and warrants the higher level of protection. (Refer to our submission on the Proposed DP).  Do not change these areas from their Heritage Area designation to Character Precincts	Disallow	Reject.	No.
Lucy Telfar Barnard	72.4	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Considers that the Elizabeth Street Heritage Area could be classified as part of a Character Precinct.	Retain the Medium Density Residential Zone portion of Elizabeth Street within the MRZ-PREC01 as notified.	Accept.	No.
Mt Victoria Historical Society Inc	FS39.14	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Armour Avenue, Doctor's Common area, Elizabeth Street, Moir Street and Porritt Avenue should not be changed from Heritage Areas to Character Precincts because they have particularly high concentrations of original Victorian and Edwardian housing with high heritage value. This value is not only to Mt Victoria but to Wellington city as a whole and warrants the higher level of protection. (Refer to our submission on the Proposed DP).  Do not change these areas from their Heritage Area designation to Character Precincts	Disallow	Reject.	No.
Lucy Telfar Barnard	72.5	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Considers that the Moir Street Heritage Area could be classified as part of a Character Precinct.	Retain Moir Street within the MRZ-PREC01 as notified.	Accept.	No.
Mt Victoria Historical Society Inc	FS39.15	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Armour Avenue, Doctor's Common area, Elizabeth Street, Moir Street and Porritt Avenue should not be changed from Heritage Areas to Character Precincts because they have particularly high concentrations of original Victorian and Edwardian housing with high heritage value. This value is not only to Mt Victoria but to Wellington city as a whole and warrants the higher level of protection. (Refer to our submission on the Proposed DP).  Do not change these areas from their Heritage Area designation to Character Precincts	Disallow	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Lucy Telfar Barnard	72.6	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Considers that the Porritt Avenue Heritage Area could be classified as part of a Character Precinct.	Retain Porritt Avenue within the MRZ-PREC01 as notified.	Accept.	No.
Mt Victoria Historical Society Inc.	FS39.16	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Armour Avenue, Doctor's Common area, Elizabeth Street, Moir Street and Porritt Avenue should not be changed from Heritage Areas to Character Precincts because they have particularly high concentrations of original Victorian and Edwardian housing with high heritage value. This value is not only to Mt Victoria but to Wellington city as a whole and warrants the higher level of protection. (Refer to our submission on the Proposed DP).  Do not change these areas from their Heritage Area designation to Character Precincts	Disallow	Reject.	No.
Phil Kelliher	FS57.3	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Supports evidence provided by the WCC for the inclusion of Porritt Ave into new Heritage Area (45) This addition recognises the importance of heritage to Wellington's identity and sense of place. Porritt Avenue recognised by experts as an important example of an intact late 19th / early 20th century streetscape. There are unlikely to be few others in Wellington from the same period that can match its overall integrity.	Disallow	Reject.	No.
Tracey Paterson	74.3	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oppose	Opposes CCZ-S1 as currently drafted.  CCZ-S1 will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.  Moir Street is unique due to its classification as MRZ, Character Precinct, Heritage Area and adjacency to CCZ. As currently drafted, the standards of the proposed plan will allow buildings of up to 28.5m high to tower over 1-2 story heritage cottages on Moir St. The proposed 60 degree recession plane from 8m will provide negligible mitigation.  The Standards of the CCZ proposed Plan will lead to significant adverse effects by allowing inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values on Moir Street.  The standards will result in outcomes that are contrary to the objectives and policies of the PDP (CCZ)	Reject CCZ-S1 (Maximum height) - i. Height Area 9 - South-East, South-West Zone Edge	Addressed in Report 4B.	
Tracey Paterson	74.4	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	Amend CCZ-S1 to add a Height Control Area of 15m for Hania Street. The current provision would allow inappropriate scale of development adjacent to land which is zoned for residential purposes or has a character or heritage overlay.	Amend CCZ-S1 (Maximum height) as follows: ... k. Height Control Area 11 - Hania Street - 15m	Addressed in Report 4B.	
Tracey Paterson	74.5	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Oppose	Opposes CCZ-S3 as currently drafted.  CCZ-S1 will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.  Moir Street is unique due to its classification as MRZ, Character Precinct, Heritage Area and adjacency to CCZ. As currently drafted, the standards of the proposed plan will allow buildings of up to 28.5m high to tower over 1-2 story heritage cottages on Moir St. The proposed 60 degree recession plane from 8m will provide negligible mitigation.  The Standards of the CCZ proposed Plan will lead to significant adverse effects by allowing inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values on Moir Street.  The standards will result in outcomes that are contrary to the objectives and policies of the PDP (CCZ)	Reject CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as notified.	Addressed in Report 4B.	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Tracey Paterson	74.7	Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Oppose	<p>Opposes CCZ-S11 as currently drafted.</p> <p>CCZ-S11 will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is unique due to its classification as MRZ, Character Precinct, Heritage Area and adjacency to CCZ. As currently drafted, the standards of the proposed plan will allow buildings of up to 28.5m high to tower over 1-2 story heritage cottages on Moir St. The proposed 60 degree recession plane from 8m will provide negligible mitigation.</p> <p>The Standards of the CCZ proposed Plan will lead to significant adverse effects by allowing inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values on Moir Street.</p> <p>The standards will result in outcomes that are contrary to the objectives and policies of the PDP (CCZ)</p>	Reject CCZ-S11 (Minimum building separation distance) as drafted.	Addressed in Report 4B.	
Tim Bright	75.4	Historical and Cultural Values / Historic Heritage / New HH	Amend	Considers that a setback of more than 1m should be required to allow for more of a transition zone between Heritage Areas or Character Precincts.	Seeks that a setback of more than 1m is required from boundaries in or adjoining Heritage Areas in the Medium Density Residential Zone. [Inferred decision requested]	Reject.	No.
Tim Bright	75.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers an extension to character precincts should be made.	Seeks that Character Precincts be extended.	Accept in part.	Yes.
Tim Bright	75.6	Residential Zones / Medium Density Residential Zone / New MRZ	Amend	Considers that a setback of more than 1m should be required to allow for more of a transition zone between Heritage Areas or Character Precincts.	Seeks that a setback of more than 1m is required from boundaries in or adjoining Character Precincts in the Medium Density Residential Zone. [Inferred decision requested]	Reject.	No.
Tim Bright	75.7	Residential Zones / Medium Density Residential Zone / MRZ- PREC02	Support	Supports the Mount Victoria North Precinct.	Retain the Mount Victoria North Precinct as notified.	Accept in part.	No.
Judith Graykowski	80.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Character Precincts are extended.	Accept in part.	Yes.
Judith Graykowski	80.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Support	Supports the Mount Victoria North Townscape Precinct.	Retain the Mount Victoria North Precinct as notified.	Accept in part.	No.
Judith Graykowski	80.8	Residential Zones / High Density Residential Zone / General HRZ	Amend	Considers that allowing 21 metres height to adjoin designated character areas could create towering buildings that dominate the neighbourhood.	Seeks that more of a transition zone is allowed for at the boundary of Character Precincts or Heritage Areas. [Inferred decision requested].	Reject.	No.
Ann Mallinson	81.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that character precincts must be much larger. Character homes are an important part of the attraction of Wellington to tourists and others.	Seeks that the extent of the Character Precincts is increased.	Accept in part.	Yes.



Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Joanna Newman	85.1	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that character and heritage are qualifying matters under the PDP. Heritage is the most significant characteristic which must be considered in deciding 'character' and this has largely been ignored in deciding the extent of character precincts in Mt Victoria. There is strong evidence from Council officers and consultants (Boffa Miskell) whom the Council commissioned to undertake a house-by-house analysis, along with the Heritage New Zealand Pouhere Taonga assessment, that the character areas in Mt Victoria should be considerably larger than they are. Boffa Miskell's house-by-house analysis resulted in the definition of a clear Primary/Contributory character area which should be the minimum extent of Character Precincts. Therefore, even the WCC Officers' Final Spatial Plan Recommendation (pre-Council amendment 24 June 2021) area represents a political compromise, not justified by the evidence WCC, itself, commissioned. Decisions about character precinct extent in Mt Victoria were based on allowing more housing, therefore it is essentially a political decision ignoring heritage values and character. The Proposed District Plan creates small, disconnected blocks where the character can be destroyed by high-density development around, for little housing gain on a city-wide scale. Mt Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings. It is important to both for its accessibility and visibility, and for the cultural, social and economic stories it tells about the development of Wellington. Supports evidence submitted by Mt Victoria Historical Society.	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell Primary/Contributory Character sub-area plus Heritage New Zealand Pouhere Taonga's recommendations. [As illustrated in the submission]	Accept in part.	Yes.
Joanna Newman	85.2	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Amend	Considers that there should be a presumption of non-demolition for pre-1930s buildings, for the following reasons: Heritage values need to be given stronger weighting in deciding whether a building may be demolished. Using a criteria of "The level of visibility of the existing building from surrounding public spaces" does not take into account that in many places the original houses are set back from the street and only partly or barely visible from the street. This is, however, one of the unique characteristics of Mt Victoria's historic building patterns that needs to be preserved. The criteria that "the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area", risks ignoring the value of original buildings that are not consistent in form and style, whereas the mix of worker's cottages, single-storey villas and larger two-storey villas, often side by side, is one of the unique characteristics of the pattern of housing in Mt Victoria. No. 3 under this provision is only acceptable if the Council also takes action to prevent 'demolition by neglect', a strategy many property owners are known to resort to. If the extent of character 'overly' in Mt Victoria is to be reduced to only 30% from the area covered by the current pre-1930s demolition rule, more needs to be done to protect what remains. Considers that buildings can be restored to close to their original frontage (at least) by interested new owners.	Amend MRZ-PREC01.P2 (Restrictions on demolition) as follows: ... 1. It can be demonstrated that the contribution of the building to the character of the area is low, with reference to: ... <u>f. whether the building is an original dwelling on the site and an important element in the wider heritage context of the area.</u> ... ...	Reject.	No.
Joanna Newman	85.3	Residential Zones / High Density Residential Zone / HRZ-S3	Amend	Considers that HRZ-S3 (Height in relation to boundary) does not adequately take account of areas where 21m or 28.5m buildings are permitted up against character precincts, heritage areas, Mt Victoria North Townscape Precinct or Character Precinct- extension areas proposed by Mt Victoria Historical Society. Considers that allowing buildings of heights with 5 metre boundaries will destroy heritage or character from a visual point of view and lead to degradation of such properties. [See original submission for further detail] Supports evidence submitted by the Mt Victoria Historical Society.	Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required between any Character Precinct or heritage area border and a High Density Residential Zone.	Reject.	No.
Aro Valley Community Council	87.1	Mapping / Rezone / Rezone	Amend	Considers the site at 43 Palmer Street should be rezoned from HRZ to MRZ in order to classify the site as Character Precinct.	Rezone 43 Palmer Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]	Accept.	Yes.
Aro Valley Community Council	87.11	Mapping / Rezone / Rezone	Amend	Considers the site at 45 Palmer Street should be rezoned from HRZ to MRZ in order to classify the site as Character Precinct.	Rezone 45 Palmer Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]	Accept.	Yes.
Generation Zero	FS54.15	General / Mapping / Rezone / Rezone	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.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Wellington's Character Charitable Trust	FS82.240	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 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.	Yes.
Aro Valley Community Council	87.21	Mapping / Rezone / Rezone	Amend	Considers that 24 Devon Street should be zoned MR2 to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 24 Devon Street from High Density Residential Zone to Medium Density Residential Zone.	Accept	Yes
Generation Zero	FS54.25	General / Mapping / Rezone / Rezone	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.	Reject	Yes.
Wellington's Character Charitable Trust	FS82.250	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 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	Yes
LIVE WELLington	FS96.94	General / Mapping / Mapping General / Mapping General	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	Yes
Aro Valley Community Council	87.22	Mapping / Rezone / Rezone	Amend	Considers that 25 Devon Street should be zoned MR2 to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 25 Devon Street from High Density Residential Zone to Medium Density Residential Zone.	Accept	Yes
Aro Valley Community Council	87.23	Mapping / Rezone / Rezone	Amend	Considers that 26 Devon Street should be zoned MR2 to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 26 Devon Street from High Density Residential Zone to Medium Density Residential Zone.	Accept	Yes
Aro Valley Community Council	87.24	Mapping / Rezone / Rezone	Amend	Considers that 27 Devon Street should be zoned MR2 to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 27 Devon Street from High Density Residential Zone to Medium Density Residential Zone.	Accept	Yes
Aro Valley Community Council	87.25	Mapping / Rezone / Rezone	Amend	Considers that 28 Devon Street should be zoned MR2 to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 28 Devon Street from High Density Residential Zone to Medium Density Residential Zone.	Accept	Yes
Aro Valley Community Council	87.26	Mapping / Rezone / Rezone	Amend	Considers that 29 Devon Street should be zoned MR2 to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 29 Devon Street from High Density Residential Zone to Medium Density Residential Zone.	Accept	Yes
Aro Valley Community Council	87.27	Mapping / Rezone / Rezone	Amend	Considers that 30 Devon Street should be zoned MR2 to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 30 Devon Street from High Density Residential Zone to Medium Density Residential Zone.	Accept	Yes
Aro Valley Community Council	87.28	Mapping / Rezone / Rezone	Amend	Considers that all lots between 109 - 181 Aro Street should be rezoned from HRZ to MR2. This is to allow their classification as Character Precinct.  This area has been identified by Boffa Miskell " ... seven broad sub-areas within this area that exhibit a noticeably coherent concentration of pre-1930 properties with primary and contributory characteristics". These sub-areas included: " An area extending along the southern edge of Aro Street".	Rezone all lots between 109 and 181 Aro Street from High Density Residential Zone to Medium Density Residential Zone.	Accept.	Yes.
Aro Valley Community Council	87.31	Residential Zones / Medium Density Residential Zone / General MRZ- PRECD1	Amend	Considers that the Character Precincts should be extended in line with the recommendations of the Character Area Review, Boffa Miskell Report .	Seeks that the Character Precincts in Aro Valley are extended and requests specific areas be included in these.	Accept in part.	Yes.

Character

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	87.32	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the sites at 39, 41, 43 and 45 Palmer Street should be included as a Character Precinct.	Seeks that the sites at 39, 41, 43 and 45 Palmer Street are included as a Character Precinct.	Accept.	Yes.
Aro Valley Community Council	87.33	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Supports Devon Street's classification as a Character Precinct.	Retain Character Precinct on Devon Street.	Accept in part.	No.
Aro Valley Community Council	87.34	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that 24-30 Devon Street should be classified as a Character Precinct.	Seeks that 24-30 Devon Street are included within the Character Precinct.	Reject.	No.
Aro Valley Community Council	87.35	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that all lots between 109 and 181 Aro Street should be classified as a Character Precinct.	Seeks that all lots between 109 and 181 Aro Street should be classified as Character Precincts.	Accept.	Yes.
Aro Valley Community Council	87.37	Residential Zones / High Density Residential Zone / General HRZ	Amend	Considers that 39 Palmer Street should be considered Character Precinct as it is contiguous with four cottages 32-38 Aro Street that are listed Heritage buildings. They were built on the same section and to the same plans in 1879 and not subdivided until 1925. Boffa Miskell Pre 1930 Review recommends research into Potential Historic Heritage and inclusion in areas of Contiguous Character.	Seeks that 39 Palmer Street be considered as being an area of Contiguous Character to Items 11.1, 11.2, 11.3 and 11.4 in SCHED1 - Heritage Buildings.	Addressed in Report 3A.	
Aro Valley Community Council	87.38	Residential Zones / High Density Residential Zone / General HRZ	Amend	Considers that 41 Palmer Street should not be zone High Density Residential as it is contiguous with four cottages 32-38 Aro Street that are listed Heritage buildings. They were built on the same section and to the same plans in 1879 and not subdivided until 1925. Boffa Miskell Pre 1930 Review recommends research into Potential Historic Heritage and inclusion in areas of Contiguous Character.	Seeks that 41 Palmer Street be considered as being an area of Contiguous Character to Items 11.1, 11.2, 11.3 and 11.4 in SCHED1 - Heritage Buildings.	Addressed in Report 3A	
Aro Valley Community Council	87.39	Residential Zones / High Density Residential Zone / General HRZ	Amend	Considers that 43 Palmer Street should not be zone High Density Residential as it is contiguous with four cottages 32-38 Aro Street that are listed Heritage buildings. They were built on the same section and to the same plans in 1879 and not subdivided until 1925. Boffa Miskell Pre 1930 Review recommends research into Potential Historic Heritage and inclusion in areas of Contiguous Character.	Seeks that 43 Palmer Street be considered as being an area of Contiguous Character to Items 11.1, 11.2, 11.3 and 11.4 in SCHED1 - Heritage Buildings.	Addressed in Report 3A	
Aro Valley Community Council	87.4	Mapping / Mapping	Amend	Considers that the sites at 39, 41, 43 and 45 Palmer Street should be included as a Character Precinct.	Amend the extent of the Character Precinct to include 39, 41, 43 and 45 Palmer Street in the mapping.	Accept.	Yes.
Generation Zero	FS54.8	General / Mapping / Mapping General / Mapping General	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.	Reject.	No.
Wellington's Character Charitable Trust	FS82.233	General / Mapping / Mapping General / Mapping General	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.	Yes.
LIVE WELLington	FS96.93	General / Mapping / Mapping General / Mapping General	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.	Yes.
Aro Valley Community Council	87.5	Mapping / Mapping	Amend	Considers that all 24-30 Devon Street should be classified as Character Precincts.	Extend Character Precinct on Devon Street to include 24-30 Devon Street.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Generation Zero	FS54.9	General / Mapping / Mapping General / Mapping General	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 Miskel 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.	No.
Wellington’s Character Charitable Trust	FS82.234	General / Mapping / Mapping General / Mapping General	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 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.
Aro Valley Community Council	87.6	Mapping / Mapping	Amend	Considers that all lots between 109 and 181 Aro Street should be classified as a Character Precinct.	Map all lots between 109 and 181 Aro Street as a Character Precinct.	Accept.	Yes.
Generation Zero	FS54.10	General / Mapping / Mapping General / Mapping General	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 Miskel 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.	Reject.	No.
Wellington’s Character Charitable Trust	FS82.235	General / Mapping / Mapping General / Mapping General	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 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.	Yes.
Aro Valley Community Council	87.8	Mapping / Rezone / Rezone	Amend	Considers the site at 39 Palmer Street should be rezoned from HRZ to MRZ in order to classify the site as Character Precinct.	Rezone 39 Palmer Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]	Accept.	Yes.

Character

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Generation Zero	FS54.12	General / Mapping / Rezone / Rezone	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 Miskel 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.	Reject.	No.
Wellington's Character Charitable Trust	FS82.237	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 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.	Yes.
Aro Valley Community Council	87.9	Mapping / Rezone / Rezone	Amend	Considers the site at 41 Palmer Street should be rezoned from HRZ to MRZ in order to classify the site as Character Precinct.	Rezone 41 Palmer Street from High Density Residential Zone to Medium Density Residential Zone. (Inferred decision requested)	Accept.	Yes.
Generation Zero	FS54.13	General / Mapping / Rezone / Rezone	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 Miskel 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.	Reject.	No.
Wellington's Character Charitable Trust	FS82.238	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 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.	Yes.
Kirsty Wood	109.1	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Character and heritage are qualifying matters and under the Proposed District Plan MRZ Pct Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters". Considers that heritage has largely been ignored in deciding character precinct in Mount Victoria. Considers that there's a lot of evidence to suggest the character areas should be larger than they are. Considers that the limits of Mt Victoria character area were based on need for housing, not heritage or character. Considers that the PDP creates small, disconnected blocks where character can be destroyed by high-density development. Considers that Mt Victoria's Victorian and Edwardian wooden dwellings are important for both accessibility and visibility, and cultural, social and economic stories it tells about Wellington. Considers that there is sufficient housing capacity to meet demand for the next 30 years and therefore no loss to the City if the character areas are extended. [Refer to original submission for full reason]	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kirsty Wood	109.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Amend	Considers that in the MRZ- PREC02, where a site is also in MRZ- PREC01, the stronger provisions of the MRZ- PREC01 should govern decisions and not the more lenient MRZ- PREC02 provision.	Clarify that the MRZ- PREC01 (Character precincts) provisions override the MRZ- PREC02 (Mt Victoria North Townscape Precinct) provisions, where a site is within both precincts.	Reject.	No.
Kirsty Wood	109.3	Residential Zones / High Density Residential Zone / HRZ- S1	Amend	Considers that PDP doesn't take into account HRZ zoning bordering character precincts. Considers that HRZ zoning next to character precincts or heritage areas will ruin the character/heritage. Considers that the HRZ zoning will result in blocked afternoon sun in a number of locations. [Refer to original submission for full reason]	Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required between any Character Precinct border or Heritage Area border and a High Density Residential Zone.	Reject.	No.
Alan Olliver & Julie Middleton	111.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Character and heritage are qualifying matters and under the Proposed District Plan MRZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters". Considers that heritage has largely been ignored in deciding character precinct in Mount Victoria. Considers that there's a lot of evidence to suggest the character areas should be larger than they are. Considers that the limits of Mt Victoria character area were based on need for housing, not heritage or character. Considers that the PDP creates small, disconnected blocks where character can be destroyed by high-density development. Considers that Mt Victoria's Victorian and Edwardian wooden dwellings are important for both accessibility and visibility, and cultural, social and economic stories it tells about Wellington. Considers that there is sufficient housing capacity to meet demand for the next 30 years and therefore no loss to the City if the character areas are extended. [Refer to original submission for full reason]	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.	Accept in part.	Yes.
Alan Olliver & Julie Middleton	111.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Character and heritage are qualifying matters and under the Proposed District Plan MRZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters". Considers that heritage has largely been ignored in deciding character precinct in Mount Victoria. Considers that there's a lot of evidence to suggest the character areas should be larger than they are. Considers that the limits of Mt Victoria character area were based on need for housing, not heritage or character. Considers that the PDP creates small, disconnected blocks where character can be destroyed by high-density development. Considers that Mt Victoria's Victorian and Edwardian wooden dwellings are important for both accessibility and visibility, and cultural, social and economic stories it tells about Wellington. Considers that there is sufficient housing capacity to meet demand for the next 30 years and therefore no loss to the City if the character areas are extended. [Refer to original submission for full reason]	Seeks that Character Precincts in Mount Victoria be extended to encompass Heritage New Zealand Pouhere Taonga's recommendations.	Accept in part.	Yes.
Alan Olliver & Julie Middleton	111.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Amend	Considers that in the MRZ- PREC02, where a site is also in MRZ- PREC01, the stronger provisions of the MRZ- PREC01 should govern decisions and not the more lenient MRZ- PREC02 provision.	Clarify that the MRZ- PREC01 (Character Precincts) provisions override the MRZ- PREC02 (Mt Victoria North Townscape Precinct) provisions, where a site is within both precincts.	Reject.	No.
Alan Olliver & Julie Middleton	111.5	Residential Zones / Medium Density Residential Zone / MRZ- PREC02	Support	Supports the MRZ- PREC02 as notified.	Retain MRZ- PREC02 (Mt Victoria North Townscape Precinct) as notified.	Accept in part.	No.
Alan Olliver & Julie Middleton	111.6	Residential Zones / Medium Density Residential Zone / MRZ- PREC01- P2	Amend	Considers that heritage values need to be given stronger weighting in considering whether demolition is appropriate. Considers that no. 3 under this policy is only acceptable if more is done to prevent 'demolition by neglect'. [refer to original submission for further reasons]	Seeks that MRZ- PREC01- P2 (Restrictions on demolition) is amended to take into account the status of a building in the wider heritage context of the character precinct and Mount Victoria.	Reject.	No.
Alan Olliver & Julie Middleton	111.7	Residential Zones / High Density Residential Zone / HRZ- S1	Amend	Considers that PDP doesn't take into account HRZ zoning bordering character precincts. Considers that HRZ zoning next to character precincts or heritage areas will ruin the character/heritage. Considers that the HRZ zoning will result in blocked afternoon sun in a number of locations. [Refer to original submission for full reason]	Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required between any Character Precinct border or Heritage Area border and a High Density Residential Zone.	Reject.	No.
Gael Webster	114.1	Mapping / Mapping	Amend	Supports the Boffa Miskell Pre-1930 Character Area Review.	Amend the extent of the area covered by the Character Precincts in Mount Victoria within mapping, to	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.188	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Gael Webster	114.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Amend	Considers that based on evidence from expert Council officers, Boffa Miskell consultants, and the Heritage New Zealand Pouhere Taonga assessment, the character areas in other parts of Wellington (as well as Mount Victoria) should also be considerably larger.	Not specified.	Accept in part.	Yes.
Gael Webster	114.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Support	Supports the Mt Victoria North Townscape Precinct (MRZ- PREC02) to protect the iconic view Mount Victoria.	Retain MRZ- PREC02 (Mt Victoria North Townscape Precinct) as notified.	Accept in part.	No.
Gael Webster	114.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Not specified	Considers that where the Character Precinct is overlaid on the Mt Victoria North Townscape Precinct, the stronger provisions of Character Precincts govern decisions, not the more permissive Mt Victoria North Townscape provisions.	Not specified.	Reject.	No.

Character

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Gael Webster	114.6	Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Amend	Supports the Boffa Miskell Pre-1930 Character Area Review. Considers that the character areas in Mount Victoria should be considerably larger based on evidence from expert Council officers, Boffa Miskell consultants, and the Heritage New Zealand Pouhere Taonga assessment. Decisions about 'Character Precincts' in Mount Victoria were based on allowing more housing and ignored heritage values and character, and the well-being of residents to receive sufficient light and sunshine. Acritical mass is required to preserve character and the PDP creates small, disconnected blocks. Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings. [Refer to original submission for full reasons].	Amend the extent of the area covered by the Character Precincts in Mount Victoria to increase it to encompass Boffa Miskell's Primary/Contributory Character area (Boffa Miskell, Pre-1930 Character Area Review).	Accept in part.	Yes.
Gael Webster	114.7	Residential Zones / High Density Residential Zone / HRZ-S3	Amend	Considers that HRZ-S3 (Height in relation to boundary) does not adequately take account of areas where 21m or 28.5m high buildings are permitted up against Character Precincts, Heritage Areas, Mt Victoria North Townscape Precinct or Character Precinct- extension areas proposed by Mt Victoria Historical Society. Considers that allowing buildings of such heights with a 5 metre height to boundary will destroy the heritage or character from a visual point of view and reduce the well-being of residents due to insufficient light and sunshine, and will likely lead to degradation and abandonment of these properties.	Seeks that a 'transition zone' of Medium Density Residential Zone at least one property wide is required between any Character Precinct or Heritage Area border and a High Density Residential Zone.	Reject.	No.
Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	121.3	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Oppose	Considers that the PDP does not adequately provide for housing supply as required by the NPS-UD, specifically due to the constraints imposed by 1. The character precinct provisions 2. The reduction in the size of the walkable catchment from the CCZ, from 15 minutes in the Draft District Plan to 10 minutes in the PDP 3. The absence of the identification of the Johnsonville train line as a mass rapid transit line.	Not specified.	Reject.	No.
Onslow Residents Community Association	FS80.37	Part 1 / National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Oppose	[No specific reason given beyond decision requested - refer to further submission]	Disallow / Seeks to disallow in so far as the submission point relates to the classification of the Johnsonville Rail Line as a rapid transit service.	Addressed in Hearing Stream 1.	No.
Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	121.5	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose in part	Considers that character precincts are still significant as proposed and via a variety of controls will materially restrict the ability of development to be responsive in these areas. Notes that provisions and proposed policies are in many cases much more restrictive than those for nearby properties. Considers that the requirements of section 77L of the RMA have not been met, particularly with regard to wider costs. There is limited evidence the relevant costs of the character restrictions, including impacts on development capacity, accessibility and well-functioning urban environments, have been taken into account and it is likely that, if they were, the proposed extent of the character precincts would be smaller. Considers that HUD and MF's evidence base clearly shows the benefits of intensification, including social benefits, economic benefits, more efficient use of infrastructure and environmental benefits. These benefits tend to outweigh costs such as sunlight loss and congestion. Benefits are widespread, longstanding and projected to grow over time. Costs are real but tend to be smaller and more narrowly focused, affecting current homeowners. Proposed character precincts are in areas well suited to development. Costs will fall predominantly on future homeowners, renters and public at large. Character provisions will shift development to areas less-suited for this. Considers that these impacts are not reflected in Wellington City Council's section 32 report. Impacts considered relate primarily to aesthetic concerns and relatively minor impacts on current homeowners. Wellington City Council did not take into account the main negative impacts of these restrictions in its evaluation report, meaning that the character areas at present cannot be justified as qualifying matters. HUD requests that these impacts are considered, and that the extent of the character areas are reviewed in light of these costs and the requirements of section 77L of the RMA. HUD notes that several of Wellington City Council's documents refer to additional analysis that would be published in late August. However, this analysis was not published in time for the drafting of this submission and did not inform the options analysis in the relevant section 32 report.	Seeks that the extent of the character areas are reviewed in light of the negative impacts of these restrictions and the requirements of section 77L of the RMA.	Reject.	No.
Mt Victoria Historical Society Inc	FS39.9	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Character precincts should be expanded in accordance with the Boffa Miskell plus Heritage New Zealand Pouhere Taonga recommendations, or at a minimum Council officer recommendations, and not reduced to the extent in the Plan or any further.  Do not allow review of, and decrease in, the extent of character areas.	Disallow	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.98	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Considers that character precincts should be expanded in accordance with the Boffa Miskell or Council officer recommendations, and should not be reduced to the extent in the notified plan or any further. Considers the evidence and analysis in the section 32 reports provides a sufficient basis to identify and apply character precincts as a qualifying matter and to a wider area than in the notified plan.	Disallow	Accept in part.	Yes.
LIVE WELLington	FS96.50	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZPREC01	Oppose	Removal of Character precincts is strongly opposed. The NPSUD makes provision for "any other matters" determined by the Council to be a qualifying matter. Character Precincts are vital to protect the character & heritage of Wellington, NZ's capital city. Removal is not warranted for reasons of capacity. There are better alternatives available to concentrate high density development rather than the scattergun approach through inner-city suburbs.	Disallow	Accept.	No.

Character

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Historic Places Wellington Inc	FS111.90	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	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.	Disallow	Accept in part.	Yes.
Victoria University of Wellington Students' Association	123.1	Other / Other / Other	Not specified	Considers that the protection of heritage buildings, character housing, private space, skylines, and aesthetics should not compromise the more important functions of the city.  Student's sense of place in Pōneke Wellington is determined by our ability to live here well, and what we're able to do here. The vibrancy, accessibility and functionality of the city are some of its most important aspects for students.	Seeks that the City's "identity" is promoted through prioritising affordability, accessibility, well-being, functionality, arts, nature, and public space.	Reject.	No.
Victoria University of Wellington Students' Association	123.45	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Considers that the status quo of housing typologies such as character housing does not serve the diverse needs of our communities. Many students live in character housing which are often damp, cold, uninsulated and in general disrepair.	Not specified.	Reject.	No.
Victoria University of Wellington Students' Association	123.46	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-01	Oppose	Opposes MRZ-PREC01-01 (Character Precincts - Purpose) as notified.	Seeks that character housing is not protected or prioritised over new non-character residential dwellings.	Reject.	No.
Victoria University of Wellington Students' Association	123.47	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P1	Oppose	Opposes MRZ-PREC01-P1 (Character Precincts - Maintenance of character) as notified. The provision does not allow for more modern housing or work towards warmer or drier homes and instead maintains the status quo.	Opposes MRZ-PREC01-P1 (Character Precincts - Maintenance of character) as notified. Seeks that the high standard of safety, accessibility, and warmth of dwellings is prioritised instead.	Reject.	No.
Wellington's Character Charitable Trust	FS82.93	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-P1	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Victoria University of Wellington Students' Association	123.48	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Oppose	Considers that MRZ- PREC01-P2 and related rules should be set aside as the protection of character prevents access to modern homes, or warmer and drier housing.	Delete MRZ-PREC01-P2 (Restrictions on demolition) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.94	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-P2	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Victoria University of Wellington Students' Association	123.49	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Amend	Considers that MRZ- PREC01-P2 should be amended to include post-1930s buildings as they may also meet the threshold of low contribution to the area and poor condition for demolition.	Amend MRZ- PREC01-P2 (Restrictions on demolition) to include post-1930s buildings (to allow for their demolition), if this is not deleted.	Reject.	No.
Wellington's Character Charitable Trust	FS82.95	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-P2	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Victoria University of Wellington Students' Association	123.50	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P3	Amend	Considers that MRZ- PREC01-P3 with regards to 'provided that it does not detract from the character' poses further limits on what can be built in the area.	Seeks that the consideration 'provided that it does not detract from the character' is removed from MRZ- PREC01-P3 (Intensification). [Inferred decision requested]	Reject.	No.
Mt Victoria Historical Society Inc	FS39.20	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P3	Oppose	Allowing greater intensification in Character Precincts by removing the wording "provided it does not detract from the character and amenity" effectively removes the character protection.  This rule is important to protect the character and heritage of Character Precincts and to remove it would effectively remove character protection.	Disallow	Accept.	No.
Wellington's Character Charitable Trust	FS82.96	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-P3	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Victoria University of Wellington Students' Association	123.51	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-R4	Oppose	Considers that MRZ- PREC01-R4 should be set aside as the protection of character prevents access to modern homes, or warmer and drier housing.	Delete MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) in its entirety. [Inferred decision requested]	Reject.	No.
Mt Victoria Historical Society Inc	FS39.21	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-R4	Oppose	Allowing greater intensification in Character Precincts by removing the wording "provided it does not detract from the character and amenity" effectively removes the character protection.  This rule is important to protect the character and heritage of Character Precincts and to remove it would effectively remove character protection.	Disallow	Accept.	No.
Wellington's Character Charitable Trust	FS82.97	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-R4	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Jocelyn Ng	130.1	Mapping / Mapping	Amend	Supports the Newtown Character house protection submission which proposes at a minimum the Officers'	Amend the extent of MRZ-PREC01 (Character Precincts) in the mapping to incorporate the area in the Officers'	Accept.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.28	Mapping / Mapping General / Mapping General	Support	Supports submission that seeks a character protection extension for Owen Street.	Allow	Accept.	Yes.



Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Jocelyn Ng	130.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Supports the Newtown Character house protection submission which proposes at a minimum the Officers' Recommended plan is re-instated into the PDP.	Amend the extent of MRZ-PREC01 (Character Precincts) to reinstate the Officers' Recommended Plan in the Proposed District Plan.	Accept.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.29	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Supports submission that seeks a character protection extension for Owen Street.	Allow	Accept.	Yes.
Grant Buchan	143.16	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Not specified	Considers that "special character" as it exists in the PDP is an entirely aesthetic consideration. The preference for some people for the aesthetics of wooden houses of a certain era is in itself harmless. However their insistence that others be held to uphold that preference by force of law is not harmless especially given Wellington has one of the worst housing shortages in the country. In parts of Wellington, older, single or two storey detached houses are prolific and there is no serious prospect that future generations will be deprived of the opportunity to see living examples of this house type. Considers that it would be better for the wellbeing of residents if old buildings that lack insulation and have a high level of dampness were replaced with housing of greater density and more modern construction. [Refer to original submission for full reasons].	Seeks that old buildings that lack insulation and have a high level of dampness were replaced with housing of greater density and more modern construction. [Inferred decision requested].	Reject.	No.
Grant Buchan	143.4	Whole PDP / Whole PDP /	Amend	Considers that the Spatial Plan was agreed through a robust process and it is inappropriate to re-litigate	Seeks that where character protections or height limits have been imposed over the Spatial Plan	Reject.	No.
Matthew Gibbons	148.2	Whole PDP / Whole PDP / Whole PDP	Support	Considers there should be increased densification throughout Wellington, including in Character Precincts.	Supports the Proposed District Plan provisions that enable intensification.	Reject.	No.
Matthew Gibbons	148.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers there should be increased densification throughout Wellington, including in Character Precincts. Considers that 'Character protections' should be removed to allow more high density housing. This will be good for the environment, and for housing affordability. Currently most of my students are paying almost all their income in rent, and this is not good for their health or education. Increased density will make Wellington a more attractive place to live and will be good for the economy. As an economist, considers that improved infrastructure (better railway lines and more frequent bus services) will follow intensification.	Seeks that 'character protections' are removed to allow more high density housing.	Reject.	No.
Wellington's Character Charitable Trust	FS82.91	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Matpor Holdings Ltd	152.1	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Considers that their property is underutilised and should be provided for to allow improvements whilst meeting the character requirements for the street [thought to be on Brougham Street - not specified]. The property is only a single level dwelling on a good size site with under 40% site coverage in a location very close to the city. [Refer to original submission for full reasons].	Seeks that improvements, meeting the character requirements for the street, to the submitter's property [thought to be on Brougham Street - not specified] should be provided for whilst only requiring a building consent. [Inferred decision requested].	Accept in part.	No.
Alexander Hockley	153.1	Mapping / Mapping	Amend	Seeks that the character precincts are extended on the mapping.	Amend the extent of the Character Precincts (MRZ-PREC01) areas.	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.197	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Alexander Hockley	153.2	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Amend	Considers that the extent of the character precincts should be increased because of the following reasons: - Increased development could be located in other parts of the city such as Kent and Cambridge terraces. - New development would block sunlight. - The visibility and coherence of the inner city suburbs are an important part of Wellington's identity, and often appear in promotional material. - That the reduction in the extent of character precincts from the Operative District Plan will irrevocably and adversely affect the liveability of the inner city suburbs, sense of place, as well as loss of historic heritage. - There is the ability to adjust the character settings significantly while still meeting housing capacity requirements. - Wellington's character suburbs are finite in the sense that dwellings made from native timber, built in a particular style and workmanship of the age, cannot be fully recreated. - Character is derived from critical mass and this is not provided for in the plan as it has small disconnected blocks where remaining sense character can be easily compromised destroyed by high-density development around it. - The extent of the character precincts is not consistent with public sentiment as evidenced by recommendations made by Council officers on the Spatial Plan and a survey commissioned by the Submitter. [Refer to original submission for full reason]	Seeks that the extent of the character precincts are amended based on three options: Option 1. Extended to those areas recommended by council officers in the spatial plan decision in June 2021 (Least preferred). Option 2. Include Heritage New Zealand recommendations in addition to option 1. Option 3. Include buildings that were identified in the Boffa Miskell Pre-1930 Character Area Review, 23.1.2019 as Primary/Contributory recommendations, in addition to Options 1 and 2 (Most preferred).	Accept in part.	Yes.
LIVE WELLington	154.1	Mapping / Mapping	Amend	Seeks that the character precincts are extended on the mapping.	Amend the extent of the Character Precincts (MRZ-PREC01) areas.	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Thorndon Residents' Association Inc	FS69.31	General / Mapping / Mapping General / Mapping General	Support	<p>Extend character precincts in the mapping. Improve the definition of character.</p> <p>Avoid erosion of character, especially in Thorndon; the city's (&amp; NZ's) oldest suburb lost much when the urban motorway was carved through it. What remains is of significant cultural and other values. Significant and superior residential character on the eastern side of the suburb, though small in area, should be zoned as Character Precincts because they contribute significantly to the appeal, character and liveability of Thorndon.</p> <p>What remains is of significant cultural and other values. Significant and superior residential character on the eastern side of the suburb, though small in area, should be zoned as Character Precincts because they contribute significantly to the appeal, character and liveability of Thorndon.</p> <p>Inadequate infrastructure, and resilience to natural disasters are additional factors to account for. The natural vulnerabilities should restrain intensification within Thorndon. Thorndon is already a relatively intensely subdivided suburb (compared, say, to equivalent inner suburbs in Auckland).</p>	Allow	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.190	General / Mapping / Mapping General / Mapping General	Support	<p>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. [Interred reference to submission 158.1]</p>	Allow	Accept in part.	Yes.
LIVE WELLington	154.2	Interpretation Subpart / Definitions / CHARACTER	Oppose	<p>Opposes the definition of character.</p> <p>Considers it to be too loose and would likely encourage 'faux' old houses to replace genuine Edwardian and Victorian houses.</p>	Seeks changes to the District Plan that would prioritise the retention of actual old houses rather than imitation replacements, while allowing for refurbishments and upgrades that bring houses into line with modern standards of energy efficiency and modern living arrangements.	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.32	Part 1 / Interpretation Subpart / Definitions / CHARACTER	Support	<p>Extend character precincts in the mapping. Improve the definition of character.</p> <p>Avoid erosion of character, especially in Thorndon; the city's (&amp; NZ's) oldest suburb lost much when the urban motorway was carved through it. What remains is of significant cultural and other values. Significant and superior residential character on the eastern side of the suburb, though small in area, should be zoned as Character Precincts because they contribute significantly to the appeal, character and liveability of Thorndon.</p> <p>What remains is of significant cultural and other values. Significant and superior residential character on the eastern side of the suburb, though small in area, should be zoned as Character Precincts because they contribute significantly to the appeal, character and liveability of Thorndon.</p> <p>Inadequate infrastructure, and resilience to natural disasters are additional factors to account for. The natural vulnerabilities should restrain intensification within Thorndon. Thorndon is already a relatively intensely subdivided suburb (compared, say, to equivalent inner suburbs in Auckland).</p>	Allow	Accept in part.	Yes.
LIVE WELLington	154.3	Residential Zones / Medium Density Residential Zone / General MRZ- PRECO1	Not specified	<p>Recognises the council has a distinction between character and heritage, where heritage achieves a higher bar and then requires a higher degree of protection.</p>	Not specified.	Accept.	No.
LIVE WELLington	154.4	Residential Zones / Medium Density Residential Zone / MRZ- PRECO1	Amend	<p>Considers that the introductory paragraphs for Character Precincts should recognise the important role of dwelling age in determining character.</p>	<p>Amend the Introduction to the Character Precincts (MRZ-PRECO1) as follows:</p> <p>The purpose of the Character Precincts is to provide for the management of effects on character values within specifically identified residential areas of the City.</p> <p>...</p> <p>The Character Precincts do not seek to protect historic heritage values. While some areas may also be identified as heritage areas in the District Plan, the majority of the Character Precincts seek to identify existing concentrations of consistent character and prevent its further erosion. This character is a product of the <u>age of buildings, building materials, architectural styles, size and shape</u> <u>architectural values of the dwellings in these areas, patterns of subdivision and the resultant streetscape. The Character Precincts have been identified and mapped based on the consistency and coherence of character of the houses in these areas.</u></p> <p>...</p>	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Thorndon Residents' Association Inc	FS69.33	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01	Support	Extend character precincts in the mapping. Improve the definition of character. Avoid erosion of character, especially in Thorndon; the city's (& NZ's) oldest suburb lost much when the urban motorway was carved through it. What remains is of significant cultural and other values. Significant and superior residential character on the eastern side of the suburb, though small in area, should be zoned as Character Precincts because they contribute significantly to the appeal, character and liveability of Thorndon.  What remains is of significant cultural and other values. Significant and superior residential character on the eastern side of the suburb, though small in area, should be zoned as Character Precincts because they contribute significantly to the appeal, character and liveability of Thorndon.  Inadequate infrastructure, and resilience to natural disasters are additional factors to account for. The natural vulnerabilities should restrain intensification within Thorndon. Thorndon is already a relatively intensely subdivided suburb (compared, say, to equivalent inner suburbs in Auckland).	Allow	Reject.	No.
LIVE WELLington	154.5	Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Amend	Considers that the extent of the character precincts should be increased because of the following reasons: - The visibility and coherence of the inner city suburbs are an important part of Wellington's identity, and often appear in promotional material. - That the reduction in the extent of character precincts from the Operative District Plan will irrevocably and adversely affect the liveability of the inner city suburbs, sense of place, as well as loss of historic heritage. - There is the ability to adjust the character settings significantly while still meeting housing capacity requirements. - Wellington's character suburbs are finite in the sense that dwellings made from native timber, built in a particular style and workmanship of the age, cannot be fully recreated. - Character is derived from critical mass and this is not provided for in the plan as it has small disconnected blocks where remaining sense character can be easily compromised destroyed by high-density development around it. - The extent of the character precincts is not consistent with public sentiment as evidenced by recommendations made by Council officers on the Spatial Plan and a survey commissioned by the Submitter. [Refer to original submission for full reason]	Seeks that the extent of the character precincts are amended based on three options: Option 1. Extended to those areas recommended by council officers in the spatial plan decision in June 2021 (Least preferred). Option 2. Include Heritage New Zealand recommendations in addition to option 1. Option 3. Include buildings that were identified in the Boffa Miskell Pre-1930 Character Area Review, 23.1.2019 as Primary/Contributory recommendations, in addition to Options 1 and 2 (Most preferred).	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.34	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC02	Support	The LIVE Wellington submission provides the rationale to extend residential character precincts and provides an extensive explanatory narrative. The preferred LIVE WELLington option submitted is: Option 3. Include buildings that were identified in the Boffa Miskell Pre-1930 Character Area Review, 23.1.2019 as Primary/Contributory recommendations, in addition to Options 1 and 2 (Most preferred).	Allow	Accept in part.	Yes.
LIVE WELLington	154.6	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-01	Support	Considers that given the finite nature of the character precincts (they are a product of materials and architectural style that cannot be fully and successfully imitated) it is important to manage them to minimise their erosion and to work to maintain or enhance them.	Retain MRZ-PREC01-01 (Purpose) as notified. [Inferred decision requested]	Accept.	No.
Thorndon Residents' Association Inc	FS69.35	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC02	Support	WCC Summary reads: Considers that given the finite nature of the character precincts (they are a product of materials and architectural style that cannot be fully and successfully imitated) it is important to manage them to minimise their erosion and to work to maintain or enhance them.	Allow	Accept.	No.
LIVE WELLington	154.7	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Support	Supports restrictions on demolition of pre-1930s buildings as stated in the proposed District Plan. Considers that requiring a resource consent for this activity allows input and review of the value of the building and whether it should be demolished.	Retain MRZ-PREC01-P2 (Restrictions on demolition) as notified. [Inferred decision requested]	Accept in part.	No.
Thorndon Residents' Association Inc	FS69.36	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-P2	Support	WCC Summary reads: Supports restrictions on demolition of pre-1930s buildings as stated in the proposed District Plan. Considers that requiring a resource consent for this activity allows input and review of the value of the building and whether it should be demolished.	Allow	Accept in part.	No.
Vivienne Morrell	155.1	Other / Other / Other	Support	Supports the Boffa Miskell 2019 report on character areas.	Supports the Boffa Miskell 2019 report on character areas.	Accept.	No.
Vivienne Morrell	155.10	Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Support	Supports the Mount Victoria North Townscape Precinct.	Retain the Mount Victoria North Precinct as notified.	Accept in part.	No.
Vivienne Morrell	155.11	Residential Zones / Medium Density Residential Zone / MRZ-S4	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that more of a transition zone than 1m is allowed for between Character Precincts or Heritage areas and other zones.	Reject.	No.
Vivienne Morrell	155.3	Mapping / Mapping	Amend	Supports the Boffa Miskell 2019 report on character areas.	Amend the extent of the area covered by the Character Precincts to encompass all the dwellings identified in	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.191	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Vivienne Morrell	155.4	Residential Zones / General point on Residential Zones / General point on Residential Zones	Amend	Considers that the PDP will see a random scattering of six- or higher-storey tower blocks in what are largely one and two storey residential suburbs, with those blocks dominating and shading existing neighbours. The potential for poor health outcomes, poor housing and resentment of occupants is considerable.	Seeks that a transition zone next to heritage buildings and character precincts is created.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Vivienne Morrell	155.9	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Supports the proposed Character Precincts but believe they should be bigger.	Amend the extent of the area covered by the Character Precincts to encompass all the dwellings identified in the 2019 Boffa Miskell report on character areas.	Accept in part.	Yes.
Cameron Vannisselroy	157.8	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Supports the Character Precincts as notified. The Character Precincts should not be expanded beyond what is currently proposed.	Retain the Character Precincts as notified.	Reject.	No.
Jocelyn Brandon	158.1	Mapping / Mapping	Amend	Considers that the area immediately around Wesley Road contains many historic houses of a character that	Amend the mapping to include a Character Precinct (MRZ-PREC01) immediately around Wesley Road.	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.175	General / Mapping / Mapping General / Mapping General	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. [Inferred reference to submission 158.1]	Allow	Accept in part.	Yes
Lower Kelburn Neighbourhood Group	FS123.19	General / Mapping / Mapping General / Mapping General	Support	Considers that Wesley Precinct and Lower Kelburn, the area between Bolton St to San Sebastian Rd or the cable car, and between the Botanic Gardens and the Motorway should be classified as a Character Precinct with demolition controls and height limit of 11m for the many reasons outlined the submission and others referred to in further submission, including that of Lower Kelburn Neighbourhood, submission 356.	Allow	Accept in part.	Yes.
Jocelyn Brandon	158.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the area immediately around Wesley Road contains many historic houses of a character that deserve to be preserved, as in other areas like Mt Victoria, Thorndon and Te Aro.	Seeks that Wesley Road is recognised as a Character Precinct. [Inferred decision requested].	Accept in part.	Yes.
James and Karen Fairhall	160.11	Commercial and mixed use Zones / City Centre Zone / CCZ-53	Amend	Supports the report 'Planning for Residential Amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.	Amend CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas:  a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>4m</del> 5m above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B.	
James and Karen Fairhall	160.12	Commercial and mixed use Zones / City Centre Zone / CCZ-53	Amend	Considers that CCZ-51 and CCZ-53 as proposed are contrary to the proposed objectives and policies of the PDP below:  CCZ-05 (Amenity and design): CCZ-05.4. and CCZ-05.7.  CCZ-07 (Managing adverse effects): CCZ-07.1. and CCZ-07.2.a. and CCZ-07.2.e.  CCZ-P9 (Quality design outcomes): CCZ-P9.2.a.ii. and CCZ-P9.2.a.iii.  CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.  MRZ-PREC01-01 (Character Precincts).  HH-02 (Protecting historic heritage).  PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.	Amend CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.  [Inferred decision requested].	Addressed in Report 4B.	
James and Karen Fairhall	160.2	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Not specified.	Accept.	No.
James and Karen Fairhall	160.3	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the Proposed District Plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the plan seeks to protect the heritage and character values.	Addressed in Report 4B.	.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
James and Karen Fairhall	160.5	Commercial and mixed use Zones / City Centre Zone / General CCZ	Amend	<p>Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height) and CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.</p> <p>[Refer to original submission for full reasons].</p>	Not specified.	Addressed in Report 4B.	
James and Karen Fairhall	160.7	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. and CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.a.ii. and CCZ-P9.2.a.iii.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PRECD1-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>	Addressed in Report 4B.	
James and Karen Fairhall	160.8	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>Considers that the 8m height and 60 degree recession planes in CCZ-S3 is not enough to prevent a devastating dominance over Moir Street's little one to two storey 1880s cottages. The shading effects will be substantial.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:  a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <b>5m</b> above ground level from all side and rear boundaries that adjoin that precinct.</p>	Addressed in Report 4B.	
James and Karen Fairhall	160.9	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>Considers that the 8m height and 60 degree recession planes in CCZ-S3 is not enough to prevent a devastating dominance over Moir Street's little one to two storey 1880s cottages. The shading effects will be substantial.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. ...  ...  2. <u>For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u>  ...  ...</p>	Addressed in Report 4B.	
Karen and Jeremy Young	162.1	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:  a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <b>5m</b> above ground level from all side and rear boundaries that adjoin that precinct.</p>	Addressed in Report 4B.	
Karen and Jeremy Young	162.11	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. ...  ...  2. <u>For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u>  ...  ...</p>	Addressed in Report 4B.	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Karen and Jeremy Young	162.13	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Supports the report 'Planning for residential amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas:  a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <b>5m</b> above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B.	
Karen and Jeremy Young	162.14	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:  CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.  CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2. e.  CCZ-P9 (Quality design outcomes): CCZ-P9.2.  CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.  MRZ-PREC01-01 (Character Precincts).  HH-O2 (Protecting historic heritage).  PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.  [Inferred decision requested].	Addressed in Report 4B.	
Karen and Jeremy Young	162.2	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Not specified.	Accept.	No.
Karen and Jeremy Young	162.3	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.	Addressed in Report 4B.	
Karen and Jeremy Young	162.7	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.  [Refer to original submission for full reason].	Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:  <u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u>  [refer to submission for illustration of area covered by proposed height control area 11].	Addressed in Report 4B.	
Karen and Jeremy Young	162.8	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:  CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.  CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2. e.  CCZ-P9 (Quality design outcomes): CCZ-P9.2.  CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.  MRZ-PREC01-01 (Character Precincts).  HH-O2 (Protecting historic heritage).  PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.	Amend CCZ-S1 (Maximum height) as proposed by this submission.  [Inferred decision requested].	Addressed in Report 4B.	
John Schiff	166.1	Mapping / Mapping	Amend	Considers that the inner city suburbs, such as Mt Victoria, are an integral part of Wellington's character.	Seeks that the extent of the area encompassed by Character Precincts is increased in the mapping.	Accept in part.	Yes.
John Schiff	166.2	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Considers that intensive development in character areas such as Mt Victoria will not offer "affordable" housing as the demand for inner city living will continue to grow and new builds will fetch high prices, shutting out those seeking affordable living. In fact, the houses that are likely to be demolished to make way for new developments are most likely providing affordable rental accommodation. These will disappear if the character zones are reduced as significantly as proposed.  Considers that a more balanced approach between retaining character precincts and allowing more intensive development is required.	Not specified.	Reject	No

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
John Schiff	166.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the inner city suburbs, such as Mt Victoria, are an integral part of Wellington's character. Considers that reducing the protection of these character areas by 71% would see the demolition of many character homes in the inner city suburbs to be replaced by six storey apartment blocks. This would adversely affect many of the dwellings in these areas through loss of sun, views and amenity, let alone the character of these areas. The submitter believes that the need for an increase in the housing stock can be achieved without reducing the character precincts as proposed in the PDP.	Seeks that the extent of the area encompassed by Character Precincts is increased.	Accept in part.	Yes.
Michelle Leonie Rose	167.1	Mapping / Mapping	Amend	Notes that Donald McLean Street was mentioned in the Boffa Miskell Pre-1930 Character Area review. The	Amend the extent of the Character Precincts to include Donald McLean Street.	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.40	Mapping / Mapping General / Mapping General	Support	Supports submission that seeks to extend character precincts in Newtown.	Allow	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.223	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.101	General / Mapping / Mapping General / Mapping General	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.
Michelle Leonie Rose	167.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Notes that Donald McLean Street was mentioned in the Boffa Miskell Pre-1930 Character Area review. The beautiful old homes and gardens/trees add to the history of Wellington. 30 Donald McLean Street, as far as the submitter knows, was built in 1888 and altered in the 1940s, and the back garage was first used as a stables, judging by appearance.	Amend the extent of the Character Precincts to include Donald McLean Street. [Inferred decision requested].	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.41	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Supports submission that seeks to extend character precincts in Newtown.	Allow	Accept in part.	No.
Zaffa Christian	174.1	Mapping / Mapping	Amend	Considers that the character areas should be reinstated in accordance with the recommendations in the	Amend the extent of MRZ-PREC01 (Character Precincts) in the mapping to incorporate the area in the Officers' Recommended Plan.	Accept.	Yes.
Zaffa Christian	174.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the character areas should be reinstated in accordance with the recommendations in the Officers' Recommended Plan.	Amend the extent of MRZ-PREC01 (Character Precincts) to reinstate the Officers Recommended Plan.	Accept.	Yes.
Zaffa Christian	174.3	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Amend	Supports other individual proposals to protect the heritage, character, and streetscape of the houses in Newtown.	Not specified.	Accept in part.	Yes.
Jon Gaupset	175.1	Mapping / Mapping	Amend	Considers that the character areas should be reinstated in accordance with the recommendations in the	Amend the extent of MRZ-PREC01 (Character Precincts) in the mapping to incorporate the area in the Officers' Recommended Plan.	Accept.	Yes.
Jon Gaupset	175.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the character areas should be reinstated in accordance with the recommendations in the Officers' Recommended Plan.	Amend the extent of MRZ-PREC01 (Character Precincts) to reinstate the Officers Recommended Plan.	Accept.	Yes.
Jon Gaupset	175.3	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Amend	Supports other individual proposals to protect the heritage, character, and streetscape of the houses in Newtown.	Not specified.	Accept in part.	Yes.
Kane Morison and Jane Williams	176.1	Commercial and mixed use Zones / City Centre Zone / CCZ-53	Amend	Considers that CCZ-53 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m 5m above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B.	
Kane Morison and Jane Williams	176.11	Commercial and mixed use Zones / City Centre Zone / CCZ-53	Amend	Considers that CCZ-53 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):  1. ... 2. <u>For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u> ...	Addressed in Report 4B.	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kane Morison and Jane Williams	176.13	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Supports the report 'Planning for Residential Amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> 5m above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B	
Kane Morison and Jane Williams	176.14	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:  CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.  CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.  CCZ-P9 (Quality design outcomes): CCZ-P9.2.  CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.  MRZ-PREC01-O1 (Character Precincts).  HH-O2 (Protecting historic heritage).  PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.  [Inferred decision requested].	Addressed in Report 4B	
Kane Morison and Jane Williams	176.2	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Not specified.	Accept.	No.
Kane Morison and Jane Williams	176.3	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (Medium density Residential Zone) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.	Addressed in Report 4B	
Kane Morison and Jane Williams	176.5	Commercial and mixed use Zones / City Centre Zone / General CCZ	Amend	Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height) and CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.  Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.  [Refer to original submission for full reasons].	Not specified.	Addressed in Report 4B	
Kane Morison and Jane Williams	176.6	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oppose in part	Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.  [Refer to original submission for full reasons].	Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.	Addressed in Report 4B	
Kane Morison and Jane Williams	176.7	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.  [Refer to original submission for full reasons].	Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:  k. Height Control Area 11 - Eastern side of Hania Street. 15m.  [Refer to submission for illustration of area covered by proposed height control area 11]	Addressed in Report 4B	



Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kane Morison and Jane Williams	176.8	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PRE01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>	Addressed in Report 4B	
Historic Places Wellington	182.1	Other / Other / Other	Support	Supports submission from Wellington Heritage Professionals. [refer to submission 412]	Supports the Wellington Heritage Professionals submission on the PDP.	Accept in part.	Yes.
Historic Places Wellington	182.15	Historical and Cultural Values / Historic Heritage / New HH	Amend	<p>Considers that the Character Precincts together with the new "heritage areas" do not sufficiently protect heritage buildings from inappropriate development under RMA s.6. In particular, buildings with heritage value which are outside concentrations of buildings with similar values, or those in poor condition, will be at risk of inappropriate development.</p> <p>Considers that while "heritage is not the same as character", it has been through character protections in the ODP that heritage has been acknowledged and protected in the existing planning regime (despite not being listed).</p> <p>Considers that Wellington's unique heritage and character is represented in its native timber oldest inner city suburbs. The heritage values of those buildings are irreplaceable and unable to replicate.</p> <p>Considers that the proposal is consistent with the overlay proposed in the Councils Draft Spatial Plan.</p> <p>Considers that the proposal would protect the heritage of specific buildings where there is not a sufficient cluster of higher quality character streetscape sites, which would otherwise make available a level of protection under RMA s.7.</p> <p>Considers that without such a procedural overlay, the effects on the environment (specifically on heritage) of any 'level of development' would be incompatible and inappropriate, by not being considered at all.</p> <p>Considers that the demolition control overlay would see a negligible reduction in additional housing capacity. It would also provide an accumulative benefit from not demolishing NZ's oldest native timber buildings which have low carbon emissions instead of constructing new buildings using materials (such as concrete and steel) with significant whole of life carbon emissions.</p> <p>[See original submission for full reasons]</p>	<p>Seeks that a 'heritage demolition control' be added for all areas identified by:</p> <ul style="list-style-type: none"> <li>- The Pre-1930s character area review as 'Primary' 'Contributory' or 'omitted'; and</li> <li>- The Heritage New Zealand Pouhere Taonga's submission on the Draft Spatial Plan.</li> </ul>	Reject.	No.
Kāinga Ora – Homes and Communities	FS89.78	Part 2 / Historical and Cultural Values / Historic Heritage / New HH	Oppose	Further clarification is needed to understand the implications on intensification opportunities of applying the proposed changes.	Disallow	Accept.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Historic Places Wellington	182.16	Historical and Cultural Values / Historic Heritage / New HH	Amend	<p>Considers that the Character Precincts together with the new "heritage areas" do not sufficiently protect heritage buildings from inappropriate development under RMA s.6. In particular, buildings with heritage value which are outside concentrations of buildings with similar values, or those in poor condition, will be at risk of inappropriate development.</p> <p>Considers that while "heritage is not the same as character", it has been through character protections in the ODP that heritage has been acknowledged and protected in the existing planning regime (despite not being listed).</p> <p>Considers that Wellington's unique heritage and character is represented in its native timber oldest inner city suburbs. The heritage values of those buildings are irreplaceable and unable to replicate.</p> <p>Considers that the proposal is consistent with the overlay proposed in the Councils Draft Spatial Plan.</p> <p>Considers that the proposal would protect the heritage of specific buildings where there is not a sufficient cluster of higher quality character streetscape sites, which would otherwise make available a level of protection under RMA s.7.</p> <p>Considers that without such a procedural overlay, the effects on the environment (specifically on heritage) of any 'level of development' would be incompatible and inappropriate, by not being considered at all.</p> <p>Considers that the demolition control overlay would see a negligible reduction in additional housing capacity. It would also provide an accumulative benefit from not demolishing NZ's oldest native timber buildings which have low carbon emissions instead of constructing new buildings using materials (such as concrete and steel) with significant whole of life carbon emissions.</p> <p>[See original submission for full reasons]</p>	<p>Seeks that within the 'heritage demolition control' the following provisions apply:</p> <ul style="list-style-type: none"> <li>- The demolition of any building or structure, excluding ancillary structures, built before 1930 be a restricted discretionary activity.</li> <li>- Intensification provisions would apply (being the level of development enabled under the MDRS and NPSUD policy 3).</li> </ul>	Reject.	No.
Kāinga Ora – Homes and Communities	FS89.79	Part 2 / Historical and Cultural Values / Historic Heritage / New HH	Oppose	Further clarification is needed to understand the implications on intensification opportunities of applying the proposed changes.	Disallow	Accept.	No.
Historic Places Wellington	182.19	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	<p>Considers that the extent of the character areas of the operative district plan are a matter of national importance under s6 of the RMA supported by the following reasons:</p> <ul style="list-style-type: none"> <li>- The Pre-1930s character area review</li> <li>- The Heritage New Zealand Pouhere Taonga submission on the Draft Spatial Plan.</li> <li>- Council officers recommendations June 2021 recommendations on the Spatial Plan. [See original submission for full reasons]</li> </ul>	Seeks that a resource consent be required to demolish a building built before 1930 applies to the same spatial extent as the Operative District Plan.	Reject.	No.
Thorndon Residents' Association Inc	FS69.103	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Support	<p>All inner Residential suburbs should be MDZ</p> <p>Exemption from upzoning</p> <p>Importance of character areas</p> <p>Character Precincts, rules &amp; design regime</p> <p>Extended Character Precincts in line with Boffa Miskell</p> <p>Demolition be a restricted activity for pre-1930 buildings</p> <p>New viewshaft for views of St Paul's</p>	Allow	Reject.	No.
Kāinga Ora – Homes and Communities	FS89.80	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Kāinga Ora is concerned about the potential loss in intensification opportunities if the proposed relief is granted.	Disallow	Accept.	No.
Historic Places Wellington	182.20	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Supports the general idea of proposed Character Precincts and the rules and design regime for them.	Retain the Character Precincts and provisions with amendment.	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.104	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	<p>All inner Residential suburbs should be MDZ</p> <p>Exemption from upzoning</p> <p>Importance of character areas</p> <p>Character Precincts, rules &amp; design regime</p> <p>Extended Character Precincts in line with Boffa Miskell</p> <p>Demolition be a restricted activity for pre-1930 buildings</p> <p>New viewshaft for views of St Paul's</p>	Allow	Accept in part.	No.
Historic Places Wellington	182.21	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers the description of Character Precincts and their rules are insufficient and do not recognise the important heritage entwined with those early, native timber, colonial neighbourhoods	Amend the provisions of MRZ- PREC01 (Character Precincts) to include provisions that promote the adaptive re-use of existing buildings as a lower emissions alternative to demolition and rebuilding.	Reject.	No.
Historic Places Wellington	182.22	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Amend	Considers the description of Character Precincts and their rules are insufficient and do not recognise the important heritage entwined with those early, native timber, colonial neighbourhoods	Amend the provisions of MRZ- PREC02 (Mt Victoria North Townscape Precinct) to specifically acknowledge that the inner city suburb character is in part derived from heritage.	Reject.	No.
Historic Places Wellington	182.23	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers the description of Character Precincts and their rules are insufficient and do not recognise the important heritage entwined with those early, native timber, colonial neighbourhoods	Amend the provisions of MRZ- PREC01 (Character precincts) to limit the scope of non-residential uses to prevent the loss of character houses which can seriously undermine the character of an area.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Historic Places Wellington	182.24	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the creation within the suburb of separate development areas which themselves include many quality character houses and will have no character controls should be avoided.	Amend the extent of Character Precincts to be one large character area or precinct over the heritage suburb.	Accept in part.	Yes.
Historic Places Wellington	182.25	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Supports the proposed application of a qualifying matter, to exempt from intensification, sites in the proposed Character Precincts.	Retain Character Precincts and related provisions with amendment.	Accept in part.	Yes.
Historic Places Wellington	182.26	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Character Precincts should be extended in line with the recommendations of the Boffa Miskell Character Report.	Seeks the extension of the MRZ-PREC01 (Character precincts) areas to include the sites coloured olive and blank in Appendix 4 of the Boffa Miskell Character report.	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.105	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	All inner Residential suburbs should be MDZ Exemption from upzoning Importance of character areas Character Precincts, rules & design regime Extended Character Precincts in line with Boffa Miskell Demolition be a restricted activity for pre-1930 buildings New viewshaft for views of St Paul's	Allow	Accept in part.	Yes.
Kāinga Ora – Homes and Communities	FS89.81	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ – PREC01	Oppose	Kāinga Ora is concerned about the potential loss in intensification opportunities if the proposed relief is granted.	Disallow	Reject.	No.
Historic Places Wellington	182.27	Residential Zones / Medium Density Residential Zone / New MRZ	Amend	Considers that a policy similar to that requiring new development to positively contribute to the sense of place, quality and amenity of the Neighbourhood Centre Zone (NCZ-P7) by ensuring that development responds to the site context, particular where it is located adjacent to a scheduled site of significant to Māori, heritage buildings, structures or areas, character precincts, and other areas should be added.	Add a policy with equivalent wording to NCZ-P7 (Quality design – neighbourhood and townscape outcomes) to the Medium Density Residential Zone.	Addressed in Report 4B	
Historic Places Wellington	182.28	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-R4	Support	Strongly supports the rule that demolition within a Character Precinct is a restricted discretionary activity for pre- 1930 buildings	Retain MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as notified. [Inferred decision requested]	Accept in part.	No.
Thorndon Residents' Association Inc	FS69.106	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-R4	Support	All inner Residential suburbs should be MDZ Exemption from upzoning Importance of character areas Character Precincts, rules & design regime Extended Character Precincts in line with Boffa Miskell Demolition be a restricted activity for pre-1930 buildings New viewshaft for views of St Paul's	Allow	Accept in part.	No.
Historic Places Wellington	182.4	Mapping / Mapping	Amend	Considers that the creation within the suburb of separate development areas which themselves include many	Amend planning maps to have one large character area or precinct over the heritage suburb.	Accept in part.	Yes.
Historic Places Wellington	182.5	Mapping / Rezone / Rezone	Amend	Considers the Inner Residential suburbs should be zoned Medium Density Residential Zone. This means that all areas of character protection under the operative DP would have similar rules and height controls of 11metres (3 storey).	Rezone the Inner Residential Suburbs to the Medium Density Residential Zone.	Reject.	No.
Thorndon Residents' Association Inc	FS69.101	General / Mapping / Rezone / Rezone	Support	All inner Residential suburbs should be MDZ Exemption from upzoning Importance of character areas Character Precincts, rules & design regime Extended Character Precincts in line with Boffa Miskell Demolition be a restricted activity for pre-1930 buildings New viewshaft for views of St Paul's	Allow	Reject.	No.
Kāinga Ora – Homes and Communities	FS89.76	Part 2 / Historical and Cultural Values / Historic Heritage / New HH	Oppose	Kāinga Ora is concerned about the potential loss in intensification opportunities if the proposed relief is granted.	Disallow	Accept.	No.
Athena Papadopoulos	183.1	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Not specified.	Accept.	No.
Athena Papadopoulos	183.1	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):  1. ... 2. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m. ...	Addressed in Report 4B	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Athena Papadopoulos	183.11	Commercial and mixed use Zones / City Centre Zone / CCZ-53	Amend	Supports the report 'Planning for residential amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.	Amend CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas:  a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B	
Athena Papadopoulos	183.12	Commercial and mixed use Zones / City Centre Zone / CCZ-53	Amend	Considers that CCZ-51 and CCZ-53 as proposed are contrary to the proposed objectives and policies of the PDP below:  CCZ-05 (Amenity and design): CCZ-05.4. and CCZ-05.7.  CCZ-07 (Managing adverse effects): CCZ-07.1. and CCZ-07.2.a. to CCZ-07.2. e.  CCZ-P9 (Quality design outcomes): CCZ-P9.2.  CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.  MRZ-PREC01-01 (Character Precincts).  HH-02 (Protecting historic heritage).  PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.	Amend CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.  [Inferred decision requested].	Addressed in Report 4B	
Athena Papadopoulos	183.14	Commercial and mixed use Zones / City Centre Zone / CCZ-511	Amend	Considers that CCZ-51 and CCZ-53 as proposed are contrary to the proposed objectives and policies of the PDP below:  CCZ-05 (Amenity and design): CCZ-05.4. and CCZ-05.7.  CCZ-07 (Managing adverse effects): CCZ-07.1. and CCZ-07.2.a. to CCZ-07.2. e.  CCZ-P9 (Quality design outcomes): CCZ-P9.2.  CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.  MRZ-PREC01-01 (Character Precincts).  HH-02 (Protecting historic heritage).  PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.	Amend CCZ-511 (Minimum building separation distance) as proposed by this submission.  [Inferred decision requested].	Addressed in Report 4B	
Athena Papadopoulos	183.2	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.	Addressed in Report 4B	
Athena Papadopoulos	183.4	Commercial and mixed use Zones / City Centre Zone / General CCZ	Amend	Considers that the current provisions of the PDP, in particular standards CCZ-51 (Maximum height), CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-511 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.  Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.  [Refer to original submission for full reasons].	Not specified.	Addressed in Report 4B	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Athena Papadopoulos	183.7	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PRE001-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>	Addressed in Report 4B	
Athena Papadopoulos	183.9	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <b>5m</b> above ground level from all side and rear boundaries that adjoin that precinct.</p>	Addressed in Report 4B	
Lara Bland	184.1	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Not specified	<p>Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".</p>	Not specified.	Accept.	No.
Lara Bland	184.1	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):</p> <p>1. ...</p> <p>2. <u>For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u></p> <p>...</p>	Addressed in Report 4B	
Lara Bland	184.11	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Supports the report 'Planning for residential amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <b>5m</b> above ground level from all side and rear boundaries that adjoin that precinct.</p>	Addressed in Report 4B	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Lara Bland	184.12	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>	Addressed in Report 4B	
Lara Bland	184.14	Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as proposed by this submission.</p> <p>[Inferred decision requested].</p>	Addressed in Report 4B	
Lara Bland	184.2	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	<p>Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".</p>	<p>Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.</p>	Addressed in Report 4B	
Lara Bland	184.4	Commercial and mixed use Zones / City Centre Zone / General CCZ	Amend	<p>Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.</p> <p>[Refer to original submission for full reasons].</p>	<p>Not specified.</p>	Addressed in Report 4B	
Lara Bland	184.5	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.</p>	Addressed in Report 4B	
Lara Bland	184.6	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[refer to submission for illustration of area covered by proposed height control area 11]</p>	Addressed in Report 4B	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Lara Bland	184.7	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>	Addressed in Report 4B	
Lara Bland	184.9	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m 5m above ground level from all side and rear boundaries that adjoin that precinct.</p>	Addressed in Report 4B	
Ros Bignell	186.1	Other / Other / Other	Support	Supports the site by site character analysis proposal by the Boffa Miskell character report 2019.	Supports the Boffa Miskell character report 2019.	Accept.	No.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.19	Other / Other / Other	Support	Supports submission seeking that character protections should extend to Lawrence Street, Newtown.	Allow	Accept.	No.
Ros Bignell	186.2	Other / Other / Other	Not specified	Supports the Newtown Character Protection Group submission in its entirety.	Not specified.	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.20	Other / Other / Other	Support	Supports submission seeking that character protections should extend to Lawrence Street, Newtown.	Allow	Accept in part.	Yes.
Ros Bignell	186.3	Mapping / Mapping	Amend	Considers that Lawrence Street includes houses of architectural heritage that contribute to the overall	Amend the extent of the area covered by the Character Precincts in Newtown to include Lawrence Street.	Accept.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.21	Mapping / Mapping General / Mapping General	Support	Supports submission seeking that character protections should extend to Lawrence Street, Newtown.	Allow	Accept.	Yes.
Wellington's Character Charitable Trust	FS82.224	General / Mapping / Mapping General / Mapping General	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 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.	Yes.
Historic Places Wellington Inc	FS111.102	General / Mapping / Mapping General / Mapping General	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.	Yes.
Ros Bignell	186.4	Mapping / Mapping	Amend	Considers that Council Officers who are not personally invested in Lawrence Street have considered the	Amend the extent of the area covered by the Character Precincts to ideally include the 300 houses	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.22	Mapping / Mapping General / Mapping General	Support	Supports submission seeking that character protections should extend to Lawrence Street, Newtown.	Allow	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.225	General / Mapping / Mapping General / Mapping General	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 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.
Ros Bignell	186.8	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	<p>Considers that Lawrence Street includes houses of architectural heritage that contribute to the overall character of the Newtown precinct. The street has several "anchor" houses including 11A Lawrence Street. The "streetscape" of Lawrence is one of the most attractive in Newtown and the positioning of the current housing could be considered sympathetic to the natural topography of the hillside.</p> <p>Considers that Council Officers who are not personally invested in Lawrence Street have considered the qualities of housing and character in Newtown and seen fit to recommend the boundaries and protections of the Newtown character precinct are extended to a further 300 buildings including those of Lawrence Street.</p>	Amend the extent of area covered by the Character Precincts in Newtown to include Lawrence Street.	Accept.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	F568.26	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Supports submission seeking that character protections should extend to Lawrence Street, Newtown.	Allow	Accept.	Yes.
Ros Bignell	186.9	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	Considers that Council Officers who are not personally invested in Lawrence Street have considered the qualities of housing and character in Newtown and seen fit to recommend the boundaries and protections of the Newtown character precinct are extended to a further 300 buildings including those of Lawrence Street. Considers that there is a need to be careful that the current character of the precinct is not destroyed; removal of existing heritage character buildings or infilling with housing that is not complementary to the precincts character and topography will slowly erode that character. Once gone, the Newtown precinct's character will be changed irrevocably for future generations.	Amend the extent of the area covered by the Character Precincts to ideally include the 300 houses recommended by Council Officers and/or adopt a site by site character analysis as proposed by the Boffa Miskell Report 2019.	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	F568.27	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Supports submission seeking that character protections should extend to Lawrence Street, Newtown.	Allow	Accept in part.	Yes.
Geoff Palmer	188.1	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Not specified.	Accept.	No.
Geoff Palmer	188.1	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):  1. ... 2. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m. ... ...	Addressed in Report 4B	
Geoff Palmer	188.11	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Supports the report 'Planning for residential amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas:  a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B	
Geoff Palmer	188.12	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP below:  CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.  CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.  CCZ-P9 (Quality design outcomes): CCZ-P9.2.  CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.  MRZ-PREC01-O1 (Character Precincts).  HH-O2 (Protecting historic heritage).  PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.  [Inferred decision requested].	Addressed in Report 4B	
Geoff Palmer	188.2	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.	Addressed in Report 4B	



Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Geoff Palmer	188.4	Commercial and mixed use Zones / City Centre Zone / General CCZ	Amend	<p>Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.</p> <p>[Refer to original submission for full reasons].</p>	Not specified.	Addressed in Report 4B	
Geoff Palmer	188.5	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reasons].</p>	Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.	Addressed in Report 4B	
Geoff Palmer	188.6	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reasons].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[refer to submission for illustration of area covered by proposed height control area 11]</p>	Addressed in Report 4B	
Geoff Palmer	188.7	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	<p>Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>	Addressed in Report 4B	
Geoff Palmer	188.9	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>	Addressed in Report 4B	
Jonathan and Tricia Briscoe	190.10	Mapping / Rezone /	Amend	Considers that an area of specific concern where afternoon sun can be blocked by 28.5m buildings is the east	Amend the heights on the mapping to provide a 'transition zone' of Medium Density Residential Zone at least	Reject.	No.
Wellington's Character Charitable Trust	FS82.176	General / Mapping / Rezone / Rezone	Support	Considers it is important for heritage buildings and areas and character precincts not to be overshadowed by bulk or form of an adjacent tall buildings. Considers it is a well settled principle that heritage buildings ought to have a curtilage around them to protect public views of the heritage building whilst also providing for development that is not inappropriate in terms of section 6(f) of the RMA.	Allow	Reject.	No.
Historic Places Wellington Inc	FS111.86	General / Mapping / Rezone / Rezone	Support	Considers that it is important for heritage buildings/areas not to be overshadowed in bulk and form by adjacent tall buildings. Considers that it is a settled legal principle that heritage buildings have a curtilage around them to protect public views of the heritage building while otherwise providing for appropriate development.	Allow	Reject.	No.
Jonathan and Tricia Briscoe	190.1	Other / Other / Other	Support	Supports the Boffa Miskell Report 2019.	Supports the Boffa Miskell Report 2019.	Accept.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Jonathan and Tricia Briscoe	190.12	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Proposed District Plan largely ignores the heritage value of the whole area of Mount Victoria, by choosing instead a piecemeal approach (of individual buildings that have "character"), that is highly likely to destroy this important heritage area. Considers that character in Mount Victoria derives from its historic heritage. Considers that the character areas in Mount Victoria should be considerably larger based on evidence from expert Council officers, Boffa Miskell consultants, and the Heritage New Zealand Pouhere Taonga assessment. Considers that a critical mass is required to preserve character and the PDP creates small, disconnected blocks. There is a mismatch between WCC's statement that the Plan "protects areas of special character" in "some of the City's original settlements" and its designation of small, discrete areas of Mt Victoria as Character Precincts. Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings. Legislation and a number of key WCC documents make clear the value of heritage and heritage buildings and areas. Considers that the inner suburbs have more than enough housing capacity to meet demand over the next 30 years under the existing Operative District Plan. [Refer to original submission for full reasons].	Amend the extent of the area covered by the Character Precincts in Mount Victoria to encompass Boffa Miskell's Primary/Contributory Character area (Boffa Miskell, Pre-1930 Character Area Review) and Heritage New Zealand recommendations.	Accept in part.	Yes.
Jonathan and Tricia Briscoe	190.13	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the east side of Lipman Street should be a Character Precinct.	Seeks that the east side of Lipman Street is made a Character Precinct.	Reject.	No.
Jonathan and Tricia Briscoe	190.14	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Support	Supports the Mt Victoria North Townscape Precinct to protect the iconic view Mount Victoria.	Retain MRZ-PREC02 (Mt Victoria North Townscape Precinct) as notified.	Accept in part.	No.
Jonathan and Tricia Briscoe	190.15	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Not specified	[No specific reason given beyond decision requested - refer to original submission.]	Clarify MRZ-PREC02 (Mt Victoria North Townscape Precinct) so that where the Character Precinct is overlaid on the Mt Victoria North Townscape Precinct, the stronger provisions of Character Precincts govern decisions, not the more permissive Mt Victoria North Townscape provisions.	Reject.	No.
Jonathan and Tricia Briscoe	190.16	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Amend	Considers that heritage values need to be given stronger weighting in deciding whether a building may be demolished. Considers that MRZ-PREC01-P2.2. (Restrictions on demolition) is only acceptable if the WCC also takes action to prevent 'demolition by neglect', a strategy many property owners are known to resort to.	Seeks that the WCC and District Plan do not support 'demolition by neglect' and that there should be a presumption of non-demolition for pre-1930s buildings.	Reject.	No.
Jonathan and Tricia Briscoe	190.17	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Not specified	Considers that the criteria referring to consistency in form and style with other pre- 1930 buildings risks ignoring a unique characteristic of Mt Victoria's historic building patterns where original buildings are not consistent in form and style with their neighbours. Considers that the criteria referring to the level of visibility does not take into account that a unique characteristic of Mt Victoria's historic building patterns is houses set back or barely visible from the street.	Seeks that MRZ-PREC01-P2 (Restrictions on demolition) takes into account the status of a building in the wider heritage context of the Character Precinct and Mt Victoria.	Reject.	No.
Jonathan and Tricia Briscoe	190.18	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Not specified	Considers that if the extent of character 'overlay' in Mt Victoria is to be reduced to only 30% from the area covered by the current pre-1930s demolition rule, more needs to be done to protect what remains.	Not specified.	Accept in part.	Yes.
Jonathan and Tricia Briscoe	190.3	Mapping / Mapping	Amend	Considers that the Proposed District Plan largely ignores the heritage value of the whole area of Mount	Amend the extent of the area covered by the Character Precincts in Mount Victoria to encompass Boffa	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.117	General / Mapping / Mapping General / Mapping General	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.
Jonathan and Tricia Briscoe	190.4	Mapping / Mapping	Amend	Considers that there is inadequate protection provided where 21m high buildings are permitted up against	Seeks that a 'transition zone' of Medium Density Residential Zoned land at least one property wide is required	Reject.	No.
Wellington's Character Charitable Trust	FS82.171	General / Mapping / Mapping General / Mapping General	Support	Considers it is important for heritage buildings and areas and character precincts not to be overshadowed by bulk or form of an adjacent tall buildings. Considers it is a well settled principle that heritage buildings ought to have a curtilage around them to protect public views of the heritage building whilst also providing for development that is not inappropriate in terms of section 6(f) of the RMA.	Allow	Reject.	No.
Historic Places Wellington Inc	FS111.81	General / Mapping / Mapping General / Mapping General	Support	Considers that it is important for heritage buildings/areas not to be overshadowed in bulk and form by adjacent tall buildings. Considers that it is a settled legal principle that heritage buildings have a curtilage around them to protect public views of the heritage building while otherwise providing for appropriate development.	Allow	Reject.	No.
Jonathan and Tricia Briscoe	190.5	Mapping / Mapping	Amend	Considers that the east side of Lipman Street should be a Character Precinct.	Seeks that the east side of Lipman Street is made a Character Precinct.	Reject.	No.
Wellington's Character Charitable Trust	FS82.188	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.124	General / Mapping / Mapping General / Mapping General	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	Reject.	No.
Jonathan and Tricia Briscoe	190.6	Mapping / Rezone /	Amend	Considers that there is inadequate protection provided where 28.5m high buildings are permitted up against	Amend the mapping to require a 'transition zone' of Medium Density Residential Zoned land at least one	Reject.	No.
Wellington's Character Charitable Trust	FS82.172	General / Mapping / Rezone / Rezone	Support	Considers it is important for heritage buildings and areas and character precincts not to be overshadowed by bulk or form of an adjacent tall buildings. Considers it is a well settled principle that heritage buildings ought to have a curtilage around them to protect public views of the heritage building whilst also providing for development that is not inappropriate in terms of section 6(f) of the RMA.	Allow	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Historic Places Wellington Inc	FS111.82	General / Mapping / Rezone / Rezone	Support	Considers that it is important for heritage buildings/areas not to be overshadowed in bulk and form by adjacent tall buildings. Considers that it is a settled legal principle that heritage buildings have a curtilage around them to protect public views of the heritage building while otherwise providing for appropriate development.	Allow	Reject.	No.
Jonathan and Tricia Briscoe	190.7	Mapping / Rezone /	Amend	Considers that an area of specific concern where afternoon sun can be blocked by 28.5m buildings is the Moir	Amend the heights on the mapping to provide a 'transition zone' of Medium Density Residential Zone at least	Reject.	No.
Wellington's Character Charitable Trust	FS82.173	General / Mapping / Rezone / Rezone	Support	Considers it is important for heritage buildings and areas and character precincts not to be overshadowed by bulk or form of an adjacent tall buildings. Considers it is a well settled principle that heritage buildings ought to have a curtilage around them to protect public views of the heritage building whilst also providing for development that is not inappropriate in terms of section 6(f) of the RMA.	Allow	Reject.	No.
Historic Places Wellington Inc	FS111.83	General / Mapping / Rezone / Rezone	Support	Considers that it is important for heritage buildings/areas not to be overshadowed in bulk and form by adjacent tall buildings. Considers that it is a settled legal principle that heritage buildings have a curtilage around them to protect public views of the heritage building while otherwise providing for appropriate development.	Allow	Reject.	No.
Jonathan and Tricia Briscoe	190.8	Mapping / Rezone /	Amend	Considers that an area of specific concern where afternoon sun can be blocked by 21m buildings (in Brougham,	Amend the heights on the mapping to provide a 'transition zone' of Medium Density Residential Zone at least	Reject.	No.
Wellington's Character Charitable Trust	FS82.174	General / Mapping / Rezone / Rezone	Support	Considers it is important for heritage buildings and areas and character precincts not to be overshadowed by bulk or form of an adjacent tall buildings. Considers it is a well settled principle that heritage buildings ought to have a curtilage around them to protect public views of the heritage building whilst also providing for development that is not inappropriate in terms of section 6(f) of the RMA.	Allow	Reject.	No.
Historic Places Wellington Inc	FS111.84	General / Mapping / Rezone / Rezone	Support	Considers that it is important for heritage buildings/areas not to be overshadowed in bulk and form by adjacent tall buildings. Considers that it is a settled legal principle that heritage buildings have a curtilage around them to protect public views of the heritage building while otherwise providing for appropriate development.	Allow	Reject.	No.
Jonathan and Tricia Briscoe	190.9	Mapping / Rezone /	Amend	Considers that an area of specific concern where afternoon sun can be blocked by 21m buildings (in Tutchen	Amend the heights on the mapping to provide a 'transition zone' of Medium Density Residential Zone at least	Reject.	No.
Wellington's Character Charitable Trust	FS82.175	General / Mapping / Rezone / Rezone	Support	Considers it is important for heritage buildings and areas and character precincts not to be overshadowed by bulk or form of an adjacent tall buildings. Considers it is a well settled principle that heritage buildings ought to have a curtilage around them to protect public views of the heritage building whilst also providing for development that is not inappropriate in terms of section 6(f) of the RMA.	Allow	Reject.	No.
Historic Places Wellington Inc	FS111.85	General / Mapping / Rezone / Rezone	Support	Considers that it is important for heritage buildings/areas not to be overshadowed in bulk and form by adjacent tall buildings. Considers that it is a settled legal principle that heritage buildings have a curtilage around them to protect public views of the heritage building while otherwise providing for appropriate development.	Allow	Reject.	No.
Jane Beale and Lisa Terrreni	191.1	Mapping / Mapping	Amend	Considers that Green Street and Emmett Streets should be a Character Precinct as they were identified as	Seeks that Green Street and Emmett Street made a Character Precinct.	Reject.	No.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.30	Mapping / Mapping General / Mapping General	Support	Supports submission that seeks Green Street to be a character precinct/heritage area.	Allow	Reject.	No.
Wellington's Character Charitable Trust	FS82.226	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.104	General / Mapping / Mapping General / Mapping General	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	Reject.	No.
Jane Beale and Lisa Terrreni	191.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Green Street and Emmett Streets should be a Character Precinct as they were identified as contributing to the streetscape in the Pre-1930s character area review and are well maintained. Considers that greater housing density will destroy the character, the community and the safety of these streets.	Seeks that Green Street and Emmett Street made a Character Precinct.	Reject.	No.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.31	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Supports submission that seeks Green Street to be a character precinct/heritage area.	Allow	Reject.	No.
Dennis Foot	193.1	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	[No specific reason given beyond decision requested - refer to original submission.]	Seeks that inner city heritage and character housing is retained.	Accept in part.	Yes.
Michael O'Rourke	194.7	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the heritage area of Newtown should be extended by 30% to 50%	Seeks that the heritage area of Newtown be extended from 30% to 50% of the existing heritage area.	Accept in part.	Yes.
Peter Nunns	196.14	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Supports the reduction in the area covered by the MRZ-PREC01 in Berhampore. Considers that the remaining special character areas seem much better targeted towards areas that have a contiguous look and feel.	Retain the MRZ-PREC01 (Character Precincts) mapping in Berhampore as notified.	Accept in part.	No.
Peter Nunns	196.5	Mapping / Retain Zone /	Support	Supports the reduction in the area covered by the MRZ-PREC01 in Berhampore.	Retain the MRZ-PREC01 (Character Precincts) mapping in Berhampore as notified.	Accept in part.	No.
Angus Hodgson	200.1	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Angus Hodgson	200.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the PDP reduces Mt Cook Character areas to about 50% of what they were, and 10 minute walking catchment will mean that the missing areas can become high density. Considers that decision making on this issue was political and ignored evidence in the Boffa Miskell 2019 report. Considers that the requirements for consents before demolition is a reasonable expectation and the submitter is concerned that without this step, pre 1930's buildings will be unjustifiably lost.	Seeks that MRZ-PREC01 (Character Precincts) is amended to include Myrtle Crescent.	Accept.	Yes.
Angus Hodgson	200.6	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the PDP reduces Mt Cook Character areas to about 50% of what they were, and 10 minute walking catchment will mean that the missing areas can become high density. Considers that decision making on this issue was political and ignored evidence in the Boffa Miskell 2019 report. Considers that the requirements for consents before demolition is a reasonable expectation and the submitter is concerned that without this step, pre 1930's buildings will be unjustifiably lost.	Seeks that MRZ-PREC01 (Character Precincts) is amended to include Rolleston Street.	Accept in part	Yes.
Angus Hodgson	200.7	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the PDP reduces Mt Cook Character areas to about 50% of what they were, and 10 minute walking catchment will mean that the missing areas can become high density. Considers that decision making on this issue was political and ignored evidence in the Boffa Miskell 2019 report. Considers that the requirements for consents before demolition is a reasonable expectation and the submitter is concerned that without this step, pre 1930's buildings will be unjustifiably lost.	Seeks that MRZ-PREC01 (Character Precincts) is amended to include Hargreaves Street.	Accept in part	Yes.
Angus Hodgson	200.8	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the PDP reduces Mt Cook Character areas to about 50% of what they were, and 10 minute walking catchment will mean that the missing areas can become high density. Considers that decision making on this issue was political and ignored evidence in the Boffa Miskell 2019 report. Considers that the requirements for consents before demolition is a reasonable expectation and the submitter is concerned that without this step, pre 1930's buildings will be unjustifiably lost.	Seeks that MRZ-PREC01 (Character Precincts) is amended to include Lower Hankey Street.	Accept in part	Yes.
Angus Hodgson	200.9	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Supports the exclusion of Wallace Street from proposed character precincts. Considers that Wallace Street is a mass transit route, is effectively a gully and is therefore well suited to high density residential development.	Seeks that the exclusion of Wallace Street from Character Precincts is retained as notified.	Reject	No
Wellington City Youth Council	201.18	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Amend	Considers that housing 10-20 minutes from the central city is still a relatively desirable distance from the city where many people commute to for work.  Considers that transport options are very important, and these distances are highly conducive towards active or public transport which can shelter residents from the cost of lengthy commutes.  Considers that character precincts would still be exempt from these provisions so it is important that the higher-density provisions go far enough.  Considers that it inconsistent to now have 10 minute walking catchments from the CBD and mass rapid transit hubs given the additional time required to travel on mass rapid transit compared to when walking is the only aspect of the transport journey.	Amend walkable catchment areas around the city centre zone where high density residential development is enabled to 20 minutes.	Addressed in Report 1A.	No.
Escape Investments Limited	FS136.19	Part 1 / National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Support	The submitter supports the original submission to increase walking catchments to 15 minutes for the following reasons: - Keep within the objectives of the NPS-UD. - The decision to revert to the 10-minute walking catchment removed just about every property in Oriental Bay from the High Density Residential Zone and therefore restricted the supply new housing in Oriental Bay. - Oriental Bay has a projection for high population growth, the High Density zoning would allow the suburb to grow and change to keep up with demand. - Oriental Bay is close to the City and 63% of residents commute by walking or cycling, supporting the requested High Density Residential Zone that comes from increasing the walking catchments. - Other Councils, including Auckland Council, have adopted a 15-minute walking catchment around city centres. - The government requires that walking catchments should only be constrained when there is good reason to, the submitter disagrees that there is good reason. - The 10-minute walkable catchment does not support the compact city goal as housing supply around the city centre will be constrained meaning more people will move to outer suburbs.  [See original Further Submission for full reasoning].  [Inferred submission point].	Allow	Addressed in Report 1A.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Escape Investments Limited	FS136.63	Part 1 / National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Support	<p>The submitter supports the original submission to increase walking catchments to 15 minutes for the following reasons:</p> <ul style="list-style-type: none"> <li>- Keep within the objectives of the NPS-UD.</li> <li>- The decision to revert to the 10-minute walking catchment removed just about every property in Oriental Bay from the High Density Residential Zone and therefore restricted the supply new housing in Oriental Bay.</li> <li>- Oriental Bay has a projection for high population growth, the High Density zoning would allow the suburb to grow and change to keep up with demand.</li> <li>- Oriental Bay is close to the City and 63% of residents commute by walking or cycling, supporting the requested High Density Residential Zone that comes from increasing the walking catchments.</li> <li>- Other Councils, including Auckland Council, have adopted a 15-minute walking catchment around city centres.</li> <li>- The government requires that walking catchments should only be constrained when there is good reason to, the submitter disagrees that there is good reason.</li> <li>- The 10-minute walkable catchment does not support the compact city goal as housing supply around the city centre will be constrained meaning more people will move to outer suburbs.</li> </ul> <p>[See original Further Submission for full reasoning].</p>	Allow	Addressed in Report 1 A.	No.
Rod Bray	FS137.22	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Support	<p>Supports 15 minute walkable catchments around Wellington CBD as it would sufficiently utilise the provisions of the NPS-UD and provide a number of benefits to Wellington, including environmentally friendly outcomes and housing affordability. A 10 minute walkable catchment would not encapsulate all those who are likely to walk into the city centre. Increasing the walkable catchment to 15 minutes is amply evidenced as being achievable and indeed desirable in Auckland, and would encourage peoples' inclination to walking. A larger catchment would provide attractive and affordable housing closer to the city centre, away from outer suburbs where people are likely to use cars as their main means of transportation. A 15-minute walkable catchment would promote growth in areas close to the city centre and encourage a shift to more environmentally friendly modes of transportation.</p> <p>WCC should use a 15 minute walkable catchment to fall in line with the NPS-UD to increase housing supply. It is not unreasonable to expect that a large portion of residents who live a 15 minute walk away from the city centre would choose to walk as their main mode of commute. WCC should take full advantage of the NPS-UD standards by increasing the walkable catchment to 15 minutes, which will provide many benefits to Wellington city.</p> <p>[Refer to further submission for full reason] [Inferred reference to submission 201.18]</p>	Allow	Addressed in Report 1 A.	No.
Wellington City Youth Council	201.19	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Amend	<p>Considers that housing 10-20 minutes from the central city is still a relatively desirable distance from the city where many people commute to for work.</p> <p>Considers that transport options are very important, and these distances are highly conducive towards active or public transport which can shelter residents from the cost of lengthy commutes.</p> <p>Considers that character precincts would still be exempt from these provisions so it is important that the higher-density provisions go far enough.</p> <p>Considers that it inconsistent to now have 10 minute walking catchments from the CBD and mass rapid transit hubs given the additional time required to travel on mass rapid transit compared to when walking is the only aspect of the transport journey.</p>	<p>Amend walkable catchment areas around rapid transit stops where high density residential development is enabled to 20 minutes.</p> <p>[Inferred decision requested]</p>	Addressed in Report 1 A.	No.
Wellington City Youth Council	201.30	Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Support	<p>Considers that the affordability and wellbeing benefits from densification and development are on balance more important than preserving large swathes of pre-1930's housing.</p>	Retain MRZ-PREC01 (Character precincts) as notified.	Accept in part.	No.
Avryl Bramley	202.32	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	[No specific reason given beyond decision requested - refer to original submission]	<p>Extend the character precincts to their extent in the operative district plan.</p> <p>[Inferred decision requested]</p>	Accept in part.	Yes.
Avryl Bramley	202.33	Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Amend	<p>Considers that this has been a recipe for disaster leaving individual homeowners trying to wrench enforcement compliance out of builders who think they have a right to trespass on adjoining properties and or demolish structures they do not own.</p>	Seeks amendment to MRZ-PREC02 (Mt Vic North) for the removal of any rules permitting building along boundary lines.	Reject.	No.
Avryl Bramley	202.34	Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Amend	<p>Considers that this has been a recipe for disaster leaving individual homeowners trying to wrench enforcement compliance out of builders who think they have a right to trespass on adjoining properties and or demolish structures they do not own.</p>	Seeks amendment to MRZ-PREC02 (Mt Vic North) for the reinstatement of side yards.	Reject.	No.
Avryl Bramley	202.35	Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Amend	<p>Considers that these are already densely built areas of considerable charm and amenity and intensification will increase the disaster risk in the central area.</p>	Amend MRZ-PREC02 (Mt Vic North) to remove any provisions that allow demolition of pre 1930's buildings, with an exception for safety that is subject to demolition rules and protocols.	Reject.	No.
Avryl Bramley	202.36	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-02	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks amendment to MRZ-PREC02-01.4 (Mt Victoria North Townscape Precinct) to narrow discretion and clarify meaning.	Reject.	No.
Avryl Bramley	202.39	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-W	Amend	<p>Considers that the pre 1930's non demolition rules are reinstated and that it should be extended to other building cohorts that are durable.</p>	Seeks amendment to demolition rules and protocols to ensure that demolition is a last resort and that the maximum amount of removal or recyclable activity is undertaken.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Avryl Bramley	202.46	Design Guides Subpart / Design Guides / Character Precincts Design Guide	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that a provision is added to allow design alteration on streetscapes to bring them in line with original plans, only allowing use of materials in the same style (Excluding strength, fire and insulation requirements).	Reject.	No.
Avryl Bramley	202.47	Design Guides Subpart / Design Guides / Mt Victoria North Townscape Precinct Design Guide	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that a provision is added to allow design alteration on streetscapes to bring them in line with original plans, only allowing use of materials in the same style (Excluding strength, fire and insulation requirements).	Reject.	No.
Avryl Bramley	202.8	Mapping / Mapping	Amend	[No specific reason given beyond decision requested - refer to original submission]	Extend the Character Precincts to their extent in the operative district plan.	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.192	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Kim McGuiness, Andrew	204.1	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.6	Other / Other / Other	Support	Not specified.	Allow	Accept.	No.
Kim McGuiness, Andrew	204.3	Mapping / Mapping	Support	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the extent to the Character Precincts is extended to match the Boffa Miskell report 2019 and Site by	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.7	Mapping / Mapping General / Mapping General	Support	Not specified.	Allow	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.189	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Kim McGuiness, Andrew	204.4	Mapping / Mapping	Support	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Character Precincts are extended to that recommended by Council officers for the Final Spatial	Accept.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.8	Mapping / Mapping General / Mapping General	Support	Not specified.	Allow	Accept.	Yes.
Kim McGuiness, Andrew	204.5	Mapping / Mapping	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Character Precincts are extended to include Green and Emmett Streets.	Reject.	No.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.9	Mapping / Mapping General / Mapping General	Support	Not specified.	Allow	Reject.	No.
Wellington's Character Charitable Trust	FS82.227	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.105	General / Mapping / Mapping General / Mapping General	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	Reject.	No.
Kim McGuiness, Andrew Cameron, Simon Bachler, Deb Hendry, Penny Evans, Stephen Evens, David Wilcox, Mary Vaughan Roberts, Siva Naguleswaran, Mohammed Talim, Ben Sutherland, Atul Patel, Lewis Roney Yip, Sarah Collier Jaggard	204.7	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the extent to the Character Precincts is extended to match the Boffa Miskell report 2019 and Site by site character analysis in Newtown is Applied to 1277 or 70 percent of the 1600 houses surveyed in the report.	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.11	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Not specified.	Allow	Accept in part.	Yes.
Kim McGuiness, Andrew Cameron, Simon Bachler, Deb Hendry, Penny Evans, Stephen Evens, David Wilcox, Mary Vaughan Roberts, Siva Naguleswaran, Mohammed Talim, Ben Sutherland, Atul Patel, Lewis Roney Yip, Sarah Collier Jaggard	204.8	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Character Precincts are extended to that recommended by Council officers for the Final Spatial Plan.	Accept.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.12	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Not specified.	Allow	Accept.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kim McGuiness, Andrew Cameron, Simon Bachler, Deb Hendry, Penny Evans, Stephen Evens, David Wilcox, Mary Vaughan Roberts, Siva Naguleswaran, Mohammed Talim, Ben Sutherland, Atul Patel, Lewis Roney Yip, Sarah Collier Jaggard	204.9	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Character Precincts are extended to include Green and Emmett Streets.	Reject.	No.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.13	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Not specified.	Allow	Reject.	No.
Dougal and Libby List	207.1	Commercial and mixed use Zones / City Centre Zone / CCZ-53	Amend	Considers that CCZ-53 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas:  a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B	
Dougal and Libby List	207.11	Commercial and mixed use Zones / City Centre Zone / CCZ-53	Amend	Considers that CCZ-53 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. ... <u>b. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u> ...	Addressed in Report 4B	
Dougal and Libby List	207.13	Commercial and mixed use Zones / City Centre Zone / CCZ-53	Amend	Supports the report 'Planning for Residential Amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.	Amend CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas:  a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B	
Dougal and Libby List	207.14	Commercial and mixed use Zones / City Centre Zone / CCZ-53	Amend	Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP below:  CCZ-O5 (Amenity and design) as follows: CCZ-O5.4. and CCZ-O5.7.  CCZ-O7 (Managing adverse effects) as follows: CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.  CCZ-P9 (Quality design outcomes) as follows: CCZ-P9.2.  CCZ-P12 (Managing adverse effects) as follows: CCZ-P12.1. and CCZ-P12.2.  MRZ-PREC01-O1 (Character Precincts).  HH-O2 (Protecting historic heritage).  PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.	Amend CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.  [Inferred decision requested].	Addressed in Report 4B	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Dougal and Libby List	207.16	Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Amend	<p>Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design) as follows: CCZ-O5.4, and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects) as follows: CCZ-O7.1, and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes) as follows: CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects) as follows: CCZ-P12.1, and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as proposed by this submission.</p> <p>[Inferred decision requested].</p>	Addressed in Report 4B	.
Dougal and Libby List	207.2	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Not specified.	Accept.	No.
Dougal and Libby List	207.3	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the Proposed District Plan appropriately considers the transition from a residential area (Medium Density Residential Zone) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.	Addressed in Report 4B	
Dougal and Libby List	207.5	Commercial and mixed use Zones / City Centre Zone / General CCZ	Amend	<p>Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.</p> <p>[Refer to original submission for full reasons].</p>	Not specified.	Addressed in Report 4B	
Dougal and Libby List	207.6	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.	Addressed in Report 4B	
Dougal and Libby List	207.7	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[Refer to original submission, including an illustration of area covered by proposed height control area 11]</p>	Addressed in Report 4B	
Dougal and Libby List	207.8	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	<p>Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design) as follows: CCZ-O5.4, and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects) as follows: CCZ-O7.1, and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes) as follows: CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects) as follows: CCZ-P12.1, and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>	Addressed in Report 4B	



Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Craig Forrester	210.1	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>Considers that the currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>Considers that adverse effects will result including: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>Supports the report 'Planning for Residential Amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:                      a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m 5m above ground level from all side and rear boundaries that adjoin that precinct.</p>	Addressed in Report 4B	
Craig Forrester	210.11	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>Considers that the currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>Considers that adverse effects will result including: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1.                      ...                      2. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.                      ...</p>	Addressed in Report 4B	
Craig Forrester	210.2	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Not specified.	Accept.	No.
Craig Forrester	210.3	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.	Addressed in Report 4B	.
Craig Forrester	210.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Supports the Character precinct controls applying to Moir street (being within the Medium Density Residential Zone).	Retain MRZ-PREC01 (Character precincts), with Moir Street as part of the Mt Victoria Character Precinct, as notified.	Accept.	No.
Craig Forrester	210.7	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oppose	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP.</p> <p>[Refer to original submission for full reason].</p>	Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m and seeks amendment.	Addressed in Report 4B	
Craig Forrester	210.8	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p>k. <u>Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[refer to submission for illustration of area covered by proposed height control area 11]</p>	Addressed in Report 4B	
Graham Spargo	211.2	Whole PDP / Whole PDP /	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks the addition of good planning practice assessments based on infrastructure availability, built form	Reject.	No.
Glen Scanlon	212.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Amend	<p>No reasons beyond decision requested.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Mount Victoria North Townscape Precinct is extended to encompass Earl's Terrace, Port Street and Stafford Street.	Reject.	No.
Mount Victoria Historical Society	214.1	Mapping / Mapping	Amend	Considers that there is strong evidence that the character	Seeks that Character Precincts in Mount Victoria be extended to encompass:	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.119	General / Mapping / Mapping General / Mapping General	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.
Mount Victoria Historical Society	214.2	Mapping / Rezone /	Amend	Considers that allowing buildings of heights of 21m or 28.5m with 5 metre boundaries will destroy heritage or	Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required	Reject.	No.
Onslow Historical Society	FS6.31	General / Mapping / Rezone / Rezone	Support	It is important for heritage buildings/areas not to be overshadowed in bulk and form by adjacent buildings.	Allow	Reject.	No.
Wellington's Character Charitable Trust	FS82.170	General / Mapping / Rezone / Rezone	Support	Considers it is important for heritage buildings and areas and character precincts not to be overshadowed by bulk or form of an adjacent tall buildings. Considers it is a well settled principle that heritage buildings ought to have a curtilage around them to protect public views of the heritage building whilst also providing for development that is not inappropriate in terms of section 6(f) of the RMA.	Allow	Reject.	No.

Character

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	FS89.95	General / Mapping / Rezone / Rezone	Oppose	Kāinga Ora opposes this submission and its impacts on the supply of a variety of housing choices and typologies in Wellington.	Disallow	Accept.	No.
Historic Places Wellington Inc	FS111.66	General / Mapping / Rezone / Rezone	Support	No specific reason provided.	Allow	Reject.	No.
Historic Places Wellington Inc	FS111.79	General / Mapping / Rezone / Rezone	Support	Considers that it is important for heritage buildings/areas not to be overshadowed in bulk and form by adjacent tall buildings. Considers that it is a settled legal principle that heritage buildings have a curtilage around them to protect public views of the heritage building while otherwise providing for appropriate development.	Allow	Reject.	No.
Mount Victoria Historical Society	214.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Heritage is the most significant characteristic which must be considered in deciding 'character' and this has largely been ignored in deciding the extent of character precincts in Mt Victoria	Seeks that heritage is recognised as the most important characteristic in deciding the extent of the character precincts. [Inferred decision requested]	Reject.	No.
Historic Places Wellington Inc	FS111.68	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	No specific reason provided.	Allow	Reject.	No.
Mount Victoria Historical Society	214.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that there is strong evidence that the character areas in Mt Victoria should be considerably larger than they are. Considers that Boffa Miskell's house-by-house analysis resulted in the definition of a clear Primary/Contributory character area which should be the minimum extent of Character Precincts. Therefore, even the WCC Officers' Final Spatial Plan Recommendation (pre-Council amendment 24 June 2021) area represents a political compromise, not justified by the evidence WCC, itself, commissioned. Considers that the Proposed District Plan creates small, disconnected blocks where the character can be destroyed by high-density development around, for little housing gain on a city-wide scale. Considers that Mt Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings. It is important to both for its accessibility and visibility, and for the cultural, social and economic stories it tells about the development of Wellington. [Refer to original submission for full reason]	Seeks that Character Precincts in Mount Victoria be extended to encompass: 1. The Boffa Miskell Primary/Contributory Character sub-area; and 2. Heritage New Zealand Pouhere Taonga's recommendations. [As illustrated in original submission]	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.69	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	No specific reason provided.	Allow	Accept in part.	Yes.
Mount Victoria Historical Society	214.6	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Amend	Considers that there should be a presumption of non-demolition for pre-1930s buildings, for the following reasons: - Heritage values need to be given stronger weighting in deciding whether a building may be demolished. Using a criteria of "The level of visibility of the existing building from surrounding public spaces" does not take into account that in many places the original houses are set back from the street and only partly or barely visible from the street. This is, however, one of the unique characteristics of Mt Victoria's historic building patterns that needs to be preserved. - The criteria that "the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area", risks ignoring the value of original buildings that are not consistent in form and style, whereas the mix of worker's cottages, single-storey villas and larger two-storey villas, often side by side, is one of the unique characteristics of the pattern of housing in Mt Victoria. - No. 3 under this provision is only acceptable if the Council also takes action to prevent 'demolition by neglect', a strategy many property owners are known to resort to. - If the extent of character 'overly' in Mt Victoria is to be reduced to only 30% from the area covered by the current pre-1930s demolition rule, more needs to be done to protect what remains. Considers that buildings can be restored to close to their original frontage (at least) by interested new owners.	Amend MRZ-PREC01.P2 (Restrictions on demolition) as follows: ... 1. It can be demonstrated that the contribution of the building to the character of the area is low, with reference to: ... <u>f. whether the building is an original dwelling on the site and an important element in the wider heritage context of the area.</u> ...	Reject.	No.
Historic Places Wellington Inc	FS111.70	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	No specific reason provided.	Allow	Reject.	No.
Mount Victoria Historical Society	214.7	Residential Zones / Medium Density Residential Zone / MRZ- PREC02	Support	Supports the Mt Victoria North Townscape Precinct.	Retain MRZ-PREC02 (Mt Victoria North Townscape Precinct) as notified.	Accept in part.	No.
Historic Places Wellington Inc	FS111.71	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Support	No specific reason provided.	Allow	Accept in part.	No.
Mount Victoria Historical Society	214.8	Residential Zones / Medium Density Residential Zone / MRZ- PREC02	Support	[No specific reason given beyond decision requested - refer to original submission]	Seeks that where there's conflict between MRZ-PREC02 (Mt Victoria North Townscape Precinct) and MRZPREC-01 (Character Precincts), provisions in MRZ-PREC01 take priority.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Historic Places Wellington Inc	FS111.72	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Support	No specific reason provided.	Allow	Reject.	No.
Mount Victoria Historical Society	214.9	Residential Zones / High Density Residential Zone / HRZ-S3	Oppose	Considers that HRZ-S3 (Height in relation to boundary) does not adequately take account of areas where 21m or 28.5m buildings are permitted up against character precincts, heritage areas, Mt Victoria North Townscape Precinct or Character Precinct-extension areas proposed by Mt Victoria Historical Society.	Not specified.	Reject.	No.
Sam Stocker & Patricia Lee	216.1	Other / Other / Other	Amend	Considers that far too much historic character areas have been left out of the Newtown and Berhampore areas which will destroy quality of life for their community.  The land is not needed to help cope with Wellingtons increasing population.  Land values will soar and will lead to unpayable rates bills and loss of sunlight access.  New builds more than three storeys high are expensive and won't provide low-cost housing.  Average residents will either be forced away or live in ghetto conditions.  [Refer to original submission for full reason]	Seeks that the Council proactively work to make empty and unused land become housing or mixed commercial land rather than land banked.	Reject.	No.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.46	Other / Other / Other	Support	Supports submission that seeks character precinct extensions in Newtown.	Allow	Reject.	No.
Sam Stocker & Patricia Lee	216.3	Mapping / Mapping	Amend	Considers that far too much historic character areas have been left out of the Newtown and Berhampore areas	Seeks that any areas that include pre-1930 buildings be included as Character Precincts.	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.48	Mapping / Mapping General / Mapping General	Support	Supports submission that seeks character precinct extensions in Newtown.	Allow	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.229	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.103	General / Mapping / Mapping General / Mapping General	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.
Sam Stocker & Patricia Lee	216.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that far too much historic character areas have been left out of the Newtown and Berhampore areas which will destroy quality of life for their community. The land is not needed to help cope with Wellingtons increasing population. Land values will soar and will lead to unpayable rates bills and loss of sunlight access. New builds more than three storeys high are expensive and won't provide low-cost housing. Average residents will either be forced away or live in ghetto conditions. [Refer to original submission for full reason]	Seeks that any areas that include pre-1930 buildings be included as character precincts. [Inferred decision requested]	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.50	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Supports submission that seeks character precinct extensions in Newtown.	Allow	Accept in part.	Yes.
Eva Brodie	217.2	Mapping / Mapping	Amend	Considers that the Boffa Miskell 2019 report identified Lower Kelburn as an area that warranted further	Seeks that Lower Kelburn (Area with boundaries of the Botanic Gardens and Bolton Street Cemetery,	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.271	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.166	General / Mapping / Mapping General / Mapping General	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.
Lower Kelburn Neighbourhood Group	FS123.16	General / Mapping / Mapping General / Mapping General	Support	Considers that Wesley Precinct and Lower Kelburn, the area between Bolton St to San Sebastian Rd or the cable car, and between the Botanic Gardens and the Motorway should be classified as a Character Precinct with demolition controls and height limit of 11m for the many reasons outlined the submission and others referred to in further submission, including that of Lower Kelburn Neighbourhood, submission 356.	Allow	Accept in part.	Yes.
Eva Brodie	217.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Boffa Miskell 2019 report identified Lower Kelburn as an area that warranted further consideration for it's contributions to Thorndon Character Areas. Lower Kelburn is a similar age to Thorndon and Mt Victoria and has well maintained, functioning old homes with ancient local timbers built by traditional craftsmen. Placement of even one tall building in this neighbourhood would degrade surrounding homes. Developments built to the edge of zones in the HRZ (High Density Residential Zone) in Lower Kelburn will mean losses of privacy, sun, views, and access. The area is on the fault line, steep and is already dependent on many retaining walls, making it unsuitable for large, heavy buildings.	Seeks that Lower Kelburn (Area with boundaries of the Botanic Gardens and Bolton Street Cemetery, motorway and cable car track) should be classified as a Character Precinct.	Accept in part	Yes.
Anna Jackson	222.9	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Support	Supports the retention of special character zones and the protections in place for historic housing that once lost can never be restored.	Retain MRZ-PREC01 (Character Precincts) as notified. [Inferred decision requested]	Accept in part.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Nick Humphries	223.1	Whole PDP / Whole PDP /	Amend	Considers the approach taken by Auckland City Council to provide more qualifying matters to provide greater	Seeks the addition of more qualifying matters regarding heritage/character/townscape and amenity values.	Reject.	No.
Mike Camden	226.1	Mapping / Mapping	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that Character Precincts be extended to encompass all dwellings identified as being "Positive,	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.193	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Mike Camden	226.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that Character Precincts be extended to encompass all dwellings identified as being "Positive, contributing or neutral" in the Pre-1930 Character Area Review from Boffa Miskell.	Accept in part.	Yes.
Mike Camden	226.5	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-PREC01 (Character Precincts) with amendment.	Accept in part.	Yes.
Mike Camden	226.6	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that MRZ-PREC01-P2 (Demolition) be expanded to include consideration of environmental effects of demolition or removal and salvage.	Reject.	No.
Lorraine and Richard Smith	230.1	Whole PDP / Whole PDP /	Amend	The heritage and culture of the urban landscape contributes to	Add a new objective as follows:	Reject.	No.
Lorraine and Richard Smith	230.14	Residential Zones / General point on Residential Zones / General point on Residential Zones	Not specified	Because the first areas to be intensified will be at the whim of developers, well-functioning, established heritage and character housing such as Lower Kelburn will be among the first to be demolished as an investment opportunity.	Not specified.	Reject.	No.
Lorraine and Richard Smith	230.16	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Opposes high density development with no constraints or right of appeal in character areas	Not specified.	Reject.	No.
Lorraine and Richard Smith	230.17	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Proposed District Plan is amended to recognise that character is in part derived from heritage in pre-1930s character areas.	Reject.	No.
Lorraine and Richard Smith	230.18	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Proposed District Plan is amended to add demolition controls in the pre-1930s character areas while identifying areas of particular character within these to enable a more granular level of control over demolition.	Reject.	No.
Lorraine and Richard Smith	230.19	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Lower Kelburn should be a character precinct for the reasons set out in the submission.	Seeks that Lower Kelburn Neighbourhood is recognized as a special character area.	Accept in part.	Yes.
Wellington's Character Charitable Trust	233.14	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Supports the character precincts and corresponding rules in the PDP, but considers that the extent of these should be increased to cover all areas identified in the Boffa Miskell character report as having 'primary' or 'contributory' character streetscape values, or areas omitted from analysis in this report..	Retain MRZ-PREC01 (Character Precincts) as notified, with an increase to the extent of these areas in line with the recommendations in the Boffa Miskell Character Report.	Accept in part.	No.
Thorndon Residents' Association Inc	FS69.92	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Appropriate protection of pre-1930s buildings 10min walkable catchment Specific heritage identification and assessment Views contributing to sense of place and identity Extend Character Precincts per Boffa Miskell Boffa Miskell streetscapes Appropriate protection of pre-1930s buildings CCZ encroachment on residential zones Old St Pauls height controls Preserve viewshals	Allow	Accept in part.	No.
Wellington's Character Charitable Trust	233.15	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that a qualifying matter applies in the areas identified as having primary/contributory character streetscape values in the Boffa Miskell 2019 report, which is supported by NZ Pouhere Taonga's submission on the draft spatial plan and the WCC officers final recommendations on the spatial plan from 24 June 2021.	Seeks that Character Precincts be extended to encompass all areas identified in the Boffa Miskell 2019 report as having primary/contributory character streetscape values.	Accept in part.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Thorndon Residents' Association Inc	F569.93	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Appropriate protection of pre-1930s buildings 10min walkable catchment Specific heritage identification and assessment Views contributing to sense of place and identity Extend Character Precincts per Boffa Miskell Boffa Miskell streetscapes Appropriate protection of pre-1930s buildings CCZ encroachment on residential zones Old St Pauls height controls Preserve viewshalls	Allow	Accept in part.	No.
Wellington's Character Charitable Trust	233.16	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that evidence from the Hay Street Heritage Report (July 2021) supports Hay Street being a Character Precinct and/or a Heritage Area. [Refer to Hay Street Heritage Report (July 2021) provided with submission for details].	Seeks that Hay Street area is amended to be a Character Precinct and/or a Heritage Area.	Reject.	No.
Wellington's Character Charitable Trust	233.17	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-R4	Support in part	Considers that appropriate protection of pre-1930s buildings and structures is necessary to protect heritage buildings from inappropriate development, which is a matter of national importance under s6 of the Resource Management Act.	Seeks that MRZ-PREC01-R4 is retained as notified, but should apply to an extended area comprising all existing pre-1930s character areas (Appendix 1 of Chapter 5 of the Operative District Plan). [Inferred Decision Requested]	Accept in part.	Yes.
Thorndon Residents' Association Inc	F569.94	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Appropriate protection of pre-1930s buildings 10min walkable catchment Specific heritage identification and assessment Views contributing to sense of place and identity Extend Character Precincts per Boffa Miskell Boffa Miskell streetscapes Appropriate protection of pre-1930s buildings CCZ encroachment on residential zones Old St Pauls height controls Preserve viewshalls	Allow	Accept in part.	Yes.
Wellington's Character Charitable Trust	233.38	Schedules Subpart / SCHEDULE3 – Heritage Areas	Amend	Considers that evidence from the Hay Street Heritage Report (July 2021) supports Hay Street being a Character Precinct and/or a Heritage Area. [Refer to Hay Street Heritage Report (July 2021) provided with submission for details].	Seeks that Hay Street area is amended to be a Character Precinct and/or a Heritage Area.	Reject.	No.
Wellington's Character	233.4	Mapping / Mapping	Amend	Considers that appropriate protection of pre-1930s buildings and structures is necessary to protect heritage	Amend the MRZ-PREC01 (Character Precincts) in the mapping to include all existing pre-1930s character areas	Accept in part.	Yes.
Willis Bond and Company Limited	F512.6	Part 4 / Schedules Subpart / SCHEDULE3 – Heritage Areas	Oppose	The submitters seek to include Te Ngākau Civic Square as a heritage area. While Willis Bond and Company Limited appreciate the reasons for the submissions and are supportive of protecting historic heritage, we agree with Heritage New Zealand Pouhere Taonga (sub 70.35) that the proposed Te Ngākau Civic Square Precinct provisions adequately address heritage considerations within the area.	Disallow / For clarity, we support the inclusion of Wellington Central Library as a heritage building within SCHED1.	Addressed in Report 3A	
Thorndon Residents' Association Inc	F569.88	General / Mapping / Mapping General / Mapping General	Support	Appropriate protection of pre-1930s buildings 10min walkable catchment Specific heritage identification and assessment Views contributing to sense of place and identity Extend Character Precincts per Boffa Miskell Boffa Miskell streetscapes Appropriate protection of pre-1930s buildings CCZ encroachment on residential zones Old St Pauls height controls Preserve viewshalls	Allow	Accept in part.	Yes.
Regan Dooley	239.4	Whole PDP / Whole PDP /	Amend	Considers that the PDP has too many protections for heritage and character generally.	Seeks that the Proposed District Plan is amended to reduce character protection to enable more intensification.	Reject.	No.
Regan Dooley	239.5	Whole PDP / Whole PDP / Whole PDP	Amend	Considers that the PDP has too many protections for heritage and character generally.	Seeks that the Proposed District Plan is amended to reduce heritage protection to enable more intensification.  [Inferred decision requested]	Reject.	No.
Alan Fairless	242.16	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that character and heritage can be considered as part of the community dialogue. Not every old building needs to be retained, but neither are people's sense of connection and place disposable commodities. [Inferred reason given].	Seeks that it is recognised that character is in part derived from heritage (as set out in the Operative Plan) in pre-1930s character areas (as defined in the Operative Plan).	Reject.	No.
Alan Fairless	242.17	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added. Considers that character and heritage can be considered as part of community dialogue. Not every old building needs to be retained, but neither are people's sense of connection and place disposable commodities. [Inferred reason given].	Seeks that the District Plan use a comprehensive, holistic definition of character as a qualifying matter under the National Policy Statement-Urban Development.	Reject.	No.
Alan Fairless	242.18	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added. Considers that rather than wholesale deregulation and the widespread removal of protections, the District Plan needs to better recognise and provide for the protection of heritage from inappropriate development and better take into account the need to maintain and enhance amenity values.	Seeks that areas of particular character within the pre-1930s character areas are identified (for example as recommended in the revised Draft Spatial Plan) to enable a more granular level of control over demolition.	Reject.	No.
Alan Fairless	242.20	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Amend	Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added. Considers that rather than wholesale deregulation and the widespread removal of protections, the District Plan needs to better recognise and provide for the protection of heritage from inappropriate development and better take into account the need to maintain and enhance amenity values.	Reinstate the Operative Plan's demolition controls in the pre-1930s character areas.	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Alan Fairless	242.21	Residential Zones / Medium Density Residential Zone / MRZ- PRECO1-P2	Amend	Considers that rather than wholesale deregulation and the widespread removal of protections, character and heritage can be considered as part of community dialogue. The District Plan needs to better recognise and provide for the protection of heritage from inappropriate development and better take into account the need to maintain and enhance amenity values.	Seeks that the District Plan clearly identify community-based planning for intensification as a method for increasing housing supply within areas subject to the demolition controls (as revised by this submission) for pre-1930s character areas.	Reject.	No.
Alan Fairless	242.4	Whole PDP / Whole PDP /	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Proposed District Plan include an objective reflecting the positive contributions heritage.	Reject.	No.
Cheryl Crooks	243.1	Residential Zones / Medium Density Residential Zone / General MRZ- PRECO1	Amend	Considers that the subsequent Officers Recommended plan should be reinstated. Supports the reinstatement of 300 houses that meet the requirement of "character" as defined in the Boffa Miskell report. The 300 houses need to be reinstated as they are important to the preservation of the social history of part of the original city of Wellington. Some of the houses were built as early as 1875. Newtown was a suburb of working families, and maintains a rich demographic. Green and Emmett streets were the locations of open air political meetings of trade unions early in the movement, and Peter Fraser would speak to constituents, Council and union representatives in these streets - sometimes before leading marches to Trades Hall. The owners of the Newtown houses stood for Council and believed in building a city that cared for the rights of people to live and work within the city. Green and Emmett streets, as well as other parts of Newtown could become even more vibrant with the introduction of a character precinct in these streets. Similar to other historic precincts, such as The Rocks in Sydney they could become a significant tourist attraction, as well as supporting the local hospitality industry. Thoughtful, modern housing can be incorporated into the character areas, as it has been at The Rocks - while maintaining important aspects of Wellington history.	Amend the extent of MRZ-PRECO1 (Character Precincts) to include previously identified character precinct areas in Newtown.	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	F568.52	Residential Zones / Medium Density Residential Zone / General MRZ- PRECO1	Support	Supports submission because it supports character extensions in Newtown. Green and Emmett Streets.	Allow	Accept in part.	Yes.
Richard Norman	247.6	Other / Other / Other	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks that WCC map in detail the impacts of proposed rezoning on the most affected localities and	Reject.	No.
Cherie Jacobson	251.4	Residential Zones / Medium Density Residential Zone / General MRZ- PRECO1	Not specified	Considers that Character is given inadequate weight in the PDP. There is a lack of evidence indicating that the existing heritage and character provisions in the District Plan are affecting the housing market in Wellington. Heritage and character can make a significant contribution to Wellington's climate change goals by reducing emissions and waste through sustainable resource use.	Not specified.	Reject.	No.
Cherie Jacobson	251.5	Residential Zones / Medium Density Residential Zone / General MRZ- PRECO1	Amend	Considers that reducing the size of character areas in Wellington means that the more vernacular or everyday values of Wellington's most well-known suburbs will be vulnerable to loss. Considers that he expert advice and community's views on heritage and character were largely ignored in the development of the Spatial Plan and now again in the PDP. [Refer to original submission for full reason]	Seeks that Character Precincts be extended.	Accept in part.	Yes.
Cherie Jacobson	251.6	Residential Zones / Medium Density Residential Zone / MRZ- PRECO1	Amend	Considers that the historic heritage values of the character areas were frequently raised in submissions on the draft plan and this has been inadequately addressed. Much of the character areas are likely to meet the threshold for scheduling as historic heritage for their historical and physical significance.	Seeks that the Proposed District Plan should apply the Greater Wellington Regional Council 'Guide to historic heritage identification' to assess the value of areas of character.	Reject.	No.
Cherie Jacobson	251.7	Residential Zones / Medium Density Residential Zone / MRZ- PRECO1	Support	Supports the currently listed Character Precincts.	Retain MRZ-PRECO1 (Character Precincts) as notified.	Accept in part.	No.
Generation Zero Inc	254.15	Residential Zones / Medium Density Residential Zone / General MRZ- PRECO1	Support	GZ Inc supports PDP's identification of areas with high concentrations of character (i.e. areas with a predominance of primary classified buildings). [Refer to original submission for full reason]	Retain the extent of the character precincts as notified which only include properties that have been identified as having high concentrations of character (i.e. areas with a predominance of primary classified buildings).	Reject.	No.
Generation Zero Inc	254.2	Other / Other / Other	Not specified	Considers that more analysis that complies with section 77L is required.	Seeks that more information is provided with respect to the Character Precincts is undertaken that complies	Reject.	No.
Kāinga Ora – Homes and Communities	F589.65	General / Other / Other / Other	Support	Kāinga Ora supports further assessment is required if Character Precincts/Overlays are to remain in the District Plan.	Allow	Reject.	No.
Generation Zero Inc	254.6	Mapping / Mapping	Support	GZ Inc supports PDP's identification of areas with high concentrations of character (i.e. areas with a	Retain the extent of the Character Precincts as notified which only include properties that have been identified	Reject.	No.
Historic Places Wellington Inc	F5111.91	General / Mapping / Mapping General / Mapping General	Oppose	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.	Disallow	Accept.	No.
Pauletta Wilson	257.3	Residential Zones / Medium Density Residential Zone / General MRZ- PRECO1	Support	Inferred support for Yale road being in a character precinct.	Retain Yale road as within a character precinct. [Inferred decision requested]	Accept.	No.
Jim & Christine Seymour	262.3	Whole PDP / Whole PDP /	Not specified	Supports more affordable and dense housing in central city areas but not at the risk of losing established	Not specified.	Accept.	No.
Jim & Christine Seymour	262.5	Residential Zones / Medium Density Residential Zone / General MRZ- PRECO1	Not specified	Considers that character areas could be designed by approved architects to ensure consistency in these areas as has been done in other jurisdictions.	Seeks that new buildings in character precincts be designed by one or more approved architects.	Reject.	No.
Mike Robbers	264.1	Mapping / Mapping	Amend	Considers that there are a large number of character homes on Lawrence Street, some of the homes have	Seeks that Character Precincts are extended in the mapping to encompass Lawrence Street, Newtown.	Accept.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Mike Robbers	264.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that there are a large number of character homes on Lawrence Street, some of the homes have Māori names in stained glass on the front of the properties. [Refer to original submission for full reason]	Seeks that Character Precincts are extended to encompass Lawrence Street, Newtown.	Accept.	Yes.
Everard Aspell	270.1	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP. Considers that intensification shouldn't come at the expense of character and heritage. Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook. There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character. [Refer to original submission for full reason]	Seeks amendment to the Proposed District Plan to maintain the character areas within Mount Victoria.	Accept in part.	Yes.
Everard Aspell	270.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP. Considers that intensification shouldn't come at the expense of character and heritage. Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook. There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character. [Refer to original submission for full reason]	Seeks amendment to the Proposed District Plan to maintain the character areas within Mount Cook.	Accept in part.	Yes.
Everard Aspell	270.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP. Considers that intensification shouldn't come at the expense of character and heritage. Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook. There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character. [Refer to original submission for full reason]	Seeks amendment to the Proposed District Plan to maintain the character areas within Thorndon.	Accept in part.	Yes.
Thorndon Residents' Association Inc	F569.108	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Part of WCC's summary: ... intensification shouldn't come at the expense of character and heritage. ... the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook. There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character.	Allow	Accept in part.	Yes.
Everard Aspell	270.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP. Considers that intensification shouldn't come at the expense of character and heritage. Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook. There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character. [Refer to original submission for full reason]	Seeks amendment to the Proposed District Plan to maintain the character areas within Aro Valley.	Accept in part.	Yes.
Everard Aspell	270.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP. Considers that intensification shouldn't come at the expense of character and heritage. Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook. There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character. [Refer to original submission for full reason]	Seeks amendment to the Proposed District Plan to maintain the character areas within Newtown.	Accept in part.	Yes.
Everard Aspell	270.6	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP. Considers that intensification shouldn't come at the expense of character and heritage. Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook. There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character. [Refer to original submission for full reason]	Seeks amendment to the Proposed District Plan to maintain the character areas within Berhampore.	Accept in part.	Yes.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.14	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain the character precincts with amendment. [Inferred decision requested]	Accept in part.	Yes.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.15	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Opposes extent of the character precincts to the extent that they do not include areas that are currently protected by the pre-1930s demolition control in the operative district plan. [Refer to original submission for full reason]	Extend the extent of the character precincts to that of the operative district plan. [Inferred decision requested]	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.16	Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Amend	Supports an extension of character precincts to include all the houses in the Officers Recommended Plan from June 19, 2021. The site-by-site analysis found that some 300 houses contributed sufficiently to the character and streetscape of Newtown. These houses also passed the test established by the officers as Qualifying Matters for exemption from the NPS-UD and MDRS. Considers that these houses therefore should be exempt from intensification, and be covered by Character Precinct rules, in particular the pre-1930 demolition rule. Almost all of the houses identified by the ORP are deemed to be primary or contributory by Boffa Miskell. In addition, these houses all demonstrate assemblages of consistent character streetscape. [Refer to original submission for full reason]	Amend Character Precincts to match that of the Officer Recommended Spatial Plan which include the following sites: Balmoral Terrace - 3, 5, 7, 9, 2, 4, 6, 8, 10. Blucher Avenue - 1, 3, 5, 7, 9, 2, 4, 6, 8, 10. Coromandel Street - 1, 1A, 5, 7, 9, 11, 11, 13, 15, 17, 83, 85, 87, 89, 91, 93, 127, 135, 137, 139, 6, 8, 10, 12, 14, 16, 22, 90, 92, 96, 100, 102, 104, 106. Daniell Street - 147, 149, 157, 159, 82, 84, 86, 88, 90, 92, 94, 124, 126, 128, 130, 132, 134, 136, 162. Harper St 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20. Lawrence St 7, 9, 11, 11A, 13, 15, 17, 19, 21, 23, 25, 27, 10, 12, 14, 16, 18, 20, 22, 24. Owen St 1, 5, 7A, 9/11A, 15, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121A, 121C, 123, 125, 127, 127A, 129, 131, 133, 135, 137, 139, 141, 143, 154, 20, 22, 24B, 26, 28, 30, 34, 36, 38, 40, 42, 46, 48, 54, 56, 58, 60, 62, 64, 66, 70, 74, 76, 78, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 156, 158, 160, 162, 164. Stoke St 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 33, 13, 15, 17, 19, 21, 31, 33, 35, 37.	Accept in part.	Yes.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.17	Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Amend	Considers that these properties not included in the Officers Recommended Plan are classified as Character Precincts. The sites identified have streetscape appeal and are intact pre-1900 houses in many cases. 50% of the sites identified have a primary categorisation within the Boffa Miskell analysis. Donald Maclean and Normanby streets are over 75% primary or contributory. [Refer to original submission for full reasons]	Amend the extent of the Character Precincts to include the following sites: Emmett St 6, 8, 10A, 12, 14, 16, 18, 20. Green St 1, 5, 7, 7A, 9, 13, 15, 17, 19, 2, 2A, 4, 6, 10, 12, 14, 18, 20. Donald Maclean St 16, 24, 28, 30, 36, 38, 17, 19, 21, 25, 27, 29, 31, 33, 35, 37. Normanby St 12, 14, 16, 18, 20, 22, 24, 30, 32, 34, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41.	Accept in part.	Yes
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.18	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-O1	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-O1 (Purpose) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.19	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P1 (Maintenance of character) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.20	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P2 (Restrictions on demolition) as notified.	Accept in part.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.21	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Amend	The site-by-site analysis found that some 300 houses contributed sufficiently to the character and streetscape of Newtown. These houses also passed the test established by the officers as Qualifying Matters for exemption from the NPS-UD and MDRS. Considers that these houses, if not Character Precincts, should be covered by the pre-1930's demolition rules. Almost all of the houses identified by the ORP are deemed to be primary or contributory by Boffa Miskell. In addition, these houses all demonstrate assemblages of consistent character streetscape. [Refer to original submission for full reasons]	If the following sites are not classified under a character precinct: Seeks that MRZ-PREC01-P2 (Restrictions on demolition) is amended to apply to the following sites: Balmoral Terrace - 3, 5, 7, 9, 2, 4, 6, 8, 10. Blucher Avenue - 1, 3, 5, 7, 9, 2, 4, 6, 8, 10. Coromandel Street - 1, 1A, 5, 7, 9, 11, 11, 13, 15, 17, 83, 85, 87, 89, 91, 93, 127, 135, 137, 139, 6, 8, 10, 12, 14, 16, 22, 90, 92, 96, 100, 102, 104, 106. Daniell Street - 147, 149, 157, 159, 82, 84, 86, 88, 90, 92, 94, 124, 126, 128, 130, 132, 134, 136, 162. Harper St 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20. Lawrence St 7, 9, 11, 11A, 13, 15, 17, 19, 21, 23, 25, 27, 10, 12, 14, 16, 18, 20, 22, 24. Owen St 1, 5, 7A, 9/11A, 15, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121A, 121C, 123, 125, 127, 127A, 129, 131, 133, 135, 137, 139, 141, 143, 154, 20, 22, 24B, 26, 28, 30, 34, 36, 38, 40, 42, 46, 48, 54, 56, 58, 60, 62, 64, 66, 70, 74, 76, 78, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 156, 158, 160, 162, 164. Stoke St 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 33, 13, 15, 17, 19, 21, 31, 33, 35, 37.	Accept in part.	Yes.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.22	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P3 (Intensification) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.23	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P4	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P4 (Ongoing use and repair and maintenance) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.24	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P5	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P5 (Car parking and accessory buildings) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.25	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P6	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P6 (Special features) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.26	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R1	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R1 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.27	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R2	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R2 (Construction, addition, and alteration of accessory buildings) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.28	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R3 (Demolition or removal of buildings and structures) as notified.	Accept in part.	No.



Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.29	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as notified.	Accept.	No.
Claire Nolan, James Fraser,	275.3	Mapping / Mapping	Amend	Opposes extent of the character precincts to the extent that they do not include areas that are currently	Extend the extent of the Character Precincts to that of the operative district plan	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.194	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.30	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R5 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.31	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R6	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R6 (Fences and standalone walls) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.32	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R7	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R7 (Buildings and structures on or over a legal road) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.33	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S1	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-S1 (Fences and standalone walls) as notified.	Accept.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.34	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S2	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-S2 (Maximum height of an accessory building) as notified.	Accept.	No.
Claire Nolan, James Fraser,	275.4	Mapping / Mapping	Amend	Supports an extension of character precincts to include all the houses in the Officers Recommended Plan from	Amend Character Precincts to match that of the Officer Recommended Spatial Plan which include the following	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.221	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.109	General / Mapping / Mapping General / Mapping General	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.
Claire Nolan, James Fraser,	275.5	Mapping / Mapping	Amend	Considers that these properties not included in the Officers Recommended Plan are classified as Character	Amend the extent of the Character Precincts to include the following sites:	Reject.	No.
Wellington's Character Charitable Trust	FS82.222	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.106	General / Mapping / Mapping General / Mapping General	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	Reject.	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.51	Design Guides Subpart / Design Guides / Character Precincts Design Guide	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain the Character Precincts design guide as notified	Accept in part.	No.
Bernard Palamountain	278.1	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	[No specific reason given beyond decision requested - refer back to original submission]	Seeks that 75 - 80% of the character protections proposed by the Boffa Miskell report, and those adopted by the Auckland City Council, are added to the Proposed District Plan.	Accept in part.	Yes.
Bernard Palamountain	278.2	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	[No specific reason given beyond decision requested - refer back to original submission]	Seeks that at least 50% of the character area protections recommended by the 2021 Officers Recommended Plan are added to the Proposed District Plan.	Accept in part.	Yes.
Laura Gaudin	279.1	Mapping / Mapping	Amend	Supports character precincts and considers that these could be extended.	Seeks that Character Precincts are extended in the mapping.	Accept in part.	Yes.
Laura Gaudin	279.2	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support in part	Supports character precincts and considers that these could be extended.	Retain character precincts as notified.	Accept in part.	Yes.
Laura Gaudin	279.3	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	[No specific reason given beyond decision requested - refer back to original submission]	Seeks that a mechanism is added to allow for character precincts to be extended, with protections given to viewshafts within any given extension.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Laura Gaudin	279.4	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-RS	Support	Supports there being character precincts where construction of buildings/structures requires resource consent as a restricted discretionary activity (with consideration given to Residential Design Guide Character Precincts appendix).	Retain MRZ-PREC01-R5 (Construction, addition or alteration of any buildings...) as notified (with Restricted Discretionary activity status).	Accept.	No.
Eldin Family Trust	287.1	Mapping / Mapping	Amend	Considers that the rezoning of Selwyn Terrace would be a dramatic change and would enable activities that	Seeks that Selwyn Terrace, Thorndon is included as a Character Precinct in the mapping.	Reject.	No.
Thorndon Residents' Association Inc	FS69.1	General / Mapping / Mapping General / Mapping General	Support	<p>The Selwyn Tce enclave has a significant visual connection with Thorndon residential character across the urban motorway. Anchored where it is, this enclave of quality character residential Thorndon dwellings marks an important part of the suburb's unique story and history.</p> <p>Many significant residential properties in Thorndon were destroyed by the construction of the urban motorway. Some of the properties in Selwyn Tce lost land to this project.</p> <p>This makes what remains of historic residential character in Thorndon, especially the significant examples on the eastern side of the motorway, all that more precious and appreciated.</p> <p>The Selwyn Tce enclave is a significant contributor to the residential character of Thorndon, and the inner city.</p>	Allow	Reject.	No.
Wellington's Character Charitable Trust	FS82.288	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 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.
Eldin Family Trust	287.2	Mapping / Rezone / Rezone	Oppose	<p>Considers that the rezoning of Selwyn Terrace would be a dramatic change and would enable activities that conflict with the current primary use of Selwyn Terrace as a distinct enclave of residential dwellings.</p> <p>Considers that the Council is incorrect to say that Selwyn Terrace already has a mixture of land uses.</p> <p>Does not agree that a land use change is necessary to support a mixture of activities and growth, considering the street is very narrow and steep access, with a single carriageway for much of its length. A change to a commercial zoning would place unreasonable demand on vehicle and pedestrian access.</p> <p>Considers that Selwyn Terrace has a high concentration of pre-1930s character as evidenced by the 2019 Pre-1930s character area review report.</p> <p>Considers that 9 Selwyn Terrace is an excellent example of the work of one of Wellington's pre-eminent architects of the 20th Century, William Gray Young.</p> <p>Selwyn Terrace has special historic context as a reminder of the original suburb prior to the construction of the Wellington Motorway.</p> <p>Considers the plan provides sufficient development capacity without needing to change planning settings in Selwyn Terrace.</p> <p>[Refer to original submission for full reason]</p>	Opposes the rezoning of Selwyn Terrace in the Operative District Plan from Inner Residential Zone to City Centre Zone in the Proposed District Plan.	Addressed in Report 4B	.
Thorndon Residents' Association Inc	FS69.2	General / Mapping / Rezone / Rezone	Support	This is a significant small enclave of quality residential character dwellings in Thorndon. Selwyn Terrace has a special historic context as a residential area that reminds us of the original extent of the residential suburb.	Amend / Seeks that the submission be allowed and change Selwyn Terrace to Medium Density Residential Zone, and do this in harmony with the Portland residential enclave, and the Hobson residential precinct of Thorndon.	Addressed in Report 4B	
Wellington's Character Charitable Trust	FS82.289	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 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	Addressed in Report 4B	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Eldin Family Trust	287.3	Mapping / Rezone / Rezone	Amend	<p>Considers that the rezoning of Selwyn Terrace would be a dramatic change and would enable activities that conflict with the current primary use of Selwyn Terrace as a distinct enclave of residential dwellings.</p> <p>Considers that the Council is incorrect to say that Selwyn Terrace already has a mixture of land uses.</p> <p>Does not agree that a land use change is necessary to support a mixture of activities and growth, considering the street is very narrow and steep access, with a single carriageway for much of its length. A change to a commercial zoning would place unreasonable demand on vehicle and pedestrian access.</p> <p>Considers that Selwyn Terrace has a high concentration of pre-1930s character as evidenced by the 2019 Pre-1930s character area review report.</p> <p>Considers that 9 Selwyn Terrace is an excellent example of the work of one of Wellington's pre-eminent architects of the 20th Century, William Gray Young.</p> <p>Selwyn Terrace has special historic context as a reminder of the original suburb prior to the construction of the Wellington Motorway.</p> <p>Considers the plan provides sufficient development capacity without needing to change planning settings in Selwyn Terrace.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Selwyn Terrace, Thorndon is rezoned from City Centre Zone to Medium Density Residential Zone	Addressed in Report 4B.	
Wellington's Character Charitable Trust	FS82.290	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	Addressed in Report 4B	
Historic Places Wellington Inc	FS111.176	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. [Interred reference to submission 158.1]	Allow	Addressed in Report 4B	
Eldin Family Trust	287.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	<p>Considers that the rezoning of Selwyn Terrace would be a dramatic change and would enable activities that conflict with the current primary use of Selwyn Terrace as a distinct enclave of residential dwellings.</p> <p>Considers that the Council is incorrect to say that Selwyn Terrace already has a mixture of land uses.</p> <p>Does not agree that a land use change is necessary to support a mixture of activities and growth, considering the street is very narrow and steep access, with a single carriageway for much of its length. A change to a commercial zoning would place unreasonable demand on vehicle and pedestrian access.</p> <p>Considers that Selwyn Terrace has a high concentration of pre-1930s character as evidenced by the 2019 Pre-1930s character area review report.</p> <p>Considers that 9 Selwyn Terrace is an excellent example of the work of one of Wellington's pre-eminent architects of the 20th Century, William Gray Young.</p> <p>Selwyn Terrace has special historic context as a reminder of the original suburb prior to the construction of the Wellington Motorway.</p> <p>Considers the plan provides sufficient development capacity without needing to change planning settings in Selwyn Terrace.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Selwyn Terrace, Thorndon is included as a Character Precinct.	Reject.	No.
Eldin Family Trust	287.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that numbers 15, 16, 17 and 18 Selwyn Terrace should be considered as primary contributors of character.	Seeks that numbers 15, 16, 17 and 18 Selwyn Terrace should be considered as primary contributors of character.	Reject.	No.
Matthew Plummer	300.1	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Matthew Plummer	300.2	Mapping / Mapping	Amend	Considers that the Character Precincts should be extended to encompass Boffa Miskell's recommendations in	Extend the Character Precincts in the mapping.	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.195	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Matthew Plummer	300.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Supports Character Precincts in Wellington's inner city.	Retain Character Precincts in Wellington's inner city.	Accept in part.	Yes.
Matthew Plummer	300.6	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Boffa Miskell's Pre-1930 Character Area Review has been ignored by councillors.	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.	Accept in part.	Yes.
Matthew Plummer	300.7	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that WCC officers' recommendations for Character Area expansion (2021) have been ignored by councillors. The Proposed District Plan in its current form will not incentivise development of affordable homes.	Seeks that Character Precincts in Mount Victoria be extended to encompass Council officers' recommendations.	Accept.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Matthew Plummer	300.8	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Not specified	Considers that petitions with significant community support for Character Area enlargement have been ignored by Councillors, namely the Mount Victoria petition. The Proposed District Plan in its current form will not incentivise development of affordable homes.	Not specified.	Reject.	No.
Paihikara Ki Pōneke Cycle Wellington	302.35	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports the PDP subject to amendments to ensure that the intensification outcomes required by the Resource Management Act 1991, as amended by the RM (Enabling Housing Supply and Other Matters) Act 2021 and the NPS-UD 2020 are enabled.	Seeks that special character qualifying matters are applied within the Medium Density Residential Zone only where there has been a rigorous, site-specific analysis and only to areas with a high concentration of character.	Accept in part.	Yes.
Kāinga Ora – Homes and Communities	FS89.87	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Support	Kāinga Ora supports this submission and associated submissions to the extent that they align with Kāinga Ora's primary submission.	Allow	Accept in part.	Yes.
Roland Sapsford	305.1	Other / Other / Other	Amend	Considers that Holloway road should be included in Character Precincts as it is an area of unique heritage and	Amend Character Precinct overlay to include Holloway Road.	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.253	General / Mapping / Mapping General / Mapping General	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	FS96.97	General / Mapping / Mapping General / Mapping General	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	FS111.143	General / Mapping / Mapping General / Mapping General	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.
Roland Sapsford	305.11	Mapping / Mapping	Amend	Considers that 1-10 Mortimer Terrace should be identified as Character Precinct.	Amend Character Precinct overlay to include 1-10 Mortimer Terrace.	Accept	Yes
Wellington's Character Charitable Trust	FS82.254	General / Mapping / Mapping General / Mapping General	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	Yes
LIVE WELLington	FS96.98	General / Mapping / Mapping General / Mapping General	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	Yes
Historic Places Wellington Inc	FS111.144	General / Mapping / Mapping General / Mapping General	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	Yes
Roland Sapsford	305.12	Mapping / Mapping	Amend	Considers that 1-9 Durham Crescent should be identified as Character Precinct.	Amend Character Precinct overlay to include 1-9 Durham Crescent.	Accept	Yes
Wellington's Character Charitable Trust	FS82.255	General / Mapping / Mapping General / Mapping General	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	Yes
LIVE WELLington	FS96.99	General / Mapping / Mapping General / Mapping General	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	Yes
LIVE WELLington	FS96.100	General / Mapping / Mapping General / Mapping General	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	Yes
Historic Places Wellington Inc	FS111.145	General / Mapping / Mapping General / Mapping General	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	Yes
Roland Sapsford	305.13	Mapping / Mapping	Amend	Considers that 1-22 Durham Street should be identified as Character Precinct.	Amend Character Precinct overlay to include 1-22 Durham Street.	Accept	Yes
Wellington's Character Charitable Trust	FS82.256	General / Mapping / Mapping General / Mapping General	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	Yes
LIVE WELLington	FS96.101	General / Mapping / Mapping General / Mapping General	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	Yes
Historic Places Wellington Inc	FS111.146	General / Mapping / Mapping General / Mapping General	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	Yes
Roland Sapsford	305.14	Mapping / Mapping	Amend	Considers that the south side of Aro Street should be identified as Character Precinct.	Amend Character Precinct overlay to include the south side of Aro Street.	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.257	General / Mapping / Mapping General / Mapping General	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.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
LIVE WELLington	FS96.102	General / Mapping / Mapping General / Mapping General	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	FS111.147	General / Mapping / Mapping General / Mapping General	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.
Roland Sapsford	305.15	Mapping / Mapping	Amend	Considers that Adams Terrace should be identified as Character Precinct.	Amend Character Precinct overlay to include Adams Terrace.	Accept in part	Yes.
Wellington's Character Charitable Trust	FS82.258	General / Mapping / Mapping General / Mapping General	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	FS96.103	General / Mapping / Mapping General / Mapping General	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	FS111.148	General / Mapping / Mapping General / Mapping General	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.
Roland Sapsford	305.16	Mapping / Mapping	Amend	Considers that Landcross Street should be identified as Character Precinct.	Amend Character Precinct overlay to include Landcross Street.	Reject.	No.
Wellington's Character Charitable Trust	FS82.259	General / Mapping / Mapping General / Mapping General	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.
LIVE WELLington	FS96.104	General / Mapping / Mapping General / Mapping General	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	Reject.	No.
Historic Places Wellington Inc	FS111.149	General / Mapping / Mapping General / Mapping General	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	Reject.	No.
Roland Sapsford	305.17	Mapping / Mapping	Amend	Considers that 139-167 (odd), 166-186 (even) Abel Smith Street	Amend Character Precinct overlay to include 139 to 167 Abel Smith Street, 166 to 186 Abel Smith Street and St	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.260	General / Mapping / Mapping General / Mapping General	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	FS96.105	General / Mapping / Mapping General / Mapping General	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	FS111.150	General / Mapping / Mapping General / Mapping General	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.
Roland Sapsford	305.18	Mapping / Mapping	Amend	The boundary of the character precinct on Devon Street should be extended to include 30 Devon Street and	Seeks that the Character Precinct overlay on Devon Street be extended to include properties between 21 and	Accept	Yes.
Wellington's Character Charitable Trust	FS82.261	General / Mapping / Mapping General / Mapping General	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	Yes.
LIVE WELLington	FS96.106	General / Mapping / Mapping General / Mapping General	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	Yes.
Historic Places Wellington Inc	FS111.151	General / Mapping / Mapping General / Mapping General	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	Yes.
Roland Sapsford	305.19	Mapping / Mapping	Amend	The boundary of the character precinct between Waimāpihi reserve and Holloway Road should be adjusted to	Seeks that the Character Precinct overlay between Waimāpihi reserve and Holloway Road is adjusted to reflect	To be addressed in Hearing Stream 7.	No.
Wellington's Character Charitable Trust	FS82.262	General / Mapping / Mapping General / Mapping General	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	To be addressed in Hearing Stream 7.	No.
LIVE WELLington	FS96.107	General / Mapping / Mapping General / Mapping General	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	To be addressed in Hearing Stream 7.	No.
Historic Places Wellington Inc	FS111.152	General / Mapping / Mapping General / Mapping General	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	To be addressed in Hearing Stream 7.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Roland Sapsford	305.21	Mapping / Rezone / Rezone	Amend	Considers that Palmer Street should not be surrounded on four sides by buildings with permitted heights of six storeys. Palmer Street is identified in the Proposed Plan as a "character precinct" with an 11m height limit for new buildings. Palmer Street already experiences significant shading from the existing high rise located between Palmer and Abel Smith Streets.	Seeks that all High Density Residential Zones adjoining Palmer Street be rezoned to Medium Density Residential Zone. [Inferred decision requested]	Accept in part	Yes
Wellington's Character Charitable Trust	FS82.264	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	FS96.109	General / Mapping / Mapping General / Mapping General	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	FS111.154	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
Roland Sapsford	305.22	Mapping / Rezone / Rezone	Amend	Considers that Palmer Street should not be surrounded on four sides by buildings with permitted heights of eight storeys. Palmer Street is identified in the Proposed Plan as a "character precinct" with an 11m height limit for new buildings. Palmer Street already experiences significant shading from the existing high rise located between Palmer and Abel Smith Streets.	Seeks that all City Centre Zones adjoining Palmer Street be rezoned to Medium Density Residential Zone. [Inferred decision requested]	Addressed in Report 4B.	
Wellington's Character Charitable Trust	FS82.265	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	Addressed in Report 4B	
LIVE WELLington	FS96.110	General / Mapping / Mapping General / Mapping General	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	Addressed in Report 4B	
Historic Places Wellington Inc	FS111.155	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	Addressed in Report 4B	
Roland Sapsford	305.35	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Considers that Palmer Street should not be surrounded on four sides by buildings with permitted heights of six storeys and eight storeys. Palmer Street is identified in the Proposed Plan as a "character precinct" with an 11m height limit for new buildings. Palmer Street already experiences significant shading from the existing high rise located between Palmer and Abel Smith Streets.	Seeks that Palmer Street not be surrounded on four sides by buildings with permitted heights of six storeys and eight storeys. [Inferred decision requested]	Accept in part .	Yes.
Roland Sapsford	305.37	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Considers that the objectives and rules relating to Medium Density Residential area need modification so as to develop location specific design guides and relevant standards to enable a more granular approach to local character. Standards should include access to sunlight and shade, the maintenance of personal privacy, the variety and location of green spaces, the location and scale of exterior space and development, the control of heat island effects and the look and feel of the streets we inhabit.	Seeks that the Medium Density Residential Zone chapter be amended to include location specific design guides and standards to enable a more granular approach to local character.	Reject.	No.
Roland Sapsford	305.4	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Roland Sapsford	305.41	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Medium Density Residential Zone chapter be amended to identify underutilised sites and locations within Aro Valley that are not subject to demolition controls and are suitable for intensification within the existing character areas (as defined in the Operative Plan).	Reject.	No.
Roland Sapsford	305.42	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Medium Density Residential Zone chapter be amended to identify sites and areas within Aro Valley where more intensive development could occur without adverse effects on sunlight, privacy, heritage and local character.	Reject.	No.
Roland Sapsford	305.44	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Not specified	Considers that the 10 minute walkable catchments have resulted in a reduction in the extent of Aro Valley included in the character precincts. [Refer to original submission for details]	Seeks that further consideration is given to the unique characteristics of Aro Valley. [Inferred decision sought]	Accept in part.	Yes.
Roland Sapsford	305.45	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	The extent of Character Precincts should be extended to match pre-existing demolition control for pre-1930s character areas under the Operative Plan. Areas of particular character within these should be identified to enable a more granular level of control over demolition and redevelopment. Considers that the plan needs to create a more coherent and connected set of sites covered by the character protections in Aro Valley. [Refer to original submission for full reason]	Seeks that Character Precincts be extended to encompass those in the operative district plan.	Accept in part.	Yes.
Roland Sapsford	305.51	Residential Zones / High Density Residential Zone / General HRZ	Amend	Considers that the objectives and rules relating to High Density Residential area need modification so as to provide a far more nuanced and careful consideration of issues such as light, shading, wind, privacy, design quality, retention of green areas, character and heritage.	Seeks that the High Density Residential Zone chapter be amended to provide more careful consideration to issues such as light, shading, wind, privacy, design quality, retention of green areas, character and heritage.	Addressed in Report 2A	
Roland Sapsford	305.56	Residential Zones / High Density Residential Zone / General HRZ	Amend	Considers that the objectives and rules relating to High Density Residential area need modification so as to develop location specific design guides and relevant standards to enable a more granular approach to local character. Standards should include access to sunlight and shade, the maintenance of personal privacy, the variety and location of green spaces, the location and scale of exterior space and development, the control of heat island effects and the look and feel of the streets we inhabit.	Seeks that the High Density Residential Zone chapter be amended to include location specific design guides and standards to enable a more granular approach to local character.	Addressed in Report 2A	
Roland Sapsford	305.65	Design Guides Subpart / Design Guides / New design guide	Amend	Considers that an Aro Valley specific design guide which applies to all new developments within the existing character areas (as identified in the Operative Plan) should be instated.	Reinstate the Operative Plan's Design Guide specific to Aro Valley.	Reject.	No.
Roland Sapsford	305.7	Whole PDP / Whole PDP /	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the PDP be amended to recognise that character is in part derived from heritage (as set out in the	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Roland Sapsford	305.8	Mapping / Mapping	Amend	Considers that the exclusion of the lower part of Mortimer Terrace below Durham Street in the Character	Amend Character Precinct overlay to include the lower part of Mortimer Terrace below Durham Street.	Accept.	Yes.
Wellington's Character Charitable Trust	FS82.251	General / Mapping / Mapping General / Mapping General	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.	Yes.
LIVE WELLington	FS96.95	General / Mapping / Mapping General / Mapping General	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.	Yes.
Historic Places Wellington Inc	FS111.141	General / Mapping / Mapping General / Mapping General	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.	Yes.
Roland Sapsford	305.9	Mapping / Mapping	Amend	Considers that the inclusion of the upper part of Durham Street in the Character Precinct overlay may be an	Amend Character Precinct overlay to exclude the upper part of Durham Street.	Accept	Yes.
Wellington's Character Charitable Trust	FS82.252	General / Mapping / Mapping General / Mapping General	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	Yes.
LIVE WELLington	FS96.96	General / Mapping / Mapping General / Mapping General	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	Yes.
Historic Places Wellington Inc	FS111.142	General / Mapping / Mapping General / Mapping General	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	Yes.
James Coyle	307.12	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that character zones in the spatial plan need to be re-assessed. Political affiliations may have worked to reduce the extent of character zones. There was a lack of independent voices at the table, ones that could see the opportunity of qualifying matters and advocate for a specific design and an appropriate response to Wellington.	Seeks that Character Precincts be re-assessed with independent voices involved.	Reject.	No.
Philip O'Reilly and Julie Saddington	310.1	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Considers that there is a lack of policy and standards managing the transition between areas that have a 21m maximum height and adjacent character areas, with the 11m height. Considers that this will lead to the character areas being boxed in and reduce amenity in these areas.	Seeks an appropriate transition zone adjacent to character areas. [Inferred decision sought]	Reject.	No.
Philip O'Reilly and Julie Saddington	310.2	Residential Zones / High Density Residential Zone / HRZ-P8	Amend	HRZ-P8 is weak in giving guidance on managing the interface between the Character Precincts and other zones and should be amended to have an additional sub-point. Adding this additional sub-point will result in the same outcome of improved management between the High Density Residential and Character Precincts.	Amend HRZ-P8 (Residential buildings and structures) as follows: ... 4. Achieve attractive and safe streets, and 5. Where these buildings and structures are in a site adjacent to a character and heritage precinct, their form and scale be sympathetic towards the identified Character Precinct and heritage precinct values.	Addressed in Report 2A	
Philip O'Reilly and Julie Saddington	310.3	Residential Zones / High Density Residential Zone / HRZ-S3	Amend	HRZ-S3 does not provide any protection of the amenity effects on character precinct and should be amended to have an additional sub-point. The policy as it stands will result in large buildings creating significant effects on neighbouring character areas, eroding their special character values.	Amend HRZ-S3 (Height in relation to boundary) as follows: ... 3. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along any boundary that adjoins a site in: i. The Medium Density Residential Zone; or ii. The Wellington Town Belt Zone; or iii. Any Heritage Area; or iv. Any site containing a Heritage Building; or v. Any site occupied by a school; or vi. Any Character Precinct.	Addressed in Report 2A	
Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.1	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reason]	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B.	
Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.11	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reason]	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):  1. ... 2. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m. ... ...	Addressed in Report 4B.	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.13	Commercial and mixed use Zones / City Centre Zone / CCZ-53	Amend	Supports the report 'Planning for Residential Amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.	Amend CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B	
Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.2	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Not specified.	Accept.	No.
Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.3	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.	Addressed in Report 4B	
Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.5	Commercial and mixed use Zones / City Centre Zone / General CCZ	Amend	Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-53 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.  Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.  [Refer to original submission for full reason]	Not specified.	Addressed in Report 4B	
Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.6	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oppose in part	Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.  [Refer to original submission for full reason].	Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.	Addressed in Report 4B	
Historic Places Wellington Inc	FS111.88	Part 3 / Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Support	Considers that it is necessary to protect heritage values of Mt Victoria heritage area (curtilage).  [Interred reference to submission 312.6]	Allow	Addressed in Report 4B	
Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.7	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.  [Refer to original submission for full reason].	Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:  k. Height Control Area 11 - Eastern side of Hania Street 15m.  [refer to submission for illustration of area covered by proposed height control area 11].	Addressed in Report 4B	
Wellington's Character Charitable Trust	FS82.204	Part 3 / Commercial and mixed use Zones / City Centre Zone / CCZ-S1	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 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	Addressed in Report 4B	
Historic Places Wellington Inc	FS111.89	Part 3 / Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Support	Considers that it is necessary to protect heritage values of Mt Victoria heritage area (curtilage).  [Interred reference to submission 312.7]	Allow	Addressed in Report 4B	
Penelope Borland	317.10	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Character Precincts in Mount Victoria should be extended to encompass Heritage New Zealand's recommendations, specifically Earls Terrace, Lower Hawker Street, Port Street and Stafford Street. [Refer to original submission for full reason, including attachment]	Seeks that Character Precincts in Mount Victoria be extended to encompass Heritage New Zealand Pouhere Taonga's recommendations.	Accept in part.	Yes.
Penelope Borland	317.11	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Character Precincts in Mount Victoria should be extended with the WCC officer's recommendation as a baseline starting point.	Amend the extent of MRZ-PREC01 (Character Precincts) in Mount Victoria to encompass Council officers' recommendations.	Accept.	Yes.
Penelope Borland	317.12	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	PREC01 should be amended to include all houses on Earls Terrace, as recommended by Heritage New Zealand. (Option A)	Amend the extent of MRZ- PREC01 (Character Precincts) to include all houses on Earls Terrace.	Accept .	Yes
Penelope Borland	317.13	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	PREC01 should be amended to include all houses on Stafford Street, as recommended by Heritage New Zealand. (Option A)	Amend the extent of MRZ-PREC01 (Character Precincts) to include all houses on Stafford Street.	Accept in part.	Yes



Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Penelope Borland	317.14	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	PREC01 should be amended to include 1, 3,4 and 8 Port Street, as recommended by Heritage New Zealand. (Option A)	Amend the extent of MRZ-PREC01 (Character Precincts) to include 1, 3,4 and 8 Port Street.	Reject.	No.
Penelope Borland	317.15	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	PREC01 should be amended to include 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 26 and 30 Hawker Street, as recommended by Heritage New Zealand. (Option A)	Amend the extent of MRZ-PREC01 (Character Precincts) to include 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 26 and 30 Hawker Street.	Accept	Yes
Penelope Borland	317.16	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Amend	PREC02 should be amended to include all houses on Earls Terrace. (Option B)	Amend the extent of MRZ-PREC02 (Mt Victoria North Townscape Precinct) to include all houses on Earls Terrace.	Reject..	No
Penelope Borland	317.17	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Amend	PREC02 should be amended to include all houses on Stafford Street. (Option B)	Amend the extent of MRZ-PREC02 (Mt Victoria North Townscape Precinct) to include all houses on Stafford Street.	Reject.	No.
Penelope Borland	317.18	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Amend	PREC02 should be amended to include 1, 3,4 and 8 Port Street. (Option B)	Amend the extent of MRZ-PREC02 (Mt Victoria North Townscape Precinct) to include 1, 3,4 and 8 Port Street.	Reject.	No.
Penelope Borland	317.19	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Amend	PREC02 should be amended to include 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 26 and 30 Hawker Street. (Option B)	Amend the extent of MRZ-PREC02 (Mt Victoria North Townscape Precinct) to include 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 26 and 30 Hawker Street.	Reject.	No.
Penelope Borland	317.7	Residential Zones / General point on Residential Zones / General point on Residential Zones	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Penelope Borland	317.9	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Character Precincts in Mount Victoria should be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review. Extending Character Precincts will not affect future housing capacity. The Council's own growth figures indicate that Mount Victoria's contribution is small and likely to be achieved even with the current pre-1930s demolition rule fully in place. Therefore, the qualifying matters of character and heritage should be applied as they were envisaged under the NPS-UD in the Proposed District Plan MRZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.	Accept in part.	Yes.
Hilary Watson	321.1	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Hilary Watson	321.12	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Supports Character Precincts, but seeks an extension of Newtown's Character Precincts.	Retain Character Precincts with amendments.	Accept in part.	Yes.
Hilary Watson	321.13	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that PREC01 should be extended to include additional properties in Newtown. The balance between upzoning areas for increased density, and retaining valuable character areas has not been struck appropriately in the Proposed District Plan (PDP), and needs to be changed. A list of properties specifying the addresses of the additional properties that should be added to the Character Precinct has been provided in Appendix One. These properties were included in the Councilor Recommended Spatial plan from July 2021, the Boffa Miskell Pre-1930 Character Review and WCC officer recommendations. [See Appendix 1 to original submission for full list of properties]	Amend the extent of MRZ-PREC01 (Character Precincts) to include additional properties in Newtown. [See Appendix 1 to original submission for full list of properties]	Accept in part.	Yes.
Hilary Watson	321.14	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Newtown's Character Precincts should be extended to preserve the precious green coverage across private properties that acts as a corridor from Zealandia across the city. These trees also prevent surface water runoff from overloading the pipe system in times of flooding events. Every neighbourhood should have a 30 percent tree canopy and everyone should live less than 300meters away from a green space. [Refer to original submission for full reason]	Seeks that Newtown's Character Precinct be extended to preserve green coverage from private properties.	Accept in part.	Yes.
Hilary Watson	321.18	Residential Zones / High Density Residential Zone / HRZ-S3	Amend	Considers that the upzoning of 73.2 percent of Newtown as HRZ is not respectful of the City's historic heritage and will result in the irretrievable loss of character, distinctiveness and identity across the suburb, including Character Precincts. The HRZ in the area will not effectively achieve the strategic direction supporting the creation of a liveable, well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, as well as their health and safety. [Refer to original submission for full reason]	Seeks to reduce the extent of the High Density Residential Zone in Newtown. [Inferred decision requested]	Accept in part.	Yes.
Hilary Watson	321.2	Other / Other / Other	Support	Supports Newtown Residential Association's submission on the topic of extending Character Precincts to houses bordering on Carrara Park.	Supports Newtown Residential Association's submission. [refer to submission 440]	Accept in part.	Yes.
Hilary Watson	321.7	Mapping / Mapping	Amend	Considers that PREC01 should be extended to include additional properties in Newtown. The balance between	Amend the extent of MRZ-PREC01 (Character Precincts) in the mapping to include additional properties in	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.230	General / Mapping / Mapping General / Mapping General	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 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.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Historic Places Wellington Inc	FS111.110	General / Mapping / Mapping General / Mapping General	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.
Hilary Watson	321.9	Mapping / Rezone / Rezone	Amend	Considers that the upzoning of 73.2 percent of Newtown as HRZ is not respectful of the City's historic heritage and will result in the irretrievable loss of character, distinctiveness and identity across the suburb, including Character Precincts. The HRZ in the area will not effectively achieve the strategic direction supporting the creation of a liveable, well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, as well as their health and safety. High Density zoning will also cause new housing to only be affordable to those with incomes above the median.  [Refer to original submission for full reason]	Reduce the extent of the High Density Residential Zone in Newtown and rezone as Medium Density Residential Zone in the mapping. [Inferred decision requested]	Accept in part.	Yes.
Richard Murcott	322.1	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Richard Murcott	322.11	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Amend	Considers that 'qualifying matters' for Character Precinct Areas have only been applied in a very limited way, leaving many high character value residential areas out in the cold and exposed; all unnecessarily. Greater protection of character areas is needed through the application of qualifying matters. The character in Thorndon (NZ's oldest suburb) makes a significant contribution to Wellington's identity, and what makes this city attractive, liveable and different from others in NZ.	Seeks that qualifying matters in the Medium Density Residential Chapter be more inclusive of character values.	Reject.	No.
Thorndon Residents' Association Inc	FS69.46	Part 1 / National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Support	[Refer to Full Submission for reasons and examples of residential character of the Hobson precinct of Thorndon].	Allow	Reject.	No.
Richard Murcott	322.12	Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Oppose	Considers that the strategic directions introduce measures that exceed what is needed in the foreseeable 10 years, as well as unnecessarily over-reach to negatively impact character areas. The recent Housing and Business Land Capacity Assessment (HBA) Update for WCC concluded that there already is sufficient capacity in Wellington's inner-city suburbs to meet the inner-city demand for the next 30 years. The drive to decimate inner city character areas is therefore unwarranted and should be abandoned, especially on the eastern side of the motorway.	Opposes Strategic Directions on the grounds that they over-reach and sacrifice character areas to unnecessarily increase housing capacity in the inner city.	Addressed in Report 1B.	No
Thorndon Residents' Association Inc	FS69.47	Part 2 / Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Support	[Refer to Full Submission for reasons and examples of residential character of the Hobson precinct of Thorndon].	Allow	Addressed in Report 1B.	No.
Richard Murcott	322.17	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Character Precinct Area over the Hobson Street block in Thorndon should be restored, based upon Boffa Miskell's report.	Seeks that Character Precincts in Thorndon be extended to encompass Boffa Miskell's recommendations.	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.49	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	[Refer to Full Submission for reasons and examples of residential character of the Hobson precinct of Thorndon].	Allow	Accept in part.	Yes.
Richard Murcott	322.18	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Character Precinct Area in Thorndon be restored to reflect WCC planners recommendations in the pre-approved version of the Spatial Plan (18 June 2021). Dwellings in the Thorndon area have character attributes and quality that should be recognised.	Seeks that Character Precincts in Thorndon be extended to encompass WCC officers' recommendations in the Spatial Plan.	Accept.	Yes.
Thorndon Residents' Association Inc	FS69.50	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	[Refer to Full Submission for reasons and examples of residential character of the Hobson precinct of Thorndon].	Allow	Accept.	Yes.
Richard Murcott	322.19	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Thorndon suburb makes a significant contribution to Wellington's identity and should be classified as Character Precinct. Most of Thorndon's larger wooden houses are of superior build quality, from native timbers, making them a very valuable part of Wellington's history and part of the unique story of Wellington and its heritage.	Seeks that Thorndon be classified as Character Precinct.	Accept in part.	Yes.
Richard Murcott	322.20	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Selwyn Terrace residential enclave should be a Character Precinct.	Amend the extent of MRZ-PREC01 (Character Precincts) to include the residential area of Selwyn Terrace.	Reject.	No.
Thorndon Residents' Association Inc	FS69.51	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	[Refer to Full Submission for reasons and examples of residential character of the Hobson precinct of Thorndon].	Allow	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Richard Murcott	322.21	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the residential area of Portland Crescent should be a Character Precinct.	Amend the extent of MRZ-PREC01 (Character Precincts) to include the residential area of Portland Crescent.	Reject.	No.
Thorndon Residents' Association Inc	FS69.53	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	[Refer to Full Submission for reasons and examples of residential character of the Hobson precinct of Thorndon].	Allow	Reject.	No.
Richard Murcott	322.22	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the residential area of Hawkestone Street should be a Character Precinct.	Amend the extent of MRZ-PREC01 (Character Precincts) to include the residential area of Hawkestone Street.	Reject.	No.
Thorndon Residents' Association Inc	FS69.54	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	[Refer to Full Submission for reasons and examples of residential character of the Hobson precinct of Thorndon].	Allow	Reject.	No.
Richard Murcott	322.23	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the High Density Residential Zone block bounded by Hobson St, Davis St, Moturoa St, Murphy St, Turnbull St, and Fitzherbert Tce in Thorndon be classified as a Character Precinct. [Refer to original submission for full reason]	Amend the extent of MRZ-PREC01 (Character Precincts) to include the residential block bounded by Hobson St, Davis St, Moturoa St, Murphy St, Turnbull St, and Fitzherbert Tce in Thorndon.	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.55	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	[Refer to Full Submission for reasons and examples of residential character of the Hobson precinct of Thorndon].	Allow	Accept in part.	Yes.
Richard Murcott	322.6	Mapping / Mapping	Amend	Considers that the Character Precinct Area over the Hobson Street block in Thorndon should be restored,	Seeks that Character Precincts in Thorndon be extended in the mapping to encompass Boffa Miskell's	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.41	General / Mapping / Mapping General / Mapping General	Support	[Refer to Full Submission for reasons and examples of residential character of the Hobson precinct of Thorndon].	Allow	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.286	General / Mapping / Mapping General / Mapping General	Support	Considers the Boffa Miskell report, Council officers' assessment, and other evidence, justifies extending the character protections and zoning for all areas identified by submitters in the rest 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.
Historic Places Wellington Inc	FS111.177	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Craig Erskine	325.1	Mapping / Mapping	Amend	MRZ- PREC01 (Character Precincts) is opposed as there is insufficient evidence or justification to exempt such	Remove MRZ-PREC01 (Character Precincts) in its entirety, and replace with justified provisions.	Reject.	No.
Historic Places Wellington Inc	FS111.92	General / Mapping / Mapping General / Mapping General	Oppose	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.	Disallow	Accept.	No.
Craig Erskine	325.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	MRZ- PREC01 (Character Precincts) is opposed as there is insufficient evidence or justification to exempt such large areas from the overall intent of the new rules. There needs to be more assessment and refinement of these areas before they can be properly considered as qualifying matters.	Remove MRZ-PREC01 (Character Precincts) in its entirety, and replace with justified provisions.	Reject.	No.
Craig Erskine	325.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	MRZ- PREC01 (Character Precincts) should be reassessed and replaced with justified provisions. There needs to be more assessment and refinement of these areas before they can be properly considered as qualifying matters.	Seeks that MRZ-PREC01 (Character Precincts) be reassessed and replaced with justified provisions.	Accept in part.	No.
Khoi Phan	326.10	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove Aro Valley from Character Precincts.	Reject.	No.
Khoi Phan	326.13	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Amend	Only allow the demolition of pre-1930s buildings, including the demolition or removal of architectural features from the primary elevation of any pre-1930 building, where either: 1 It can be demonstrated that the contribution of a building to the character of the area is low, with reference to: a. The level of visibility of the existing building from surrounding public spaces; b. Whether the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area; c. The extent to which the existing building retains its original design features relating to form, materials, and detailing and the extent to which those features have been modified. d. whether the building is an integral part of a row of buildings that are consistent in form, scale, and siting; and e. Whether the building represents a rare or unique example of pre-1930s architecture; 2. The building is shown to be in a poor condition, particularly in terms of: a. Its structural integrity, so that its retention is impractical or economically unviable; b. Whether the building presents a hazard; and c. Whether the building presents a risk to life in the event of an earthquake.	Amend MRZ-PREC-01-P2 (Restrictions on demolition) to replace 1930 with 1950.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Khoi Phan	326.14	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Amend	[No specific reason given beyond decision requested - refer to original submission].	Clarify MRZ-PREC01-P2 (Restrictions on demolition) to define "poor condition".	Reject.	No.
Khoi Phan	326.15	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove the criteria in MRZ-PREC01-P3 (Intensification) in its entirety.	Accept in part	Yes
Khoi Phan	326.22	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend the title of MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as follows: Demolition of any building or part of any building, excluding accessory buildings, constructed prior to <del>1930-1950</del>	Reject.	No.
Khoi Phan	326.23	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Amend	Considers that it can be demonstrated that the contribution of a building to the character of the area is low, with reference to: a. The level of visibility of the existing building from surrounding public spaces; b. Whether the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area; c. The extent to which the existing building retains its original design features relating to form, materials, and detailing and the extent to which those features have been modified.	Amend MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as follows: Activity status: <del>Restricted Discretionary</del> <u>Permitted</u> . Matters of discretion are: The matters contained in MRZ-PREC01-P2.	Reject.	No.
Khoi Phan	326.28	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S1	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend MRZ-PREC01-S1 (Fences and standalone walls) as follows: 1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of <del>2m 1.5m</del> <u>above ground level within 1m of any site boundary</u> . Except that: a. Any fence or standalone wall, or combination of these structures along a road boundary, must not exceed a maximum height of 1m above ground level within 1m of the boundary.	Reject.	No.
Khoi Phan	326.6	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove Berhampore from Character Precincts.	Reject.	No.
Khoi Phan	326.7	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove Newtown from Character Precincts.	Reject.	No.
Khoi Phan	326.8	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove Mt Cook from Character Precincts.	Reject.	No.
Khoi Phan	326.9	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove Mt Victoria from Character Precincts.	Reject.	No.
Mt Cook Mobilised	331.1	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Mt Cook Mobilised	331.12	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	The extent of Character Precincts in Mt Cook is incorrect and should be amended. Areas of significant character value in Mt Cook identified by Boffa Miskell's Pre-1930 Character Area Review should align with Character Precincts in the PDP. Retaining character protection over further parts of Mt Cook would not prevent an adequate supply of housing in future, and will help keep the character and diversity of the suburb. Boffa Miskell provided evidence justifying the inclusion of Myrtle Crescent, Hargreaves Street, Wallace Street, Rolleston Street and the lower section of Hankey Street, which has been set aside. [Refer to original submission for full reason]	Seeks that Character Precincts in Mount Cook be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review, specifically Myrtle Crescent, Hargreaves Street, Wallace Street, Rolleston Street, and the lower section of Hankey Street.	Accept in part.	Yes.
Kāinga Ora – Homes and Communities	FS89.100	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Kāinga Ora opposes this submission and its impacts on the supply of a variety of housing choices and typologies in Wellington.	Disallow	Accept in part.	Yes.
Thorndon Residents' Association	333.1	Mapping / Mapping	Amend	Considers that the Selwyn Terrace / Hill Street enclave should be rezoned from City Centre Zone to Medium Density Residential Zone.	Seeks that the Selwyn Terrace / Hill Street enclave and the Portland Crescent/Hawkestone St cluster not be	Addressed in Report 4B	
Wellington's Character Charitable Trust	FS82.280	General / Mapping / Mapping General / Mapping General	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	Addressed in Report 4B	
Historic Places Wellington Inc	FS111.179	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Addressed in Report 4B	
Thorndon Residents' Association	333.10	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	Considers that the Selwyn Terrace / Hill Street enclave should be rezoned from City Centre Zone to Medium Density Residential Zone. The enclave provides a visual linkage between this residential area and its residential neighbours across the motorway. It is part of the story of the Thorndon community demonstrating the impact the motorway construction had on Thorndon.	Seeks that the Selwyn Terrace / Hill Street enclave and the Portland Crescent/Hawkestone St cluster not be classified as City Centre Zone, and be re-zoned back to Inner Residential Area, with a qualifying matter as a Character Precinct Area, in a manner consistent with the maps and information appended to the submission. [Refer to original submission]	Addressed in Report 4B.	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Thorndon Residents' Association	333.11	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Goring Street, along Grant Road and Park Street, should be a Character Precinct. [Refer to original submission for full reason].	Amend the extent of MRZ-PREC01 (Character Precincts) to include Goring Street. [Refer to original submission for schematic]	Accept.	Yes.
Thorndon Residents' Association	333.12	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that 220-235 Tinakori Road should be included in MRZ- PREC01 similar to the adjacent character precincts. [Refer to original submission for full reason]	Amend the extent of MRZ-PREC01 (Character Precincts) to include 220-235 Tinakori Road.	Accept in part.	Yes.
Thorndon Residents' Association	333.13	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that 106 and 110 Hill Street should be included in MRZ- PREC01. [Refer to original submission for full reason]	Amend the extent of MRZ-PREC01 (Character Precincts) to include 106 and 110 Hill Street.	Accept.	Yes.
Thorndon Residents' Association	333.2	Mapping / Mapping	Amend	Considers that the Selwyn Terrace / Hill Street enclave should be rezoned from City Centre Zone to Medium Density Residential Zone.	Seeks that the Selwyn Terrace / Hill Street enclave and the Portland Crescent/Hawkestone St cluster not be rezoned.	Addressed in Report 4B	
Wellington's Character Charitable Trust	FS82.281	General / Mapping / Mapping General / Mapping General	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 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	Addressed in Report 4B	
Historic Places Wellington Inc	FS111.180	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Addressed in Report 4B	
Thorndon Residents' Association	333.4	Mapping / Mapping	Amend	Considers that Goring Street, along Grant Road and Park Street, should be a Character Precinct. [Refer to original submission for full reason].		Accept.	Yes.
Wellington's Character Charitable Trust	FS82.283	General / Mapping / Mapping General / Mapping General	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 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.	Yes.
Historic Places Wellington Inc	FS111.182	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept.	Yes.
Thorndon Residents' Association	333.5	Mapping / Mapping	Amend	Considers that 220-235 Tinakori Road should be included in MRZ- PREC01 similar to the adjacent character precincts.		Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.284	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.183	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Thorndon Residents' Association	333.6	Mapping / Mapping	Amend	Considers that 106 and 110 Hill Street should be included in MRZ- PREC01.		Accept.	Yes.
Wellington's Character Charitable Trust	FS82.285	General / Mapping / Mapping General / Mapping General	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 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.	Yes.
Historic Places Wellington Inc	FS111.184	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept.	Yes.
Thorndon Residents' Association	333.8	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Thorndon Flat and the Hobson St residential precinct should be classified as Character Precincts. The area neighbours the Parliamentary Precinct and has a unique residential character and heritage context in NZ. The Hobson Precinct, in particular, warrants application of a qualifying matter such as the Character Precinct Area designation, as applied to other parts of residential Thorndon.	Amend the extent of Character Precincts in Thorndon to include the Thorndon flat and the Hobson Street Residential precinct consistent with the maps appended to the submission. [Refer to original submission]	Accept in part.	Yes.
Thorndon Residents' Association	333.9	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Selwyn Terrace / Hill Street enclave should be rezoned from City Centre Zone to Medium Density Residential Zone. The enclave provides a visual linkage between this residential area and its residential neighbours across the motorway. It is part of the story of the Thorndon community demonstrating the impact the motorway construction had on Thorndon.	Seeks that the Selwyn Terrace / Hill Street enclave and the Portland Crescent/Hawkestone St cluster not be classified as City Centre Zone, and be re-zoned back to Inner Residential Area, with a qualifying matter as a Character Precinct Area, in a manner consistent with the maps and information appended to the submission. [Refer to original submission]	Addressed in Report 4B	
Bruce Rae	334.5	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-R5	Amend	Considers that MRZ- PREC01-R5 should be amended to clarify wording. The phrasing of this section is unhelpful, as it implies the existence of a 'permitted' category where the standards are observed. MRZ- PREC01-R5 also mentions at 3. 'The Residential Design Guide Character Precincts appendix', but not the main Residential Design Guide. Wording here should either be clarified or split into two sections, one where multi-unit housing standards apply and another where they don't.	Amend MRZ- PREC01-R5 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) as follows: 1. Activity status: Restricted Discretionary Matters of discretion are: 1. In cases where there is no compliance with all relevant the standards listed below the extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for the infringing standard: ... 3. The Residential Design Guide together with its Character Precincts Appendix; and ...	Reject.	No.
Kerry Finnigan	336.1	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	F568.33	Other / Other / Other	Support	Supports submission that seeks to extend character precincts.	Allow	Accept.	No.
Kerry Finnigan	336.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Supports Character Precincts in Newtown.	Retain MRZ-PREC01 (Character Precincts) with amendment.	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	F568.35	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Supports submission that seeks to extend character precincts.	Allow	Accept in part.	Yes.
Kerry Finnigan	336.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	The extent of Character Precincts in Newtown should be amended to include areas identified by the Boffa Miskell study.	Seeks that Character Precincts in Newtown be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	F568.36	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Supports submission that seeks to extend character precincts.	Allow	Accept in part.	Yes.
Property Council New Zealand	338.10	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Supports character precincts as a qualifying matter. The principle of protecting pre- 1930s character housing within character precincts is important when properly balanced with unlocking additional development capacity for Wellington.	Not specified.	Accept.	No.
Tina Reid	341.1	Other / Other / Other	Support	Support the majority of the Mt Cook area as high density would destroy the pre-1930 character of the area, and believe that intensification of housing can happen in much more harmonious ways.	Supports the Mt Cook Mobilised submission. [Refer to submission 331]	Accept in part.	Yes.
Tina Reid	341.2	Residential Zones / High Density Residential Zone / General HRZ	Amend	Support the majority of the Mt Cook area as high density would destroy the pre-1930 character of the area, and believe that intensification of housing can happen in much more harmonious ways.	Seeks that the majority of Mt Cook area not be zoned High Density Residential Zone.	Accept in part.	Yes.
Mt Victoria Residents'	342.17	Mapping / Mapping	Amend	Considers that the mapping of character areas in Mount Victoria is not coherent. Many areas that fall outside	Seeks that the mapping of character areas in Mount Victoria be clarified.	Accept in part.	Yes.
Wellington's Character Charitable Trust	F582.190	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	F511.120	General / Mapping / Mapping General / Mapping General	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.
Mt Victoria Residents' Association	342.26	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Mount Victoria should be included in the Character Area from Cambridge Terrace to the ridge, Tangi the Keo. This will provide a consistent approach to planning in a well-defined coherent area. Consistent treatment of an already dense area will also allow for sympathetic building design.	Amend the extent of MRZ-PREC01 (Character Precincts) to include all of Mount Victoria.	Accept in part.	Yes.
Mt Victoria Residents'	342.4	Other / Other / Other	Not specified	Considers that the maintenance of redevelopment of character houses should be financially supported.	Seeks that renovation activities for character houses be financially supported.	Reject.	No.
Carolyn Stephens	344.10	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that character precincts should be extended to match pre-existing demolition control for pre-1930s character areas under the Operative Plan. Areas of particular character within these should be identified to enable a more granular level of control over demolition and redevelopment.	Reinstate the Operative Plans' pre-1930s demolition controls.	Accept in part.	Yes.
Carolyn Stephens	344.7	Interpretation Subpart / Definitions / New definition	Amend	Considers that a comprehensive, holistic definition of character should be added, clarifying character as a qualifying matter under the National Policy Statement-Urban Development.	Add a new definition for "Character" that is comprehensive, holistic and qualifies character as a qualifying matter under the NPS-UD.	Reject.	No.
Carolyn Stephens	344.9	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the plan should recognise that character is in part derived from heritage in pre-1930s character areas as set out in the Operative Plan.	Seeks that character be recognised as being derived from heritage in pre-1930s Character Areas.	Reject.	No.
Kimberley Vermaey	348.10	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-R3	Amend	MRZ-PREC01-R3 should be clarified so that it only applies to buildings constructed after the 1930s. Otherwise this rule may clash with MRZ- PREC01-R4 which requires resource consent for buildings constructed prior to 1930.	Amend MRZ-PREC01-R3 (Demolition or removal of buildings and structures) to only apply to buildings constructed after the 1930s.	Reject.	No.
Greater Wellington Regional Council	351.252	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-R3	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 MRZ-PREC01-R3 (Demolition or removal of buildings and structures) with amendment.	Reject.	No.
Greater Wellington Regional Council	351.253	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-R3	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 MRZ-PREC01-R3 (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.
Greater Wellington Regional Council	351.254	Residential Zones / Medium Density Residential Zone / MRZ- PREC02-R2	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 MRZ-PREC02-R2 (Demolition or removal of buildings and structures) with amendment.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Greater Wellington Regional Council	351.255	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R2	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 MRZ-PREC02-R2 (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.
Lower Kelburn Neighbourhood Group	356.12	Residential Zones / High Density Residential Zone / General HRZ	Amend	Considers that Character Housing and Areas should be listed as Qualifying Matters limiting 6-storey heights in High Density Residential Zones.	Seeks that character be a qualifying matter in High Density Residential Zones.	Reject.	No.
Kāinga Ora – Homes and Communities	FS89.93	Part 3 / Residential Zones / High Density Residential Zone / General HRZ	Oppose	Kāinga Ora opposes this submission and its impacts on the supply of a variety of housing choices and typologies in Wellington.	Disallow	Accept.	No.
Lower Kelburn Neighbourhood	356.2	Mapping / Rezone /	Amend	Considers that the North Bolton St Character Area should be expanded to include Wesley Road as a Character	Amend the extent of the North Bolton St Character Area to include Wesley Road as a Character Precinct.	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.269	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 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.
Historic Places Wellington Inc	FS111.164	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.
Lower Kelburn Neighbourhood Group	356.6	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Considers that Lower Kelburn should have more character Precincts. [Inferred reason - refer to original submission]	Rezone Lower Kelburn from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]	Accept in part.	Yes
Kāinga Ora – Homes and Communities	FS89.90	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Kāinga Ora opposes this submission and its impacts on the supply of a variety of housing choices and typologies in Wellington.	Disallow	Accept in part.	Yes
Lower Kelburn Neighbourhood Group	356.7	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	Considers that the present number of character homes protected from demolition should be increased in Lower Kelburn. The submitter notes that it is reported that the 5500 dwellings with character protection is less than 6% of Wellington's current housing stock, and all of it is in Aotearoa's oldest built suburbs, like Lower Kelburn, Thorndon and Mount Victoria. The submitter considers that character homes are an important special feature that define Wellington. In areas such as Lower Kelburn, they consist predominantly of well-maintained pre-1900 wooden homes with some built pre-1930. They are very effective and valuable ways of continuing to store carbon and provide residents with tangible experiences of beautiful design and craftsmanship. The submitter notes that the threat of potential destruction is unjustified and adds a significant uncertainty to the market value of houses.	Amend the extent of MRZ-PREC01 (Character Precincts) to include further areas of character. [Inferred decision requested]. [See original submission for further detail].	Accept in part.	Yes.
Kāinga Ora – Homes and Communities	FS89.91	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Kāinga Ora opposes this submission and its impacts on the supply of a variety of housing choices and typologies in Wellington.	Disallow	Accept in part.	Yes.
Lower Kelburn Neighbourhood Group	356.8	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	Considers that the North Bolton St Character Area should be expanded to include Wesley Road as a Character Precinct. Notes that the 2019 Boffa Miskell Pre-1930 Area Character Review concluded that the Wesley Rd area needed to be further investigated as a potential Character Area. This area had not been studied in detail for the Report as had other areas such as Thorndon and Mt Victoria. Therefore many submissions were made to WCC in the previous round from ninety concerned Lower Kelburn residents, adding to our earlier written and oral submissions that had provided strong evidence that this area should have Character Precinct status, and not be kept as high density with a 21 m height limit. [Refer to original submission for full reason, including appendix]	Amend the extent of MRZ-PREC01 (Character Precincts) to include Wesley Road. An 11 meter height limit should be in place.	Accept in part.	Yes.
Kāinga Ora – Homes and Communities	FS89.92	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Kāinga Ora opposes this submission and its impacts on the supply of a variety of housing choices and typologies in Wellington.	Disallow	Accept in part.	Yes.
Josephine Brien / Tim Bollinger	365.3	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	Considers that the tall houses at the top of Abel Smith Street at 43 and 45 Palmer Street, with their "pigeon box" roofs are unique in Wellington and are clearly an important part of the heritage character of the area as well. [Refer to original submission for full reason]	Amend the extent of MRZ-PREC01 (Character Precincts) to include 43 and 45 Palmer Street.	Accept.	Yes.
Elizabeth Nagel	368.12	Mapping / Rezone /	Amend	Retain all pre-1930s areas as they are in the Operative District Plan.	Retain all pre-1930s areas as they are in the Operative District Plan.	Accept in part.	Yes.
Elizabeth Nagel	368.13	Interpretation Subpart / Definitions / New definition	Amend	Considers that a comprehensive, holistic definition of character should be added, clarifying character as a qualifying matter under the National Policy Statement-Urban Development.	Add a new definition for "Character" that is comprehensive, holistic and qualifies character as a qualifying matter under the NPS-UD.	Reject.	No.
Elizabeth Nagel	368.14	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	Considers that the plan should recognise that character is in part derived from heritage in pre-1930s character areas as set out in the Operative Plan.	Seeks that character be recognised as being derived from heritage in pre-1930s Character Areas.	Reject.	No.
Elizabeth Nagel	368.15	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	Considers that character precincts should be extended to match pre-existing demolition control for pre-1930s character areas under the Operative Plan. Areas of particular character within these should be identified to enable a more granular level of control over demolition and redevelopment.	Reinstate the Operative Plans' pre-1930s demolition controls.	Accept in part.	Yes.
Elizabeth Nagel	368.4	Whole PDP / Whole PDP /	Amend	Considers that the PDP should have an objective reflecting the positive contributions heritage, character and	Seeks that an objective be added to recognise the positive contributions of heritage, character and quality	Reject.	No.

Character

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	370.258	Residential Zones / General point on Residential Zones / General point on Residential Zones	Amend	Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Seeks that Wellington City Council undertake further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD. [Inferred decision requested]	Accept in part.	Yes.
Waka Kotahi	370.259	Residential Zones / General point on Residential Zones / General point on Residential Zones	Not specified	Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Seeks that Wellington City Council undertake further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD. [Inferred decision requested]	Accept in part.	Yes.
Waka Kotahi	370.261	Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	[Relates to Special Character Precincts only] The submitter does not consider that the extent of special character precincts and the way that they have been applied is supported by the NPS-UD, the limitations will affect the ability of Waka Kotahi to deliver on key strategic priorities (such as mode shift and emissions reduction) without the densities to support the ambitious targets. [See original submission for full reasons].	Undertake further assessment to weigh the benefits of character protection against the wider opportunity costs of development limitations in key areas. Amend underlying zoning to Medium or High-Density Zone, depending on locations within walkable catchments and provide for Special Character Areas as an overlay. Either remove the demolition control or include provisions that provide for demolition only as part of an approval for a replacement development. Provide for special character by instituting design controls in the overlays which allow for special character to be considered and incorporated in design while enabling levels of development anticipated by the zones.	Accept.	No.
Mt Victoria Historical Society Inc	FS39.1	Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Oppose because submitter objects to extent of special character precincts.  Further weighting exercise for character precincts not justified - already reduced in Mt Victoria from what evidence indicates they should be.  Do not allow further weighting exercise which has the express purpose of reducing extent of character precincts.	Disallow	Reject	No.
Wellington's Character Charitable Trust	FS82.99	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Considers that character precincts should be expanded in accordance with the Boffa Miskell or Council officer recommendations, and should not be reduced to the extent in the notified plan or any further. Considers the evidence and analysis in the section 32 reports provides a sufficient basis to identify and apply character precincts as a qualifying matter and to a wider area than in the notified plan.	Disallow	Reject.	No.
Greater Wellington Regional Council	FS84.95	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Support	Greater Wellington consider Johnsonville Rail Line should be classified a rapid transit service to align with the Regional Land Transport Plan which support the 'upzoning' of walkable catchments. Johnsonville Rail Line is recognised as a key part of the region's transport network.	Allow / Seeks review of walkable catchments and reclassification of Johnsonville Rail Line as a rapid transit service.	Addressed in Report 1A	No.
Kāinga Ora – Homes and Communities	FS89.19	Part 3 / Residential zones / Medium Density Residential Zone / General MRZ	Support	Kāinga Ora supports the decision requested, to the extent it is consistent with Kāinga Ora primary submission. Kāinga Ora supports subsequent and associated submission points from Waka Kotahi which relate to the character precincts being overlays and further assessment to weigh the benefits of character protection against the wider opportunity costs of development limitations in key areas.	Allow / Seeks that the submission is allowed in part, to the extent that it is consistent with the Kāinga Ora primary submission.	Reject.	No.
Kāinga Ora – Homes and Communities	FS89.20	Part 3 / Residential zones / Medium Density Residential Zone / General MRZ	Oppose	Kāinga Ora does not support for the inclusion of any design controls related to special character to be inserted into the District Plan.	Disallow / Seeks that the submission is disallowed in part.	Reject.	No.
LIVE WELLington	FS96.89	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Reduction of character precincts is strongly opposed. These are a justifiable means of protecting areas that are special to Wellington. Their reduction is not justified on grounds of requiring capacity.	Disallow	Reject	No.
Waka Kotahi	370.263	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Considers that a further weighting exercise is needed to justify inclusion, nature and extent of provisions related to special character.	Undertake further assessment to weigh the benefits of character protection against the wider opportunity costs of development limitations in key areas.	Accept in part.	Yes.
Mt Victoria Historical Society Inc	FS39.2	Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Oppose because submitter objects to extent of special character precincts.  Further weighting exercise for character precincts not justified - already reduced in Mt Victoria from what evidence indicates they should be.  Do not allow further weighting exercise which has the express purpose of reducing extent of character precincts.	Disallow	Accept in part.	Yes.
Waka Kotahi	370.265	Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01 (Character Precincts) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	Yes.
Waka Kotahi	370.266	Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC02 (Mt Victoria North Townscape Precinct) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	Yes.
Waka Kotahi	370.268	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-01	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Seeks that MRZ-PREC01-01 (Purpose) retained subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.
Waka Kotahi	370.269	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-01	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Seeks that MRZ-PREC02-01 (Purpose) retained subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.



Character

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	370.279	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01-P1 (Maintenance of character) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.
Waka Kotahi	370.280	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01-P2 (Restrictions on demolition) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.
Waka Kotahi	370.281	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P5	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01-P5 (Car parking and accessory buildings) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.
Waka Kotahi	370.282	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P6	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01-P6 (Special features) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.
Waka Kotahi	370.283	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-P1	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC02-P1 (Maintenance of townscape values) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.
Waka Kotahi	370.295	Residential Zones / Medium Density Residential Zone / MRZ-R13	Support in part	Support permitted activity status of MRZ-R13 to construct up to three dwellings that comply with standards, provided that further weighting assessment is done on restrictions on character precincts, mount Victoria north townscape precinct and oriental bay height precinct as well, and provided that changes are made to standards as per our submission points.	Retain MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.
Waka Kotahi	370.296	Residential Zones / Medium Density Residential Zone / MRZ-R13	Amend	Support permitted activity status of MRZ-R13 to construct up to three dwellings that comply with standards, provided that further weighting assessment is done on restrictions on character precincts, mount Victoria north townscape precinct and oriental bay height precinct as well, and provided that changes are made to standards as per our submission points.	Retain MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.
Waka Kotahi	370.301	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P4	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.
Waka Kotahi	370.302	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01-R5 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.
Waka Kotahi	370.303	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R7	Not specified	[Submitter has provided a neutral position on this provision] Considers that amendments to Rule MRZPREC01-R7 are required to ensure visibility over the road corridor.	Neutral position on Rule MRZPREC01-R7 (Buildings and structures on or over a legal road) and seeks amendment.	Reject.	No.
Waka Kotahi	370.304	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R7	Amend	Considers that amendments to Rule MRZPREC01-R7 are required to ensure visibility over the road corridor.	Amend Rule MRZPREC01-R7 (Buildings and structures on or over a legal road) as follows: 1. Activity status: Restricted Discretionary <u>Where the legal road is controlled by Waka Kotahi, written approval has been provided from Waka Kotahi authorising the building or structure.</u>	Reject.	No.
Waka Kotahi	370.305	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R3	Not specified	[Submitter has provided a neutral position on this provision] Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC02-R3 (Demolition or removal of buildings and structures) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.	Accept in part.	No.
Waka Kotahi	370.306	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R5	Amend	Considers that amendments to Rule MRZ-PREC02-R5 are required to ensure visibility over the road corridor.	Amend Rule MRZ-PREC02-R5 (Buildings and structures on or over a legal road) as follows: 1. Activity status: Restricted Discretionary <u>Where the legal road is controlled by Waka Kotahi, written approval has been provided from Waka Kotahi authorising the building or structure.</u> Matters of discretion are:	Reject.	No.
Jane Szentivanyi	376.1	Other / Other / Other	Not specified	Considers that intensification and density must be undertaken in a way that also maintains the character,	Seeks that density be undertaken in a way that also maintains the character, amenity and heritage of the City.	Reject.	No.
Jane Szentivanyi	376.2	Other / Other / Other	Not specified	Considers that Moir Street should have even more importance placed on mitigating the impacts of	Seeks that the character, heritage value and sunlight access of Moir Street be protected from the adverse	Addressed in Report 4B	No.
Jane Szentivanyi	376.3	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Jane Szentivanyi	376.4	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Amend	Considers that particular focus needs to be taken to ensure that the district plan appropriately considers the transition from a residential area (MDRZ) to the Central Area, especially on a street like Moir St where the plan seeks to protect the heritage and character values. Character and heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus be taken to ensure that the district plan appropriately considers the transition from a residential area (MDRZ) to the Central Area.	Addressed in Report 4B	No.
Jane Szentivanyi	376.5	Commercial and mixed use Zones / City Centre Zone / General CCZ	Oppose in part	Considers that, as currently drafted, the current provisions of the District Plan will result in significant adverse effects on Moir Street properties which cannot be mitigated through design. Negative effects would include public and private amenity, reverse sensitivity effects, including along the boundary with adjoining residentially zoned areas, and impacts on character and heritage.	Not specified.	Addressed in Report 4B	No.
Jane Szentivanyi	376.6	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oppose in part	CCZ-S1 is opposed as the proposed controls will fail to manage significant adverse effects on adjoining sites. As currently drafted, CCZ-S11 will result in significant adverse effects on Moir Street properties, as well as recognised heritage and character values which cannot be mitigated through design. As such, the provision is contrary to the objectives and policies of the plan.	Opposes CCZ-S1 (Maximum height) and seeks amendment.	Addressed in Report 4B	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Jane Szentivanyi	376.8	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Oppose in part	CCZ-S3 is opposed as the proposed controls will fail to manage significant adverse effects on adjoining sites. As currently drafted, CCZ-S11 will result in significant adverse effects on Moir Street properties, as well as recognised heritage and character values which cannot be mitigated through design. As such, the provision is contrary to the objectives and policies of the plan.	Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) and seeks amendment.	Addressed in Report 4B	
Jane Szentivanyi	376.9	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and a maximum height of 15m for any CCZ site adjacent to any site in the MDZ which is a heritage area or character precinct.	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m 5m above ground level from all side and rear boundaries that adjoin that precinct. b. For any site adjoining a site identified within the MDZ within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m. ...	Addressed in Report 4B	
WCC Environmental Reference Group	377.322	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-O1	Support	Considers that the character of parts of Wellington's suburbs that is an integral part of the city's identity is important to preserve, whilst enabling changes and adaptations in land use over time. This objective to prevent erosion of this character is necessary	Retain MRZ-PREC01-O1 (Purpose (Character)) as notified.	Accept.	No.
WCC Environmental Reference Group	377.330	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	Support	MRZ-PREC01-P1 is supported as it is considered that it clearly signals an intent to ensure alterations and developments in character precincts are done in a way that preserves the character that is an integral part of the city's identity	Retain MRZ-PREC01-P1 (Maintenance of character) as notified.	Accept.	No.
WCC Environmental Reference Group	377.331	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Support	Considers that MRZ-PREC01-P2 clearly signals an intent to ensure re-use rather than demolition of buildings in character areas - important as part of reducing wastage, as well as preserving the character that is an integral part of the city's identity.	Retain MRZ-PREC01-P2 (Restrictions on demolition) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.332	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	Support	Considers that MRZ-PREC01-P3 enables intensification in a way that preserves character.	Retain MRZ-PREC01-P3 (Intensification) as notified.	Accept.	No.
WCC Environmental Reference Group	377.333	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P4	Support	Considers that MRZ-PREC01-P4 supports sustainable use of buildings in character areas.	Retain MRZ-PREC01-P4 (On-going use and repair and maintenance) as notified.	Accept.	No.
WCC Environmental Reference Group	377.334	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P5	Support	Considers that MRZ-PREC01-P5 important as character can be adversely impacted by poorly designed car parking and garaging.	Retain MRZ-PREC01-P5 (Car parking and accessory buildings) as notified.	Accept.	No.
WCC Environmental Reference Group	377.335	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P6	Support	Considers that MRZ-PREC01-P6 is important, as these features contribute to the character of the area just as buildings do.	Retain MRZ-PREC01-P6 (Special features) as notified.	Accept.	No.
WCC Environmental Reference Group	377.346	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R1	Support	Considers that MRZ-PREC01-R1 supports sustainable use of buildings in character areas.	Retain MRZ-PREC01-R1 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
WCC Environmental Reference Group	377.347	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R2	Support	Considers that MRZ-PREC01-R2 supports sustainable use of buildings in character areas.	Retain MRZ-PREC01-R2 (Construction, addition, and alteration of accessory buildings) as notified.	Accept.	No.
WCC Environmental Reference Group	377.348	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Support	Considers that MRZ-PREC01-R3 enabled change and development in character areas.	Retain MRZ-PREC01-R3 (Demolition or removal of buildings and structures) as notified.	Accept in part.	No.
WCC Environmental Reference Group	377.349	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Support	Considers that MRZ-PREC01-R4 enables change and development in character areas in a way that contributes to, or preserves, character.	Retain MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as notified.	Accept.	No.
WCC Environmental Reference Group	377.350	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	Support	Considers that MRZ-PREC01-R5 enables change and development in character areas in a way that contributes to, or preserves, character.	Retain MRZ-PREC01-R5 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) as notified.	Accept.	No.
WCC Environmental Reference Group	377.351	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R6	Support	Considers that MRZ-PREC01-R6 enables change and development in character areas in a way that contributes to, or preserves, character.	Retain MRZ-PREC01-R6 (Fences and standalone walls) as notified.	Accept.	No.
WCC Environmental Reference Group	377.352	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R7	Support	Considers that MRZ-PREC01-R7 enables change and development in character areas in a way that contributes to, or preserves, character.	Retain MRZ-PREC01-R7 (Buildings and structures on or over a legal road) as notified.	Accept.	No.
Sue Kedgley	387.1	Mapping / Mapping	Oppose	Opposes the proposals in the PDP that would see a 71% reduction in the protections for character areas in	Opposes character areas' mapping as notified and seeks amendments.	Accept in part.	Yes.
Sue Kedgley	387.2	Mapping / Mapping	Amend	Opposes the proposals in the PDP that would see a 71% reduction in the protections for character areas in	Amend the mapping to increase the extent of Character Precincts so that, at the very minimum, 50% of	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Sue Kedgley	387.4	Residential Zones / General point on Residential Zones / General point on Residential Zones	Amend	Considers that there are numerous vacant or under-utilised commercial buildings in the city centre that could be converted and re-purposed into apartment blocks. Valuable character areas comprised of pre-1930s wooden houses should be retained and high-rise development concentrated in the CBD. By doing this, valuable heritage and inner-city character areas could be retained while meeting the required housing need in Wellington at the same time.	Seeks that densification focuses on the areas such as in the central city, where there are numerous vacant or under-utilised commercial buildings that could be converted and re-purposed into apartment blocks.	Reject.	No.
LIVE WELLington	FS96.53	Part 3 / Residential Zones / General point on Residential Zones / General point on Residential Zones	Oppose	Prioritising Brownfield development is Supported There are strong economic & social benefits from concentrating development in Te-Aro and on the city fringes of inner-city suburbs close to main transport routes, on relatively flat ground and where renewal of 3 water infrastructure can be concentrated into a smaller area. This is a much better alternative than the propose scattergun approach of allowing 6-story apartment blocks to be built through the majority of the inner-city suburbs. By doing this, valuable heritage and innercity character areas could be retained while meeting the required housing need in Wellington at the same time.	Disallow	Accept.	No.
Sue Kedgley	387.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Opposes the proposals in the PDP that would see a 71% reduction in the protections for character areas in Wellington, especially in Wellington's inner city suburbs such as Mt Victoria, Aro Valley, Thorndon, Mount Cook, and Newtown. These suburbs are already some of the most densely housed areas in Wellington. They are full of Victorian and Edwardian wooden houses which are an important part of our heritage, our history and our sense of place, and as such they are some of the most unique, distinct and liveable areas of Wellington. The densely located houses in these unique inner-city suburbs provide a wonderful sense of neighbourhood and community and provide coherence and interest to the Wellington city scape.	Opposes MRZ-PREC01 (Character precincts) and seeks amendments.	Accept in part.	Yes.
Sue Kedgley	387.6	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Opposes the proposals in the PDP that would see a 71% reduction in the protections for character areas in Wellington, especially in Wellington's inner city suburbs such as Mt Victoria, Aro Valley, Thorndon, Mount Cook, and Newtown. These suburbs are already some of the most densely housed areas in Wellington. They are full of Victorian and Edwardian wooden houses which are an important part of our heritage, our history and our sense of place, and as such they are some of the most unique, distinct and liveable areas of Wellington. The densely located houses in these unique inner-city suburbs provide a wonderful sense of neighbourhood and community and provide coherence and interest to the Wellington city scape.	Seeks that the existing, inner city heritage Character Precincts in Mt Victoria, Mt Cook, Aro Valley and Thorndon are retained and increase the extent of character precincts so that, at the very minimum, 50% of existing character areas are allowed to remain under the pre-1930s demolition rule.	Accept in part.	Yes.
Grace Ridley-Smith	390.1	Other / Other / Other	Support	Supports the Council Officers' recommendations June 2021 for Mount Victoria	Supports the Council Officers' recommendations June 2021for Mount Victoria	Accept.	Yes.
Sarah Cutten and Matthew Keir	FS91.54	Other / Other / Other	Oppose	The further submitter is opposed the generic support for all new additions to SCHED1. The further submitter does not believe the original submitter has made any detailed assessment of each scheduled item to inform their view, and as such, believe their submission point should be discounted.	Disallow / Seeks that the Council does not add new listings of private homes without owner's consent.	Reject.	No.
Grace Ridley-Smith	390.2	Other / Other / Other	Support	Supports the Council Officers' recommendations June 2021 for other old suburbs (such as Thorndon and Mount Cook etc.).	Supports the Council Officers' recommendations June 2021 for other old suburbs (such as Thorndon and Mount Cook etc.).	Accept.	Yes.
Grace Ridley-Smith	390.4	Mapping / Mapping	Amend	Considers that the Character Precincts should be bigger in spatial area in order to protect the specific character	Amend the mapping to increase the extent of the area encompassed by the Character Precincts.	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.196	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Grace Ridley-Smith	390.5	Mapping / Mapping	Amend	Considers that the Character Precincts in Mount Victoria should be joined together in a larger block as	Amend the mapping to join together the Character Precincts in Mount Victoria in a larger block as proposed by	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.123	General / Mapping / Mapping General / Mapping General	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.
Grace Ridley-Smith	390.6	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Supports the proposed Character Precincts.	Retain MRZ-PREC01 (Character Precincts) as notified, subject to increasing the extent of the area encompassed by Character Precincts.	Accept in part.	Yes.
Grace Ridley-Smith	390.7	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Character Precincts should be bigger in spatial area in order to protect the specific character and heritage of Wellington.	Amend the extent of the area encompassed by the Character Precincts to be increased.	Accept in part.	Yes.
Grace Ridley-Smith	390.8	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Character Precincts in Mount Victoria should be joined together in a larger block as proposed by the Council Officers' recommendations June 2021.	Seeks that the Character Precincts in Mount Victoria are joined together in a larger block as proposed by the Council Officers' recommendations June 2021.	Accept in part.	Yes.
Kāinga Ora Homes and	391.17	Mapping / Mapping	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Character Precincts overlay be amended to reflect the new title and extent of the Character	Reject.	No.
Kāinga Ora Homes and	391.18	Mapping / Mapping	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that Character Precincts be removed in areas with Heritage classification.	Reject.	No.
LIVE WELLington	FS96.3	Mapping / Mapping General / Mapping General	Oppose	The character precincts have been widely consulted on and offer a level of protection for Wellington's streetscape that is appropriate and different to that of heritage. Wellington's character suburbs are part of Wellington's identity and create a sense of place that is valued and worth preserving.	Disallow	Accept.	No.
Roland Sapsford	FS117.3	General / Mapping / Mapping General / Mapping General	Oppose	The character precincts have been widely consulted on and offer a level of protection for Wellington's streetscape that is appropriate and different to that of heritage. Wellington's character suburbs are part of Wellington's identity and create a sense of place that is valued and worth preserving.	Disallow	Accept.	No.

Character

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	391.313	Residential Zones / Medium Density Residential Zone / General MRZ	Oppose in part	The introduction to the MRZ is generally supported, in particular the provision of medium density housing to give effect to the NPS-UD and the Act. But amendments are sought relating to the introduction of Character Precincts and different provisions related to the construction of 4 or more residential units. Instead, it is sought that a Character Overlay is introduced into District-wide matters.	Opposes the introduction of the Medium Density Residential Zone chapter in respect of Character Precincts and the Mt Victoria North Townscape Precinct and seeks amendment.	Reject.	No.
Thorndon Residents' Association Inc	FS69.12	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	The WCC summary reads: <i>The Introduction to the MRZ is generally supported, in particular the provision of medium density housing to give effect to the NPS-UD and the Act. But amendments are sought relating to the introduction of Character Precincts and different provisions related to the construction of 4 or more residential units. Instead, it is sought that a Character Overlay is introduced into District-wide matters.</i>  Special character precincts enable rigorous, targeted, sustainable urban planning regulation, and a role for community engagement in future changes.  TRA specifically oppose 391.318 which seeks to delete Objective UFD-08 and rejects its recognition of "special character" at the strategic level of the Plan.  The TRA supports Character precincts because they comply with the NPS-UD, and are an important qualifying matter under the RMA.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.314	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Considers that the introduction of the MRZ chapter should be amended to make it clear that incompatible activities in the MRZ will be managed or discouraged in line with a Discretionary / Non-Complying activity status. Character Precincts, Mt Victoria North Townscape Precinct or Oriental Bay Precinct should be removed from the introduction. These precincts do not fulfil the matters of national importance as set out under section 6(f) and the requirements under section 77L and 77R of the RMA, and therefore do not meet the threshold to be applied as a qualifying matter to restrict height and density.  It is also considered that 4 or more dwellings should not be classified as a different activity as the potential, or actual effects of residential development should not be distinguished between building 3 and 4 (or more) residential units.	Amend the introduction of the Medium Density Residential Zone chapter as follows: ... The Medium Density Residential Zone adopts the medium density residential standards from the RMA which allow for three residential units of up to three storeys on a site. <u>Developments of four or more residential units are also encouraged through the policy framework and provided for through a resource consent process. Multi-unit housing of four or more units is also anticipated through a resource consent process subject to standards and design guidance.</u> There are parts of the Medium Density Residential Zone where the permitted development, height or density directed by the NPS-UD may be modified by qualifying matters. These include the following: <del>Character Precincts and the Mt Victoria North Townscape Precinct (refer to MRZ-PREC01 and MRZ-PREC02).</del> ... The Medium Density Residential Zone accommodates a range of compatible non-residential uses that support the needs of local communities. Incompatible non-residential activities are not anticipated managed or discouraged in this zone. <del>Precincts within the Medium Density Residential Zone include Character Precincts, the Mt Victoria North Townscape Precinct, and the Oriental Bay Height Precinct.</del>	Reject.	No.
Ann Mallinson	FS3.1	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	The review or elimination of MRZ-PREC-03 and policies and rules and standards relating to the Oriental Bay Height Precinct are opposed. The Oriental Bay Height Precinct responded to the judgment in the submitter's successful legal case D Rendel, A Mallinson & others v Wellington City Council Decision No. W73/98 and provides protection for significant amenity value, landscape, townscape and character in Oriental Bay. Refer to original submission 81 (points 81.3 and 81.4).	Disallow	Accept.	No.
Jackie Pope	FS8.1	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	The Oriental Bay Height Precinct is extremely important to maintain important townscape and landscape values, and protects public views of Mt Victoria/Matairangi and St Gerards heritage site, and also supports the unique character of Oriental Bay.	Disallow	Accept.	No.
Denis Foot	FS10.1	Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	The matters of the heights density and planning issues in Oriental Bay were the subject of a very expensive three week hearing at the Environment Court. The case was called Foot v WCC. In that case there were many lawyers, planners, urban designers, architects and residents that gave their views. Judge Kenderdine gave a very carefully considered judgement covering the various areas in Oriental Bay. The decision takes into account the diverse landforms which includes several valleys. There are still many areas in the Oriental Bay area where it is possible to build multi-storey apartments.  [Inferred reference to submission point 391.314]	Disallow	Accept.	No.
Oriental Bay Residents Association	FS13.1	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	As stated in OBRA's original submission of 12 September 2022. The Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay.	Disallow	Accept.	No.
Ruapapa Limited	FS18.3	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	As stated in OBRA's original submission of 12 September 2022. The Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay. The principles set out in the Environment Court decision in Foot v WCC should remain in place.	Disallow	Accept.	No.
Scott Galloway and Carolyn McLean	FS19.1	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	As stated in OBRA's original submission of 12 September 2022. The Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay.	Disallow	Accept.	No.
Gareth and Joanne Morgan	FS38.24	Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Oppose those parts of Kāinga Ora's submission that seeks to amend, or remove the Character Precincts in Oriental Bay.	Disallow	Accept.	No.
Mt Victoria Historical Society Inc	FS39.3	Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Oppose removal of reference to Character Precincts and Mt Victoria North Townscape from the introduction because it is important to make it clear that these are qualifying matters.	Disallow	Accept.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Jenny Gyles	FS53.1	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Considers that the Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay.	Disallow	Accept.	No.
Helen Foot	FS62.1	Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	The Oriental Bay Height Precinct is extremely important to maintain important townscape and landscape values, and protects public views of Mt Victoria/Matairangi and St Gerards heritage site, and also supports the unique character of Oriental Bay. The Oriental Bay Height Precinct and in particular that part of it adjacent to Hay Street and Grass Street was the subject of a very careful review in the decision of the Environment Court in 1989 (Helen Foot and others v WCC Decision W79/98). There is nothing to be gained by seeking a review of this decision.	Disallow	Accept.	No.
Thorndon Residents' Association Inc	FS69.13	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	The WCC summary reads: The Introduction to the MRZ is generally supported, in particular the provision of medium density housing to give effect to the NPS-UD and the Act. But amendments are sought relating to the introduction of Character Precincts and different provisions related to the construction of 4 or more residential units. Instead, it is sought that a Character Overlay is introduced into District-wide matters.  Special character precincts enable rigorous, targeted, sustainable urban planning regulation, and a role for community engagement in future changes.  TRA specifically oppose 391.318 which seeks to delete Objective UFD-08 and rejects its recognition of "special character" at the strategic level of the Plan.  The TRA supports Character precincts because they comply with the NPS-UD, and are an important qualifying matter under the RMA.	Disallow	Accept.	No.
Wellington's Character Charitable Trust	FS82.132	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Considers the signalled direction in the introduction would be more enabling than MDRS requirements without adequate justification.	Disallow	Accept.	No.
Don MacKay	FS94.7	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Considers that walkable catchment extension opposed -see above in relation to Property Council. Proposed increases in height controls within walkable catchments of the CCZ go well beyond requirements of NPSUD and are inappropriate in light of amenity values (particularly within Oriental Bay). Oppose review of the O' Bay Height precinct- see our reasons re Waka Kotahi.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.315	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose in part	Considers that the introduction of Character Precincts including, Mt Victoria North Townscape Precinct and Oriental Bay Height Precinct, within the Medium Density Residential Zone should be reviewed in full, including their spatial extent. The S32 analysis has not sufficiently addressed the matters in s77L of the RMA and therefore may not meet threshold to be applied as qualifying matter as currently proposed.	Seeks that Character Precincts and their extent are reviewed to assess whether they meet Qualifying Matter thresholds from s77L of the RMA.	Reject.	No.
Ann Mallinson	FS3.2	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	The review or elimination of MRZ-PREC-03 and policies and rules and standards relating to the Oriental Bay Height Precinct are opposed. The Oriental Bay Height Precinct responded to the judgment in the submitter's successful legal case D Rendel, A Mallinson & others v Wellington City Council Decision No. W73/98 and provides protection for significant amenity value, landscape, townscape and character in Oriental Bay. Refer to original submission 81 (points 81.3 and 81.4).	Disallow	Accept.	No.
Jackie Pope	FS8.2	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	The Oriental Bay Height Precinct is extremely important to maintain important townscape and landscape values, and protects public views of Mt Victoria/Matairangi and St Gerards heritage site, and also supports the unique character of Oriental Bay.	Disallow	Accept.	No.
Denis Foot	FS10.2	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	The matters of the heights density and planning issues in Oriental Bay were the subject of a very expensive three week hearing at the Environment Court. The case was called Foot v WCC. In that case there were many lawyers, planners, urban designers, architects and residents that gave their views. Judge Kenderdine gave a very carefully considered judgement covering the various areas in Oriental Bay. The decision takes into account the diverse landforms which includes several valleys. There are still many areas in the Oriental Bay area where it is possible to build multi-storey apartments.  [Inferred reference to submission point 391.315]	Disallow	Accept.	No.
Oriental Bay Residents Association	FS13.2	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	As stated in OBRA's original submission of 12 September 2022. The Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay.	Disallow	Accept.	No.
Ruapapa Limited	FS18.4	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	As stated in OBRA's original submission of 12 September 2022. The Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay. The principles set out in the Environment Court decision in Foot v WCC should remain in place.	Disallow	Accept.	No.
Scott Galloway and Carolyn McLean	FS19.2	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	As stated in OBRA's original submission of 12 September 2022. The Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay.	Disallow	Accept.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Pukepueke Pari Residents Incorporated	FS37.8	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Opposes walkable catchment extension - limit of 10 mins on the walkable catchment is appropriate for Wellington and what is realistic for people to walk given the unusually windy weather and steep topography of Wellington. People's propensity to walk diminishes with distance. Particularly relevant if the catchment was increased to 15 minutes and the last 5 minutes was up a steep hill.  Proposed increases in height controls within walkable catchments of the CCZ go well beyond requirements of NPSUD and are inappropriate in light of amenity values (particularly within Oriental Bay). Oppose review of the O' Bay Height precinct- The Oriental Bay Height Precinct provides protection for significant public amenity value, for all those who use the beach and Parade, representing a large part of the Wellington population. This Height Precinct was decided after careful review by the Environment Court in 1989 and all the considerations that were carefully laid out there are relevant here.	Disallow	Accept.	No.
Gareth and Joanne Morgan	FS38.25	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Oppose those parts of Kāinga Ora's submission that seeks to amend, or remove the Character Precincts in Oriental Bay.	Disallow	Accept.	No.
Jenny Gyles	FS53.2	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Considers that the Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay.	Disallow	Accept.	No.
Helen Foot	FS62.2	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	The Oriental Bay Height Precinct is extremely important to maintain important townscape and landscape values, and protects public views of Mt Victoria/Matairangi and St Gerards heritage site, and also supports the unique character of Oriental Bay. The Oriental Bay Height Precinct and in particular that part of it adjacent to Hay Street and Grass Street was the subject of a very careful review in the decision of the Environment Court in 1989 (Helen Foot and others v WCC Decision W79/98). There is nothing to be gained by seeking a review of this decision.	Disallow	Accept.	No.
Thorndon Residents' Association Inc	FS69.14	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	The WCC summary reads: The Introduction to the MRZ is generally supported, in particular the provision of medium density housing to give effect to the NPS-UD and the Act. But amendments are sought relating to the introduction of Character Precincts and different provisions related to the construction of 4 or more residential units. Instead, it is sought that a Character Overlay is introduced into District-wide matters.  Special character precincts enable rigorous, targeted, sustainable urban planning regulation, and a role for community engagement in future changes.  TRA specifically oppose 391.318 which seeks to delete Objective UFD-08 and rejects its recognition of "special character" at the strategic level of the Plan.  The TRA supports Character precincts because they comply with the NPS-UD, and are an important qualifying matter under the RMA.	Disallow	Accept.	No.
Don MacKay	FS94.8	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Considers that walkable catchment extension opposed -see above in relation to Property Council. Proposed increases in height controls within walkable catchments of the CCZ go well beyond requirements of NPSUD and are inappropriate in light of amenity values (particularly within Oriental Bay). Oppose review of the O' Bay Height precinct- see our reasons re Waka Kotahi.	Disallow	Accept.	No.
LIVE WELLington	FS96.18	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Character precincts do not have to be reviewed to see whether they meet Qualifying Matter thresholds from S77L of the RMA. The NPSUD makes provision for "any other matters" determined by the Council to be a qualifying matter. Character Precincts are important to protect the character and heritage of Wellington City.	Disallow	Accept.	No.
Roland Sapsford	FS117.17	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Character precincts do not have to be reviewed to see whether they meet Qualifying Matter thresholds from S77L of the RMA. The NPSUD makes provision for "any other matters" determined by the Council to be a qualifying matter. Character Precincts are important to protect the character and heritage of Wellington City.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.316	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	Considers that a full review of Character Precincts is needed and if it is found that there is a need to continue to manage such values, then the PDP should introduce a Character chapter that will apply as an overlay as a Districtwide matter. [Refer to Appendix 3 for proposed Character Area Overlay]	Seeks that Character Precincts not be referenced in the plan and be instead focused into a Character Areas Overlay Chapter in the 'District-wide – General matters' section of the Plan. [Refer to original submission for full details]. [Refer to Appendix 3 for proposed Character Area Overlay].	Reject.	No.
Pukepueke Pari Residents Incorporated	FS37.9	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Opposes walkable catchment extension - limit of 10 mins on the walkable catchment is appropriate for Wellington and what is realistic for people to walk given the unusually windy weather and steep topography of Wellington. People's propensity to walk diminishes with distance. Particularly relevant if the catchment was increased to 15 minutes and the last 5 minutes was up a steep hill.  Proposed increases in height controls within walkable catchments of the CCZ go well beyond requirements of NPSUD and are inappropriate in light of amenity values (particularly within Oriental Bay). Oppose review of the O' Bay Height precinct- The Oriental Bay Height Precinct provides protection for significant public amenity value, for all those who use the beach and Parade, representing a large part of the Wellington population. This Height Precinct was decided after careful review by the Environment Court in 1989 and all the considerations that were carefully laid out there are relevant here.	Disallow	Accept.	No.
Gareth and Joanne Morgan	FS38.19	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Opposes those parts of Kāinga Ora's submission that seek to extend the walkable catchment above 10 minutes.	Disallow	Accept.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Gareth and Joanne Morgan	FS38.26	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Oppose those parts of Kāinga Ora's submission that seeks to amend, or remove the Character Precincts in Oriental Bay.	Disallow	Accept.	No.
Thorndon Residents' Association Inc	FS69.15	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	The WCC summary reads: The Introduction to the MRZ is generally supported, in particular the provision of medium density housing to give effect to the NPS-UD and the Act. But amendments are sought relating to the introduction of Character Precincts and different provisions related to the construction of 4 or more residential units. Instead, it is sought that a Character Overlay is introduced into District-wide matters.  Special character precincts enable rigorous, targeted, sustainable urban planning regulation, and a role for community engagement in future changes.  TRA specifically oppose 391.318 which seeks to delete Objective UFD-08 and rejects its recognition of "special character" at the strategic level of the Plan.  The TRA supports Character precincts because they comply with the NPS-UD, and are an important qualifying matter under the RMA.	Disallow	Accept.	No.
Don MacKay	FS94.9	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Considers that walkable catchment extension opposed -see above in relation to Property Council. Proposed increases in height controls within walkable catchments of the CCZ go well beyond requirements of NPSUD and are inappropriate in light of amenity values (particularly within Oriental Bay). Oppose review of the O' Bay Height precinct- see our reasons re Waka Kotahi.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.317	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that Character Precincts be removed in areas with Heritage classification.	Reject.	No.
Kāinga Ora Homes and Communities	391.318	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	It is considered that MRZ-PREC01 (Character Precincts) does not fulfil the matters of national importance as set out under section 6(f) and the requirements under section 77L and 77R of the RMA, and therefore do not meet the threshold to be applied as a qualifying matter to restrict height and density. Instead, it is sought that a Character Overlay is introduced into Districtwide matters.	Delete MRZ-PREC-01 (Character Precincts) in its entirety.	Reject.	No.
Jaqui Tutt	FS35.7	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Removal of character precincts is opposed. The NPSUD makes provision for "any other matters" determined by the Council to be a qualifying matter. Character Precincts are important to protect the character and heritage of Wellington.  A character overlay will not achieve the same outcome.	Disallow	Accept.	No.
Mt Victoria Historical Society Inc	FS39.4	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	The character of Character Precincts derives from their historic/heritage qualities and therefore do meet the requirements for a qualifying matter.	Disallow	Accept.	No.
Phil Kelliher	FS57.5	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Removal of Character precincts is strongly opposed. Reason: The NPSUD makes provision for "any other matters" determined by the Council to be a qualifying matter. Character Precincts are vital to protect the character & heritage of Wellington, NZ's capital city.  Considers that the Boffa Miskell assessment of the Inner-city suburbs character areas covering circa 74% of pre-1930 properties defined as either Primary or Contributory should be considered as a Qualifying Matter and be designated Character Precincts in the District Plan.  Further reasons for opposing: 1) EXCESS HOUSING CAPACITY OVER THE NEXT 30Y 2) TOTALLY INADEQUATE INFRASTRUCTURE 3) STRONG COMMUNITY SUPPORT FOR CHARACTER & HERITAGE including renters 4) HOUSING MARKET CONDITIONS HAVE CHANGED DRASTICALLY ie housing deficit fully eroded, house price crash, declining population. 5) BETTER ALTERNATIVES to concentrate high density development rather than the scattergun approach through inner-city suburbs.	Disallow / Seeks the following decision: "Increase the size of the inner-city suburb's Character Precincts in the District Plan to the circa 74% of the pre-1930's properties defined as either Primary or Contributory" as recommended by Boffa Miskell who were commissioned by the WCC to conduct a Pre-1930 Character Area Review (2019).	Accept.	No.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.1	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Submitter opposes submission by Kāinga Ora Homes and Communities which seeks to delete objective UFD-08 and rejects recognition of 'special character' at the strategic level of the plan.  The submitter supports character precincts because they comply with the National Policy Statement on Urban Development and are an important Qualifying matter under the Resource Management Act 1991.	Disallow	Accept.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Thorndon Residents' Association Inc	FS69.16	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	The WCC summary reads: The Introduction to the MRZ is generally supported, in particular the provision of medium density housing to give effect to the NPS-UD and the Act. But amendments are sought relating to the introduction of Character Precincts and different provisions related to the construction of 4 or more residential units. Instead, it is sought that a Character Overlay is introduced into District-wide matters.  Special character precincts enable rigorous, targeted, sustainable urban planning regulation, and a role for community engagement in future changes.  TRA specifically oppose 391.318 which seeks to delete Objective UFD-08 and rejects its recognition of "special character" at the strategic level of the Plan.  The TRA supports Character precincts because they comply with the NPS-UD, and are an important qualifying matter under the RMA.	Disallow	Accept.	No.
Wellington's Character Charitable Trust	FS82.65	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
LIVE WELLington	FS96.19	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZPREC01	Oppose	Removal of character precincts is opposed. The NPSUD makes provision for "any other matters" determined by the Council to be a qualifying matter. Character Precincts are important to protect the character and heritage of Wellington City. A character overlay will not achieve the same outcome.	Disallow	Accept.	No.
Roland Sapsford	FS117.18	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Removal of character precincts is opposed. The NPSUD makes provision for "any other matters" determined by the Council to be a qualifying matter. Character Precincts are important to protect the character and heritage of Wellington City. A character overlay will not achieve the same outcome.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.319	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Oppose	It is considered that MRZ- PREC02 (Mt Victoria North Townscape Precinct) does not fulfil the matters of national importance as set out under section 6(f) and the requirements under section 77L and 77R of the RMA, and therefore do not meet the threshold to be applied as a qualifying matter to restrict height and density. Instead, it is sought that a Character Overlay is introduced into District-wide matters.	Delete MRZ- PREC-02 (Mt Victoria North Townscape Precinct) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.100	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Oppose	Considers the Mt Victoria North Townscape Precinct has significant amenity value to Wellington City and ought to be retained.	Disallow	Accept.	No.
LIVE WELLington	FS96.20	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZPREC02	Oppose	The Mt Victoria North Townscape Precinct is in place to protect an iconic view associated with Wellington. This is of importance to Wellington and New Zealand and warrants protection under the RMA. Retaining this protection is unlikely to impact on KO activities.	Disallow	Accept.	No.
Roland Sapsford	FS117.19	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Oppose	The Mt Victoria North Townscape Precinct is in place to protect an iconic view associated with Wellington. This is of importance to Wellington and New Zealand and warrants protection under the RMA. Retaining this protection is unlikely to impact on KO activities.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.329	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-01	Oppose	MRZ- PREC01-01 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete Objective MRZ- PREC01-01 (Purpose) as notified.	Reject.	No.
LIVE WELLington	FS96.25	Part 3 / Residential Zones / Medium Density Residential Zone / MRZPREC01-01	Oppose	The submission to delete character precincts is strongly opposed. Character precincts are a justifiable means of protecting unique Wellington areas of Victorian and Edwardian native timber housing, that is of a cohesive style and form. Many of these areas are iconic to Wellington.	Disallow	Accept.	No.
Roland Sapsford	FS117.24	Part 3 / Residential Zones / Medium Density Residential Zone / MRZPREC01-01	Oppose	The submission to delete character precincts is strongly opposed. Character precincts are a justifiable means of protecting unique Wellington areas of Victorian and Edwardian native timber housing, that is of a cohesive style and form. Many of these areas are iconic to Wellington.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.330	Residential Zones / Medium Density Residential Zone / MRZ- PREC02-01	Oppose	MRZ- PREC02-01 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete Objective MRZ- PREC02-01 (Purpose) as notified.	Reject.	No.
LIVE WELLington	FS96.26	Part 3 / Residential Zones / Medium Density Residential Zone / MRZPREC02-01	Oppose	Character precincts are a justifiable means of protecting unique Wellington areas of Victorian and Edwardian native timber housing, that is of a cohesive style and form. Many of these areas are iconic to Wellington.	Disallow	Accept.	No.
Roland Sapsford	FS117.25	Part 3 / Residential Zones / Medium Density Residential Zone / MRZPREC02-01	Oppose	Character precincts are a justifiable means of protecting unique Wellington areas of Victorian and Edwardian native timber housing, that is of a cohesive style and form. Many of these areas are iconic to Wellington.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.355	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P1	Oppose	MRZ- PREC01-P1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ- PREC01-P1 (Maintenance of character) in its entirety.	Reject.	No.



Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Wellington's Character Charitable Trust	FS82.66	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.356	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Oppose	MRZ-PREC01-P2 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-P2 (Restrictions on demolition) in its entirety.	Reject.	No.
Thorndon Residents' Association Inc	FS69.19	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Oppose	Kāinga Ora Homes and Communities wishes to remove reference of Demolition throughout the PDP.  TRA are mindful that the greenest buildings are those timber buildings that are already built. There's an accumulative benefit from not demolishing older native timber buildings which have low carbon emissions instead of constructing new buildings using materials (such as concrete and steel) with significant whole of life carbon emissions.	Disallow	Accept.	No.
Wellington's Character Charitable Trust	FS82.67	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-P2	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
LIVE WELLington	FS96.29	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ2PREC01-P2	Oppose	The amendment to delete restrictions on demolition is opposed. Restrictions on demolition are needed to ensure maintenance of heritage and character provisions.	Disallow	Accept.	No.
Roland Sapsford	FS117.28	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-P2	Oppose	The amendment to delete restrictions on demolition is opposed. Restrictions on demolition are needed to ensure maintenance of heritage and character provisions.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.357	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	Oppose	MRZ-PREC01-P3 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-P3 (Intensification) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.68	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-P3	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.358	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P4	Oppose	MRZ-PREC01-P4 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-P4 (On-going use and repair and maintenance) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.69	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-P4	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.359	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P5	Oppose	MRZ-PREC01-P5 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-P5 (Car parking and accessory buildings) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.70	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-P5	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.360	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-P1	Oppose	MRZ-PREC02-P1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-P1 (Maintenance of townscape values) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.71	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC02-P1	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.387	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R1	Oppose	MRZ-PREC01-R1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R1 (Maintenance and repair of buildings and structures) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.73	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-R1	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.388	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R2	Oppose	MRZ-PREC01-R2 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R2 (Construction, addition, and alteration of accessory buildings) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.74	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-R2	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.

Character

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	391.389	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Oppose	MRZ-PREC01-R3 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R3 (Demolition or removal of buildings and structures) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.75	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-R3	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.390	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Oppose	MRZ-PREC01-R4 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) in its entirety.	Reject.	No.
Thorndon Residents' Association Inc	FS69.20	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Oppose	Kāinga Ora Homes and Communities wishes to remove reference of Demolition throughout the PDP.  TRA are mindful that the greenest buildings are those timber buildings that are already built. There's an accumulative benefit from not demolishing older native timber buildings which have low carbon emissions instead of constructing new buildings using materials (such as concrete and steel) with significant whole of life carbon emissions.	Disallow	Accept.	No.
Wellington's Character Charitable Trust	FS82.76	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-R4	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.391	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	Oppose	MRZ-PREC01-R5 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R5 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.77	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-R5	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.392	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R6	Oppose	MRZ-PREC01-R6 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R6 (Fences and standalone walls) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.78	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-R6	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.393	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R7	Oppose	MRZ-PREC01-R7 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R7 (Buildings and structures on or over a legal road) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.79	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC01-R7	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.394	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R1	Oppose	MRZ-PREC02-R1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-R1 (Maintenance and repair of buildings and structures) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.80	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC02-R1	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.395	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R2	Oppose	MRZ-PREC02-R2 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-R2 (Demolition or removal of buildings and structures) in its entirety.	Reject.	No.
Thorndon Residents' Association Inc	FS69.21	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R2	Oppose	Kāinga Ora Homes and Communities wishes to remove reference of Demolition throughout the PDP.  TRA are mindful that the greenest buildings are those timber buildings that are already built. There's an accumulative benefit from not demolishing older native timber buildings which have low carbon emissions instead of constructing new buildings using materials (such as concrete and steel) with significant whole of life carbon emissions.	Disallow	Accept.	No.
Wellington's Character Charitable Trust	FS82.81	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC02-R2	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.396	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R3	Oppose	MRZ-PREC02-R3 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-R3 (Construction, addition or alteration of any buildings or structures) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.82	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC02-R3	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.

Character

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	391.397	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R4	Oppose	MRZ-PREC02-R4 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-R4 (Fences and standalone walls) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.83	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC02-R4	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.398	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R5	Oppose	MRZ-PREC02-R5 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-R5 (Buildings and structures on or over a legal road) in its entirety.	Reject.	No.
Wellington's Character Charitable Trust	FS82.84	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1PREC02-R5	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.406	Residential Zones / Medium Density Residential Zone / MRZ-S1	Amend	Considers that MRZ-S1 should be amended to allow this standard to apply to all residential units regardless of how many are on a site and to be more enabling for residential units located within close proximity to train stations and local centres. Consistent with the rest of the submission, the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter is sought.	Amend MRZ-S1 (Building height control 1: - where no more than three residential units occupy the site; or - For the construction, addition or alteration of any buildings or structures in a Character Precinct or Mount Victoria North Townscape Precinct.) as follows: Building height control 1: <del>1- where no more than three residential units occupy the site; or</del> <del>2- For the construction, addition or alteration of any buildings or structures in a Character Precinct or Mount Victoria North Townscape Precinct.</del> 1. ... Except where: 2. In areas identified as having a height control of 18m in the planning maps, the height must not exceed 18 metres above ground level except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 1 below. ...	Reject.	No.
Kāinga Ora Homes and Communities	391.424	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S1	Oppose	Character Precincts are opposed, as well as all related Standards. It is sought that this Standard is deleted.	Delete MRZ-PREC01-S1 (Fences and standalone walls) in its entirety.	Reject.	No.
Kāinga Ora Homes and Communities	391.425	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S2	Oppose	The Oriental Bay Height Precinct is opposed, as well as all related Standards. It is sought that this Standard is deleted.	Delete MRZ-PREC01-S2 (Maximum height of an accessory building) in its entirety.	Reject.	No.
Pukepuke Pari Residents Incorporated	FS37.11	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S2	Oppose	Opposes walkable catchment extension - limit of 10 mins on the walkable catchment is appropriate for Wellington and what is realistic for people to walk given the unusually windy weather and steep topography of Wellington. People's propensity to walk diminishes with distance. Particularly relevant if the catchment was increased to 15 minutes and the last 5 minutes was up a steep hill.  Proposed increases in height controls within walkable catchments of the CCZ go well beyond requirements of NPSUD and are inappropriate in light of amenity values (particularly within Oriental Bay). Oppose review of the O' Bay Height precinct- The Oriental Bay Height Precinct provides protection for significant public amenity value, for all those who use the beach and Parade, representing a large part of the Wellington population. This Height Precinct was decided after careful review by the Environment Court in 1989 and all the considerations that were carefully laid out there are relevant here.	Disallow	Accept.	No.
Gareth and Joanne Morgan	FS38.5	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S2	Oppose	Opposes elements of Kāinga Ora's submission that seek to amend, remove or rezone the Oriental Bay Height Precinct to High Density Residential Zone.	Disallow	Accept.	No.
Gareth and Joanne Morgan	FS38.27	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S2	Oppose	Oppose those parts of Kāinga Ora's submission that seeks to amend, or remove the Character Precincts in Oriental Bay.	Disallow	Accept.	No.
Don MacKay	FS94.11	Part 3 / Residential Zones / Medium Density Residential Zone / MRZPREC01-S2	Oppose	Considers that walkable catchment extension opposed -see above in relation to Property Council. Proposed increases in height controls within walkable catchments of the CCZ go well beyond requirements of NPSUD and are inappropriate in light of amenity values (particularly within Oriental Bay). Oppose review of the O' Bay Height precinct- see our reasons re Waka Kotahi.	Disallow	Accept.	No.
Murray Pillar	393.1	Other / Other / Other	Support	Supports the Boffa Miskell 2019 report.	Seeks to amend the Character Precincts to reflect the area recommended in the Boffa Miskell 2019 report.	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.76	General / Other / Other / Other	Support	Boffa Miskell - adoption Boffa Miskell - support definitions and include all Add Character Precincts to areas missed 10min walkable catchment Character precincts and rules Character precincts for all sites identified by Boffa M. Establish Character Precincts where they were missed resource consents for demolishing pre-1930s dwellings	Allow	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Murray Pillar	393.13	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Supports the proposed Character Precincts and the rules for them.	Retain MRZ- PREC01 (Character Precincts) as notified, subject to increasing the extent of the area encompassed by Character Precincts.	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.80	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Boffa Miskell - adoption Boffa Miskell – support definitions and include all Add Character Precincts to areas missed 10min walkable catchment Character precincts and rules Character precincts for all sites identified by Boffa M. Establish Character Precincts where they were missed resource consents for demolishing pre-1930s dwellings	Allow	Accept in part.	Yes.
Murray Pillar	393.14	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Character Precincts should be amended to include all the dwellings identified in the Boffa Miskell 2019 report on character areas, specifically to cover each site that was identified as being "positive, contributing or neutral" in the report.	Amend the extent of the area encompassed by the Character Precincts to include all the dwellings identified in the Boffa Miskell 2019 report on character areas, specifically to cover each site that was identified as being "positive, contributing or neutral" in the report.	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.81	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Boffa Miskell - adoption Boffa Miskell – support definitions and include all Add Character Precincts to areas missed 10min walkable catchment Character precincts and rules Character precincts for all sites identified by Boffa M. Establish Character Precincts where they were missed resource consents for demolishing pre-1930s dwellings	Allow	Accept in part.	Yes.
Murray Pillar	393.15	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP, such as Wesley Road.	Add a new Character Precinct area for Wesley Road in MRZ- PREC01 (Character Precincts).	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.82	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support	Boffa Miskell - adoption Boffa Miskell – support definitions and include all Add Character Precincts to areas missed 10min walkable catchment Character precincts and rules Character precincts for all sites identified by Boffa M. Establish Character Precincts where they were missed resource consents for demolishing pre-1930s dwellings	Allow	Accept in part.	Yes.
Murray Pillar	393.16	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP, such as Bolton Street.	Add a new Character Precinct area for Bolton Street in MRZ- PREC01 (Character Precincts).	Accept in part.	Yes.
Murray Pillar	393.17	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP, such as Aurora Terrace.	Add a new Character Precinct area for Aurora Terrace in MRZ- PREC01 (Character Precincts).	Accept in part.	Yes.
Murray Pillar	393.18	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP, such as Talavera Terrace in Lower Kelburn.	Add a new Character Precinct area for Talavera Terrace in Lower Kelburn in MRZ- PREC01 (Character Precincts).	Accept	Yes
Murray Pillar	393.19	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Amend	Considers that there should be much wider coverage of the rule requiring a resource consent for demolishing pre-1930s dwellings in areas currently with that protection.	Seeks that there is much wider coverage of the MRZ- PREC01-P2 (Restrictions on demolition) provisions that require a resource consent for demolishing pre-1930s buildings. [Inferred decision requested].	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.83	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ1 PREC01-P2	Support	Boffa Miskell - adoption Boffa Miskell – support definitions and include all Add Character Precincts to areas missed 10min walkable catchment Character precincts and rules Character precincts for all sites identified by Boffa M. Establish Character Precincts where they were missed resource consents for demolishing pre-1930s dwellings	Allow	Accept in part.	Yes.
Murray Pillar	393.2	Mapping / Mapping	Amend	Considers that the Character Precincts should be amended to include all the dwellings identified in the Boffa	Amend the mapping of the area encompassed by the Character Precincts to include all the dwellings identified	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.77	General / Mapping / Mapping General / Mapping General	Support	Boffa Miskell - adoption Boffa Miskell – support definitions and include all Add Character Precincts to areas missed 10min walkable catchment Character precincts and rules Character precincts for all sites identified by Boffa M. Establish Character Precincts where they were missed resource consents for demolishing pre-1930s dwellings	Allow	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Sarah Cutten and Matthew Keir	FS91.52	Mapping / Mapping General / Mapping General	Oppose	The further submitter is opposed the generic support for all new additions to SCHED1. The further submitter does not believe the original submitter has made any detailed assessment of each scheduled item to inform their view, and as such, believe their submission point should be discounted.  [See original further submission for full reason].	Disallow / Seeks that the Council does not add new listings of private homes without owner's consent.	To be addressed in hearing stream 3	
Historic Places Wellington Inc	FS111.199	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Murray Pillar	393.3	Mapping / Mapping	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP,	Amend the mapping to add a new Character Precinct area for Wesley Road.	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.78	General / Mapping / Mapping General / Mapping General	Support	Boffa Miskell - adoption Boffa Miskell – support definitions and include all Add Character Precincts to areas missed 10min walkable catchment Character precincts and rules Character precincts for all sites identified by Boffa M. Establish Character Precincts where they were missed resource consents for demolishing pre-1930s dwellings	Allow	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.273	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.168	General / Mapping / Mapping General / Mapping General	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.
Lower Kelburn Neighbourhood Group	FS123.24	General / Mapping / Mapping General / Mapping General	Support	Considers that Wesley Precinct and Lower Kelburn, the area between Bolton St to San Sebastian Rd or the cable car, and between the Botanic Gardens and the Motorway should be classified as a Character Precinct with demolition controls and height limit of 11m for the many reasons outlined the submission and others referred to in further submission, including that of Lower Kelburn Neighbourhood, submission 356.	Allow	Accept in part.	Yes.
Murray Pillar	393.4	Mapping / Mapping	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP,	Amend the mapping to add a new Character Precinct area for Bolton Street.	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.274	General / Mapping / Mapping General / Mapping General	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 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.
Murray Pillar	393.5	Mapping / Mapping	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP,	Amend the mapping to add a new Character Precinct for Aurora Terrace.	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.275	General / Mapping / Mapping General / Mapping General	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 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.
Murray Pillar	393.6	Mapping / Mapping	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP,	Amend the mapping to add a new Character Precinct for Talavera Terrace in Lower Kelburn.	Accept	Yes.
Wellington's Character Charitable Trust	FS82.276	General / Mapping / Mapping General / Mapping General	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 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	Yes.
Historic Places Wellington Inc	FS111.169	General / Mapping / Mapping General / Mapping General	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	Yes.
Stephen Minto	395.3	Residential Zones / General point on Residential Zones / General point on Residential Zones	Not specified	Considers that the historic low-rise suburbs of older wooden buildings are a character feature throughout Wellington that is of huge liveability and tourist value.	Not specified.	Accept.	Yes.
Lucy Harper and Roger	401.1	Mapping / Mapping	Amend	Considers that the Earls Terrace and Port Street/Stafford Street area has qualities, including visibility which	Seeks that Earls Terrace, Port Street and Stafford Street are included in the PDP as a	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.193	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.125	General / Mapping / Mapping General / Mapping General	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.
Lucy Harper and Roger Pemberton	401.2	Mapping / Rezone / Rezone	Amend	Considers that the Earls Terrace and Port Street/Stafford Street area has qualities, including visibility which should qualify it as a character area. The submitter considers that Earls Terrace and Port Street/Stafford Street area has a particularly charming ambience and modification to the houses has generally been in keeping with the Mt Victoria architecture.	Amend zoning from High Density Residential Zone to Medium Density Residential Zone for Earls Terrace, Port Street and Stafford Street.	Accept in part.	Yes.
Lucy Harper and Roger Pemberton	401.46	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Earls Terrace and Port Street/Stafford Street area has qualities, including visibility which should qualify it as a character area. The submitter considers that Earls Terrace and Port Street/Stafford Street area has a particularly charming ambience and modification to the houses has generally been in keeping with the Mt Victoria architecture.	Seeks that Earls Terrace, Port Street and Stafford Street are included in the PDP as a character area.	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	O Independent Hearings Panel Recommendation	Changes to PDP?
Lucy Harper and Roger Pemberton	401.48	Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Support	Supports the MRZ-PREC01 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01 (Character Precincts) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.49	Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Support	Supports the MRZ-PREC02 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02 (Mt Victoria North Townscape Precinct) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.51	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-01	Support	Supports the MRZ-PREC01-01 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-01 (Purpose) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.52	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-01	Support	Supports the MRZ-PREC02-01 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02-01 (Purpose) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.54	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	Support	Supports the MRZ-PREC01-P1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P1 (Maintenance of character) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.55	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Support	Supports the MRZ-PREC01-P2 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P2 (Restrictions on demolition) as notified.	Accept in part.	No.
Lucy Harper and Roger Pemberton	401.56	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	Support	Supports the MRZ-PREC01-P3 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P3 (Intensification) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.57	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P4	Support	Supports the MRZ-PREC01-P4 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P4 (On-going use and repair and maintenance) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.58	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P5	Support	Supports the MRZ-PREC01-P5 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P5 (Car parking and accessory buildings) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.59	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P6	Support	Supports the MRZ-PREC01-P6 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P6 (Special features) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.60	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-P1	Support	Supports the MRZ-PREC02-P1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02-P1 (Maintenance of townscape values) as notified.	Accept.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Lucy Harper and Roger Pemberton	401.62	Residential Zones / Medium Density Residential Zone / MRZ-PRECO1-R1	Support	Supports the MRZ-PRECO1-R1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PRECO1-R1 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.63	Residential Zones / Medium Density Residential Zone / MRZ-PRECO1-R2	Support	Supports the MRZ-PRECO1-R2 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PRECO1-R2 (Construction, addition, and alteration of accessory buildings) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.64	Residential Zones / Medium Density Residential Zone / MRZ-PRECO1-R4	Support	Supports the MRZ-PRECO1-R4 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PRECO1-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.65	Residential Zones / Medium Density Residential Zone / MRZ-PRECO1-R5	Support	Supports the MRZ-PRECO1-R5 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PRECO1-R5 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.66	Residential Zones / Medium Density Residential Zone / MRZ-PRECO1-R6	Support	Supports the MRZ-PRECO1-R6 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PRECO1-R6 (Fences and standalone walls) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.67	Residential Zones / Medium Density Residential Zone / MRZ-PRECO1-R7	Support	Supports the MRZ-PRECO1-R7 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PRECO1-R7 (Buildings and structures on or over a legal road) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.68	Residential Zones / Medium Density Residential Zone / MRZ-PRECO2-R1	Support	Supports the MRZ-PRECO2-R1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PRECO2-R1 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.69	Residential Zones / Medium Density Residential Zone / MRZ-PRECO2-R2	Support	Supports the MRZ-PRECO2-R2 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PRECO2-R2 (Demolition or removal of buildings and structures).	Accept.	No.
Lucy Harper and Roger Pemberton	401.70	Residential Zones / Medium Density Residential Zone / MRZ-PRECO1-R3	Support	Supports the MRZ-PRECO1-R3 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PRECO1-R3 (Demolition or removal of buildings and structures) as notified.	Accept in part.	No.
Lucy Harper and Roger Pemberton	401.71	Residential Zones / Medium Density Residential Zone / MRZ-PRECO2-R3	Support	Supports the MRZ-PRECO2-R3 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PRECO2-R3 (Construction, addition or alteration of any buildings or structures) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.72	Residential Zones / Medium Density Residential Zone / MRZ-PRECO2-R4	Support	Supports the MRZ-PRECO2-R4 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PRECO2-R4 (Fences and standalone walls) as notified.	Accept.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Lucy Harper and Roger Pemberton	401.73	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R5	Support	Supports the MRZ-PREC02-R5 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02-R5 (Buildings and structures on or over a legal road) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.80	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S1	Support	Supports the MRZ-PREC01-S1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-S1 (Fences and standalone walls) as notified.	Accept.	No.
Lucy Harper and Roger Pemberton	401.81	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S2	Support	Supports the MRZ-PREC01-S2 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form. The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-S2 (Maximum height of an accessory building) as notified.	Accept.	No.
Investore Property Limited	405.46	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	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 MRZ-PREC01-R5.1 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) and seeks amendment.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.77	Part 3 / Residential Zones / MediumDensityResidential Zone / MRZ-PREC01-R5	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.	No.
Ryman Healthcare Limited	FS128.77	Part 3 / Residential Zones / MediumDensityResidential Zone / MRZ-PREC01-R5	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.	No.
Investore Property Limited	405.47	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	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 MRZ-PREC01-R5.1 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.78	Part 3 / Residential Zones / MediumDensityResidential Zone / MRZ-PREC01-R5	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.	No.
Ryman Healthcare Limited	FS128.78	Part 3 / Residential Zones / MediumDensityResidential Zone / MRZ-PREC01-R5	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.	No.
Investore Property Limited	405.48	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R3	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.	Seeks to retain MRZ-PREC02-R3.1 (Construction, addition or alteration of any buildings or structures) and an amendment.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.79	Part 3 / Residential Zones / MediumDensityResidential Zone / MRZ-PREC02-R3	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.	No.
Ryman Healthcare Limited	FS128.79	Part 3 / Residential Zones / MediumDensityResidential Zone / MRZ-PREC02-R3	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.	No.
Investore Property Limited	405.49	Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R3	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 MRZ-PREC02-R3.1 (Construction, addition or alteration of any buildings or structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.80	Part 3 / Residential Zones / MediumDensityResidential Zone / MRZ-PREC02-R3	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.	No.
Ryman Healthcare Limited	FS128.80	Part 3 / Residential Zones / MediumDensityResidential Zone / MRZ-PREC02-R3	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.	No.



Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Wellington Heritage Professionals	412.1	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the design guide mount victoria section should note that under streetscape attribute, it is characteristic for buildings in Mt Victoria to have had alterations pre-1930 as found in the assessment made by Michael Kelly in 2017.	Amend page 12 under streetscape attributes as follows:  Many of the remaining older buildings have been substantially modified over time and pre-1930 alterations are characteristic of many Mt Victoria buildings. However, their original primary form generally remains apparent.	Accept.	Yes.
Wellington Heritage	412.10	Other / Other / Other	Not specified	Considers that much of the character areas are likely to	Seeks that the Council apply the Greater Wellington Regional Council 'Guide to	Reject.	No.
Wellington Heritage Professionals	412.109	Schedules Subpart / Schedules / SCHED3 – Heritage Areas	Amend	Considers the character areas will meet the criteria for listing.	Seeks that the character areas are assessed for inclusion in the district plan as heritage areas.	Reject.	No.
Wellington Heritage	412.11	Other / Other / Other	Oppose	Considers that the Pre-1930s character area Boffa Miskell review 2019 was based on a flawed analysis	Not specified.	Reject.	No.
Wellington Heritage	412.12	Other / Other / Other	Not specified	Considers that there is a lack of evidence indicating that the existing heritage and character provisions in the	Not specified.	Reject.	No.
Wellington Heritage	412.15	Mapping / Mapping	Amend	Considers that the character precincts should be as mapped in the existing district plan because of the lack of	Seeks that the Character Precincts be extended to that in the operative district plan.	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.200	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Wellington Heritage Professionals	412.24	Strategic Direction / Capital City / CC-03	Amend	Considers that Wellington's character areas and heritage buildings have been evolving over more than a hundred and fifty years relative to the city's topography, to light and climate and to people's needs and that it is important that new development respects this.	Amend CC-03 as follows:1  Development is consistent with and supports the achievement of the following strategic city objectives: 1. Compact: Wellington builds on its existing urban form with quality development in the right locations that respect character areas and historic heritage; .....	Addressed in Report 4B.	
Wellington Heritage Professionals	412.25	Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / General HHSASM	Amend	Considers that Wellington's character areas and heritage buildings play a significant role in the liveability of our city.	Amend the introduction to the Historic Heritage and Sites and Areas of Significance to Maori chapter as follows:  "Historic and cultural heritage provides a connection with those who lived before us. It helps us define who we are and contributes to our sense of place and to the liveability of the City. Once destroyed, it cannot be replaced. It is a fundamental part of the wellbeing of people and communities." ....	Addressed in Report 3A.	
Wellington Heritage Professionals	412.3	Historical and Cultural Values / Historic Heritage / General HH	Oppose	Considers that there is a lack of evidence to support the heritage content of the PDP, including for the following reasons:  - The provisions lack a reliable evidence base and a qualitative report on the effectiveness of the operative plan provisions in necessary. - There is little evidence to support claims that the provisions are working as intended - There is little evidence that the heritage and character provisions are affecting the housing market in Wellington.  [Refer to original submission for full reason]	Not specified	Addressed in Report 3A.	
Wellington Heritage Professionals	412.33	Historical and Cultural Values / Historic Heritage / General HH	Oppose	Considers concern that if the plan as proposed is implemented, historic heritage and character which is of significance to current and future Wellingtonians, will be lost or altered.  Considers concern that the proposed plan's more permissive rules for historic heritage, the inadequacy of the schedule in reflecting Wellington's heritage, and the reductive approach to character areas.  [See original submission for full reasons]	Not specified.	Addressed in Report 3A.	
Wellington Heritage Professionals	412.71	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Considers that there is a lack of evidence to support the character content of the PDP.	Not specified	Reject	No
Wellington Heritage Professionals	412.72	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Considers that the lifting of demolition controls in existing character areas, will unnecessarily sacrifice heritage, character and liveability, while not achieving the desired affordable housing outcomes. [See original submission for full reasons]	Not specified.	Reject.	No.
Wellington Heritage Professionals	412.73	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the character precincts should be as mapped in the existing district plan because of the lack of evidence upon which the reduction in scale is based including the flawed analysis by Boffa Miskell and the information in the HBA. [See original submission for further detail including appendices]	Seeks that the character precincts be extended to that in the operative district plan.	Accept in part.	Yes.
Wellington Heritage Professionals	412.74	Residential Zones / Medium Density Residential Zone / New MRZ	Amend	Considers that the chapter should include a policy similar to NZC-P7 ensuring that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.	Add a policy similar to NZC-P7 (Quality design – neighbourhood and townscape outcomes) ensuring that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.	Accept See discussion in Report 2A	Yes.
Wellington Heritage Professionals	412.75	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Amend	Considers that the character areas should seek to preserve pre-1930 character, not original character as many buildings have had modifications prior to 1930 that are not original. [See original submission for full reasons]	Amend MRZ-PREC-01-P2 (Restrictions on demolition) as follows: Only allow the demolition of pre-1930 buildings, including the demolition or removal of architectural features from the primary elevation of any pre-1930 building, where either: 1. It can be demonstrated that the contribution of the building to the character of the area is low, with reference to: ... c. The extent to which the existing building retains its original pre-1930 design features relating to form, materials, and detailing and the extent to which those features have been modified;	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
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.	Addressed in Report 4C.	
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.	Addressed in Report 4C.	
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.	Addressed in Report 4C.	
Wellington Heritage Professionals	412.81	Commercial and mixed use Zones / City Centre Zone / CCZ-P9	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 CCZ-P9 (Quality design outcomes) as notified.	Addressed in Report 4B.	
Wellington Heritage Professionals	412.86	Design Guides Subpart / Design Guides / Character Precincts Design Guide	Amend	Considers that content should be revised to focus on pre-1930 character as opposed to 'original' elements because it is characteristic of many buildings in the character areas to have had alterations in the 1920s.	Seeks that content under the heading 'Building age and style revise paragraphs 2 and 4 to ensure the emphasis is on pre-1930 character as opposed to 'original' elements.	Accept in part.	Yes.
Wellington Heritage Professionals	412.87	Design Guides Subpart / Design Guides / Character Precincts Design Guide	Amend	Identifies a grammatical mistake	Amend sentence in paragraph 8 which does not make sense.	Accept.	Yes.
Wellington Heritage Professionals	412.88	Design Guides Subpart / Design Guides / Character Precincts Design Guide	Amend	Considers that references to 'originality' or 'original' throughout this guide should be changed to 'pre-1930'.	Amend references to 'originality' or 'original' throughout the guide to 'pre-1930'.	Accept in part.	Yes.
VicLabour	414.28	Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Oppose in part	Considers that character precincts restrict space for development and are a hindrance for the proposed mass rapid transit route. Considers that many owners will choose not to sell their homes to be developed given how valuable many are in their current state. Those that are less appealing will be more likely to be sold for development which is considered a good outcome. [See original submission for full reasons]	Seeks that character precincts be removed from the plan. [Inferred decision requested]	Reject.	No.
VicLabour	414.30	Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	Oppose	Opposes the provision as the submitter considers that the protection of Character should not be cast over the need for higher density housing.	Delete MRZ-PREC01-P3 (intensification)	Reject.	No.
VicLabour	414.36	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-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]	Addressed in Report 4A	
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]	Addressed in Report 4A	
VicLabour	414.41	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-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]	Addressed in Report 4A	
VicLabour	414.44	Commercial and mixed use Zones / City Centre Zone / CCZ-P11	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]	Addressed in Report 4A	
VicLabour	414.5	Development Area / Development Area Kibbirnie Bus Barns / DEV1-R1	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]	Addressed in Report 4A	
VicLabour	414.9	Mapping / Mapping	Oppose	Considers that character precincts restrict space for development and are a hindrance for the proposed mass	Seeks that Character Precincts be removed from the plan. [Inferred decision requested]	Reject.	No.
Wellington's Character Charitable Trust	FS82.92	General / Mapping / Mapping General / Mapping General	Oppose	Considers that character precincts in PDP protect significant amenity values in Wellington City and ought to be retained.	Disallow	Accept.	No.
Historic Places Wellington Inc	FS111.94	General / Mapping / Mapping General / Mapping General	Oppose	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.	Disallow	Accept.	No.
Josephine Smith	419.1	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Amend	Considers that Wellingtons livability, character and heritage can be protected at the same time as new housing is added. [See original submission for full reasons]	Seeks that the interpretation of 'Character' takes a comprehensive, holistic definition of character as a qualifying matter.	Reject.	No.
Lower Kelburn Neighbourhood Group	FS123.9	General / Whole PDP / Whole PDP / Whole PDP	Support	Considers that council should focus on brownfield development for affordable housing and ensuring high quality there. Considers the impact on the functioning of older neighbourhoods by random placing of high buildings must be prevented.	Allow	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Josephine Smith	419.11	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Amend	Considers that Wellingtons livability, character and heritage can be protected at the same time as new housing is added. [See original submission for full reasons]	Seeks that the Proposed District Plan is amended to recognise that character is in part derived from heritage in pre 1930's character areas.	Reject.	No.
Josephine Smith	419.12	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Support	Considers that Wellingtons livability, character and heritage can be protected at the same time as new housing is added. Considers that the demolition controls in pre-1930s areas (as defined in the Operative District Plan) should be retained, while identifying areas of particular character within these (for example as identified in the revised draft Spatial Plan) to enable a more granular level of control over demolition. [See original submission for full reasons]	Supports the controls on the demolition of pre-1930s dwellings in the Character Precincts.	Accept.	No.
Josephine Smith	419.13	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Support	Considers that Wellingtons livability, character and heritage can be protected at the same time as new housing is added. Considers that the demolition controls in pre-1930s areas (as defined in the Operative District Plan) should be retained, while identifying areas of particular character within these (for example as identified in the revised draft Spatial Plan) to enable a more granular level of control over demolition. [See original submission for full reasons]	Seeks that the character precincts are extended to encompass the areas in Appendix 1 of the Operative District Plan.	Accept in part.	No.
Josephine Smith	419.8	Whole PDP / Whole PDP / Whole PDP	Amend	Considers that Wellingtons livability, character and heritage can be protected at the same time as new housing is added. [See original submission for full reasons]	Seeks that the Proposed District Plan identify community-based planning for intensification as a method for increasing housing supply within areas subject to revised demolition controls.	Reject.	No.
Josephine Smith	419.9	Mapping / Mapping	Not specified	Considers that Wellingtons livability, character and heritage can be protected at the same time as new housing	Seeks that the Character Precincts are extended in the mapping to encompass the areas in Appendix 1 of the	Accept in part.	No.
Historic Places Wellington Inc	FS111.201	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	No.
The Urban Activation Lab of Red Design Architects	420.12	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the current height control areas in the Newtown Character Precincts are too high to achieve good urban design and to create a well-functioning livable environment.	Seeks that the 11m Height Control Area in Newtown Character Precincts is decreased. [Inferred decision requested].	Reject.	No.
Historic Places Wellington Inc	FS111.59	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	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	Reject.	No.
Paul Gregory Rutherford	424.1	Whole PDP / Whole PDP / Whole PDP	Amend	Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added. Not every old building needs to be retained, but neither are people's sense of connection and place disposable commodities. Rather than wholesale deregulation and the widespread removal of protections, heritage and character can be considered as part of community dialogue, while new construction focuses first on under-utilised land.	Seeks that the Proposed District Plan is amended to identify community-based planning for intensification as a method for increasing housing supply within areas subject to the revised demolition controls set out above.	Reject.	No.
Lower Kelburn Neighbourhood Group	FS123.39	General / Other / Other / Other	Support	Considers that for a harmonious and involved citizenry, community deliberative processes are necessary to decide where development and intensification can take place in their local area.  Seeks each community participates in deciding where, in their local area, high rise intensification is appropriate.	Allow	Reject.	No.
Paul Gregory Rutherford	424.11	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Amend	Considers that Wellingtons livability, character and heritage can be protected at the same time as new housing is added. [See original submission for full reasons]	Seeks that the interpretation of 'Character' takes a comprehensive, holistic definition of character as a qualifying matter.	Reject.	No.
Paul Gregory Rutherford	424.13	Historical and Cultural Values / Historic Heritage / General HH	Amend	Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added. Not every old building needs to be retained, but neither are people's sense of connection and place disposable commodities. Rather than wholesale deregulation and the widespread removal of protections, heritage and character can be considered as part of community dialogue, while new construction focuses first on under-utilised land.	Seeks that I submit that the draft District Plan needs to better recognise and provide for the protection of heritage from inappropriate development and better take into account the need to maintain and enhance amenity values.	Addressed in Report 3A.	No.
Paul Gregory Rutherford	424.16	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added. Not every old building needs to be retained, but neither are people's sense of connection and place disposable commodities. Rather than wholesale deregulation and the widespread removal of protections, heritage and character can be considered as part of community dialogue, while new construction focuses first on under-utilised land.	Seeks that the Proposed District Plan is amended to recognise that character is in part derived from heritage (as set out in the Operative Plan) in pre-1930s character areas (as defined in the Operative Plan), and use a comprehensive, holistic definition of character as a qualifying matter under the National Policy Statement Urban Development.	Reject.	No.
Paul Gregory Rutherford	424.17	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added. Not every old building needs to be retained, but neither are people's sense of connection and place disposable commodities. Rather than wholesale deregulation and the widespread removal of protections, heritage and character can be considered as part of community dialogue, while new construction focuses first on under-utilised land.	Seeks that demolition controls generally in the pre-1930s character areas (as defined in the Operative Plan) while identifying areas of particular character within these (for example as recommended in the revised Draft Spatial Plan) to enable a more granular level of control over demolition.	Reject.	No.
Paul Gregory Rutherford	424.18	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Amend	Considers that Wellingtons livability, character and heritage can be protected at the same time as new housing is added. [See original submission for full reasons]	Seeks that the proposed district plan is amended to recognise that character is in part derived from heritage in pre 1930's character areas.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Paul Gregory Rutherford	424.19	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Amend	Considers that Wellingtons liveability, character and heritage can be protected at the same time as new housing is added. [See original submission for full reasons]	Seeks the addition of the pre-1930s demolition controls from the operative district plan.	Accept in part.	Yes.
Paul Gregory Rutherford	424.20	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Amend	Considers that Wellingtons liveability, character and heritage can be protected at the same time as new housing is added. [See original submission for full reasons]	Seeks the addition of a mechanism to identify areas of particular character within the pre-1930s character areas to enable a more granular level of control over demolition.	Reject.	No.
Paul Gregory Rutherford	424.9	Whole PDP / Whole PDP / Whole PDP	Amend	Considers that Wellingtons liveability, character and heritage can be protected at the same time as new housing is added. [See original submission for full reasons]	Seeks that the Proposed District Plan identify community-based planning for intensification as a method for increasing housing supply within areas subject to revised demolition controls.	Reject.	No.
Lower Kelburn Neighbourhood Group	FS123.43	General / Other / Other / Other	Support	Considers that for a harmonious and involved citizenry, community deliberative processes are necessary to decide where development and intensification can take place in their local area.  Seeks each community participates in deciding where, in their local area, high rise intensification is appropriate.	Allow	Reject.	No.
Kat Hall	430.1	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Kat Hall	430.3	Mapping / Mapping	Amend	The extent of Character Precincts should be amended.	Increase the extent of the Character Precincts in the mapping.	Accept in part.	No.
Kat Hall	430.4	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Considers that the reduced protection of character areas under the pre-1930s demolition rule should be amended to at least 50%. The current 71% reduction of character protection is considered too high. Wellington's character suburbs provide value through amenity, character enjoyment and architecture. They provided a sense of place and neighbourhood, as well as a historical record of a period of time that cannot be replicated. According to the 2019 Boffa Miskell Pre-1930 Character Area Review, there are only around 4,500 homes in Wellington's inner city suburbs that predate 1930 (p.11). Therefore a reduction in character protection of 71% would see only around 1300 dwellings remaining as part of character areas.	Seeks that the extent of the Character Precincts is increased.	Accept in part.	No.
Kat Hall	430.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	The extent of Character Precincts should be amended to include areas identified in the 'Officer's Recommended Plan'. [Refer to original submission for full reason]	Seeks that Character Precincts be extended to encompass the extent recommended in the 'Officer's Recommended Plan' - ie approximately 50% increase in character precincts.	Accept.	Yes.
Kat Hall	430.6	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	The extent of Character Precincts should be amended to include areas identified by the Boffa Miskell Pre- 1930 Character Area Review. [Refer to original submission for full reason]	Seeks that Character Precincts be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.	Accept in part.	Yes.
Kat Hall	430.7	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	The extent of Character Precincts should be amended to include areas identified by Heritage New Zealand in their submission on the the Spatial Plan in 2021. [Refer to original submission for full reason]	Seeks that Character Precincts be extended to encompass Heritage New Zealand's recommendations in the Spatial Plan 2021.	Accept in part.	Yes.
Kat Hall	430.8	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Character Precincts should be extended in Newtown to match the recommendations from the Boffa Miskell report (p. 18-21) which identifies 83% of properties predating 1930 that are primary character contributory and include similar architectural style, lot size, and building type. These properties within the character area are located within two relatively discrete areas. [Refer to original submission for full reason]	Seeks that Character Precinct in Newtown in extended to encompass Boffa Miskell's recommendations.	Accept in part.	Yes.
Kat Hall	430.9	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that intensification needs to deliver additional housing while retaining character and cohesion in a suburb such as Newtown. This could be achieved by developing along commercial spines (refer to Hanley and Kemble Welch's 'Red Desing' concept plans). Intensification along the main streets, and mostly within existing Suburban Centres zoning, could provide up to 2,000 or more new dwellings, which exceeds the current projections of the Draft Spatial Plan for the Newtown area.	Seeks that intensification and development be focused along main streets in Local and Neighbourhood Centre Zones.	Reject.	No.
Peter Fordyce	431.2	Mapping / Mapping	Amend	Considers that there should be wider coverage for the rules preventing demolition of pre-1930s dwellings in	Seeks that the Character Precincts are extended in the mapping.	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.208	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	No.
Peter Fordyce	431.4	Historical and Cultural Values / Historic Heritage / New HH	Amend	Considers that the Heritage chapter should have a provision to protect original windows with stained and decorative glass on buildings within the character precincts, and heritage structures. As the chapter stands, provisions have little protection for the windows of heritage buildings, particularly stained and decorative glass, and there is a significant risk that this will be lost with the push for double glazing. Where possible, original window frames should be retained, and new or modified windows must contain the original decorative glass.	Add a new rule in the Historic Heritage chapter providing protection of original windows and stained and decorative window glass on heritage buildings and structures.  [Inferred decision requested - note: relief sought refers to heritage structures and character precincts]	Addressed in Report 3A.	
Peter Fordyce	431.5	Historical and Cultural Values / Historic Heritage / New HH	Amend	Considers that the Heritage chapter should have a provision to protect original windows with stained and decorative glass on buildings within the character precincts, and heritage structures. As the chapter stands, provisions have little protection for the windows of heritage buildings, particularly stained and decorative glass, and there is a significant risk that this will be lost with the push for double glazing. Where possible, original window frames should be retained, and new or modified windows must contain the original decorative glass.	Add a new Rule in the Historic Heritage chapter providing protection of original windows and stained and decorative window glass on buildings in Heritage Areas.  [Inferred decision requested - note: relief sought refers to heritage structures and character precincts]	Addressed in Report 3A	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Peter Fordyce	431.8	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Heritage chapter should have a provision to protect original windows with stained and decorative glass on buildings within the character precincts, and heritage structures. As the chapter stands, provisions have little protection for the windows of heritage buildings, particularly stained and decorative glass, and there is a significant risk that this will be lost with the push for double glazing. Where possible, original window frames should be retained, and new or modified windows must contain the original decorative glass.	Add a new rule in the MRZ-PREC01 (Character Precincts) providing protection of original windows and stained and decorative window glass on buildings within the character precincts. [Inferred decision requested - note: relief sought refers to heritage structures and character precincts]	Reject.	No.
Peter Fordyce	431.9	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that there should be wider coverage for the rules preventing demolition of pre-1930s dwellings in areas with that protection.	Seeks that the character precincts are extended.	Accept in part.	Yes.
Garvin Wong	432.1	Mapping / Mapping	Amend	Character Precincts in Thorndon are opposed. Some old properties under character protection in Thorndon are	Seeks that the extent of Character Precincts be amended in the mapping to remove properties in Thorndon.	Reject.	No.
Thorndon Residents' Association Inc	FS69.37	General / Mapping / Mapping General / Mapping General	Oppose	WCC Summary reads: Considers that Character Precincts should not be a qualifying matter. Seeks that the extent of Character Precincts be amended to remove properties in Thorndon.	Disallow	Accept.	No.
Wellington's Character Charitable Trust	FS82.55	General / Mapping / Mapping General / Mapping General	Oppose	Considers Thorndon character precincts protect significant heritage and character values.	Disallow	Accept.	No.
Historic Places Wellington Inc	FS111.95	General / Mapping / Mapping General / Mapping General	Oppose	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.	Disallow	Accept.	No.
Garvin Wong	432.2	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Amend	Considers that Character Precincts should not be a qualifying matter to give property owners the flexibility to upgrade/rebuild houses without needing resource consents.	Seeks that Character Precincts be removed from qualifying matters.	Reject.	No.
Thorndon Residents' Association Inc	FS69.38	Part 1 / National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Oppose	WCC Summary reads: Considers that Character Precincts should not be a qualifying matter. Seeks that the extent of Character Precincts be amended to remove properties in Thorndon.	Disallow	Accept.	No.
Wellington's Character Charitable Trust	FS82.56	Part 1 / National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Oppose	Considers Thorndon character precincts protect significant heritage and character values.	Disallow	Accept.	No.
Garvin Wong	432.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Character Precincts in Thorndon are opposed. Some old properties under character protection in Thorndon are over 100 years old. Renovating these properties will be more expensive than building new ones, as most of them: - have rotten weatherboards and borer holes in their structure frames, - have been left "as is", - are cold and damp in winter and costly to warm up, - were built very close to each other and get very little sunlight, - have sunken foundations. It is expected that the life span of a newly built property is 50 years and houses built 100 years ago should not be expected to last longer.	Opposes Character Precincts in Thorndon.	Reject.	No.
Thorndon Residents' Association Inc	FS69.39	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	WCC Summary reads: Considers that Character Precincts should not be a qualifying matter. Seeks that the extent of Character Precincts be amended to remove properties in Thorndon.	Disallow	Accept.	No.
Wellington's Character Charitable Trust	FS82.57	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Considers Thorndon character precincts protect significant heritage and character values.	Disallow	Accept.	No.
Garvin Wong	432.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Character Precincts in Thorndon are opposed. Some old properties under character protection in Thorndon are over 100 years old. Renovating these properties will be more expensive than building new ones, as most of them: - have rotten weatherboards and borer holes in their structure frames, - have been left "as is", - are cold and damp in winter and costly to warm up, - were built very close to each other and get very little sunlight, - have sunken foundations. It is expected that the life span of a newly built property is 50 years and houses built 100 years ago should not be expected to last longer.	Seeks that the extent of Character Precincts be amended to remove properties in Thorndon.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Thorndon Residents' Association Inc	FS69.40	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	WCC Summary reads: Considers that Character Precincts should not be a qualifying matter. Seeks that the extent of Character Precincts be amended to remove properties in Thorndon.	Disallow	Accept.	No.
Wellington's Character Charitable Trust	FS82.58	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Oppose	Considers Thorndon character precincts protect significant heritage and character values.	Disallow	Accept.	No.
Miriam Moore	433.12	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Oppose	Oppose the extent of the character protected areas. The inaccessibility of the City's character housing stock forces out older populations, if our ageing population can age in place in their home suburbs like Mount Victoria, this will free up more affordable land in the fringe suburbs	Seeks to reduce the extent of the character precincts.	Reject.	No.
Miriam Moore	433.2	Mapping / Mapping	Oppose	Oppose the extent of the character protected areas. The inaccessibility of our character housing stock forces	Reduce the extent of the Character Precincts in the mapping.	Reject.	No.
Anna Kemble Welch	434.10	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Character Precincts in Newtown should be increased to reflect Boffa Miskell's recommendations in their Pre-1930 Character Area Review. The Newtown Character Precinct should include all the houses in Emmett Street and Green Street, Normanby St east of the suburban centre, Donald McLean St north side, east of the suburban centre, all of Harper Street and Regent St, Daniell St to number 138 on the west side and 171 on the east, Lawrence St., Wingate Tce, Balmoral Tce, and Owen St from 1 to 173 on the east and 66 to 192 on the west. A WCC character area story map is provided to support this point. [Refer to original submission for full reasons, including attachment]	Amend the extent of MRZ-PREC01 (Character Precincts) to include the area in Newtown recommended by Boffa Miskell's Pre-1930 Character Area Review.	Accept in part.	Yes.
Anna Kemble Welch	434.2	Other / Other / Other	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Accept.	No.
Anna Kemble Welch	434.3	Other / Other / Other	Support	Supports Newtown Resident's Association's submission on the extension of Newtown's character Precinct, sunlight access and their point related to MDRZ sites with parks and open space in the neighbourhood.	Supports Newtown Residents' Association submission.  [Refer to submission 440]	Accept in part.	Yes.
Anna Kemble Welch	434.4	Mapping / Mapping	Amend	Considers that the Character Precincts should be increased through the application of character as a qualifying	Seeks that the extent of the Character Precincts is increased.	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.209	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Anna Kemble Welch	434.5	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Support in part	Supports the Council using character as a Qualifying Matter to modify the permitted building heights and other matters that would be required under the NPS-UD 2020 or the MDRS.	Retain Character as a Qualifying Matter in the Medium Density Residential Zone chapter.	Accept.	No.
Anna Kemble Welch	434.9	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Character Precincts should be increased through the application of character as a qualifying matter.	Seeks that the extent of the character precincts is increased.	Accept in part.	Yes.
Kirsty Woods	437.1	Mapping / Mapping	Amend	Supports the current character areas identified, but considers that the character precinct should be extended	Retain Character Precincts as notified and seeks amendment to extent to Newtown.	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.231	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.111	General / Mapping / Mapping General / Mapping General	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.
Kirsty Woods	437.2	Mapping / Mapping	Amend	Supports the current character areas identified, but considers that the character precinct should be extended	Seeks that the extent of the Character Precinct in Newtown is increased in the mapping.	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.232	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.112	General / Mapping / Mapping General / Mapping General	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.
Kirsty Woods	437.5	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports the current character areas identified, but considers that the character precinct should be extended in Newtown.	Retain Character Precincts identified in the Medium Density Residential Zone Chapter as notified and seeks amendment to extent to Newtown.	Accept in part.	Yes.
Kirsty Woods	437.6	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Supports the current character areas identified, but considers that the character precinct should be extended to Newtown.	Seeks an amendment to MRZ-PREC01 (Character precincts) that the extent of the character precinct in Newtown is increased.	Accept in part.	Yes.
Newtown Residents' Association	440.17	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Character Precincts are fully supported, but could be extended. Character as a Qualifying Matter is supported, as it permits the modification of building heights and other matters that would be required under the NPS-UD 2020 or the MDRS. [Refer to original submission for full reason]	Retain MRZ-PREC01 (Character Precincts) as notified.	Accept in Part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Newtown Residents' Association	440.18	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Boffa Miskell's Pre-1930 Character Area Review identified 5 sub-areas on the eastern side of Newtown and another 3 on the west side as having particularly noticeable coherence of character, which should be included in MRZ-PREC01. (Option A)	Seeks that Character Precincts in Newtown be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review (Primary & contributing).	Accept in part.	Yes.
Newtown Residents' Association	440.19	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Character Precincts should include all areas of Newtown and Berhampore described in the Boffa Miskell report as having a noticeable degree of cohesion. (Option B)	Seeks that Character Precincts be extended to encompass areas of Newtown and Berhampore described as having a noticeable degree of cohesion in the Pre-1930 Character Area Review from Boffa Miskell, with the addition of Green St, Emmett St, Wilson St, 74 Daniell St to 171 Daniell St, and Regent St.	Accept in part.	Yes.
Newtown Residents' Association	440.20	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that Character Precincts should be extended to match the areas recommended by the Council Officers in the pre-approved Spatial Plan, June 2021. (Option C) [Refer to original submission for full reason]	Seeks that Character Precincts be extended to encompass Council Officers' recommendations in the pre-approved 2021 Spatial Plan.	Accept.	Yes.
Kathryn Lethbridge	442.1	Mapping / Rezone /	Amend	Considers that WCC should be including character / heritage recognition for the Hobson Precinct (between	Seeks that Hobson Street (between Murphy Street and Hobson Street/Davis Street and the motorway) is	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.69	General / Mapping / Mapping General / Mapping General	Support	WCC summary reads: The zone is a jewel in the Wellington character / heritage crown and appropriate houses in the area should be protected to prevent unnecessary loss to this key cultural asset for the city.  Considers that MRZ for the Hobson Precinct meets the Government requirements for development and is more appropriate given the existing nature of the area and potential for inappropriate development.	Allow	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.185	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Kathryn Lethbridge	442.3	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that WCC should be including character / heritage recognition for the Hobson Precinct (between Murphy Street and Hobson Street/Davis Street and the motorway). The zone is a jewel in the Wellington character / heritage crown and appropriate houses in the area should be protected to prevent unnecessary loss to this key cultural asset for the city.	Seeks that Hobson Street (between Murphy Street and Hobson Street/Davis Street and the motorway) is included within a character precinct.	Accept in part.	Yes.
Thorndon Residents' Association Inc	FS69.71	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	WCC summary reads: The zone is a jewel in the Wellington character / heritage crown and appropriate houses in the area should be protected to prevent unnecessary loss to this key cultural asset for the city.  Considers that MRZ for the Hobson Precinct meets the Government requirements for development and is more appropriate given the existing nature of the area and potential for inappropriate development.	Allow	Accept in part.	Yes.
Christie Potter	446.1	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.	Addressed in Report 4B.	
Christie Potter	446.1	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Supports the report 'Planning for residential amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.  Considers that as Moir Street is also designated a heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites.  [Refer to original submission for full reason]	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> 5m above ground level from all side and rear boundaries that adjoin that precinct.  [Inferred decision requested].	Addressed in Report 4B.	
Christie Potter	446.2	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.	Addressed in Report 4B.	
Christie Potter	446.4	Commercial and mixed use Zones / City Centre Zone / General CCZ	Amend	Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.  Considers that Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria.  Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.  [Refer to original submission for full reasons].	Not specified.	Addressed in Report 4B.	

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Christie Potter	446.5	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oppose in part	Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.  Considers that standard is contrary to the proposed objectives and policies of the District Plan relating to amenity, design adverse effects and heritage.  [Refer to original submission for full reasons].	Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.	Addressed in Report 4B.	
Christie Potter	446.6	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.  Considers that standard is contrary to the proposed objectives and policies of the District Plan relating to amenity, design adverse effects and heritage.  [Refer to original submission for full reasons].	Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:  <u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u>  [refer to submission for illustration of area covered by proposed height control area 11]	Addressed in Report 4B.	
Christie Potter	446.8	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  Considers that the significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B.	
Christie Potter	446.9	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  Considers that the significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):  1. ... <u>b. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u> ...	Addressed in Report 4B.	
Kay Larsen	447.4	Mapping / Rezone /	Amend	Considers that the proximity of the south end of the Terrace the Aro Valley and Park means that the Aro	Seeks that the area between Abel Smith Street, Ghuznee Street, Terrace and including St John Street and Abel	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.161	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.
Kay Larsen	447.5	Mapping / Rezone /	Amend	Considers that infrastructure is now inadequate and it would all have to be replaced with greater capacity	Seeks that the area between Abel Smith Street, Ghuznee Street, Terrace and including St John Street and Abel	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.162	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.
Kay Larsen	447.6	Mapping / Rezone /	Amend	Considers that the Terrace near the corner of Vivian Street is not really designed for a major increase of	Seeks that the area between Abel Smith Street, Ghuznee Street, Terrace and including St John Street and Abel	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.163	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.
Dale Mary McTavish	448.4	Mapping / Mapping	Amend	Considers that the Newtown housing stock is mostly around 100 years which says a lot about the quality and	Amend the mapping to increase the extent of the Character Precincts in Newtown to include the Council	Accept.	Yes.
Historic Places Wellington Inc	FS111.113	General / Mapping / Mapping General / Mapping General	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.	Yes.
Dale Mary McTavish	448.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the Newtown housing stock is mostly around 100 years which says a lot about the quality and resilience.  Newtown is already high density on a human scale and is well-placed for sun and green spaces. People enjoy living here and there is the pleasure of 19th century views. Every single house has a story.  The most recent infill housing is a blot on the landscape. [Refer to original submission for full reasons].	Seeks that the Character Precinct areas in Newtown are extended to include the Council Officers Recommended Plan areas.  [Inferred decision requested].	Accept.	Yes.
Dorothy Thompson	449.1	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZPt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (Medium Density Residential Zone) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.	Addressed in Report 4B.	



Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Dorothy Thompson	449.1	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Supports the report 'Planning for residential amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.  Considers that as Moir Street is also designated a heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites.  [Refer to original submission for full reason]	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <b>5m</b> above ground level from all side and rear boundaries that adjoin that precinct.  [Inferred decision requested].	Addressed in Report 4B.	
Dorothy Thompson	449.2	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (Medium Density Residential Zone) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.	Addressed in Report 4B.	
Dorothy Thompson	449.4	Commercial and mixed use Zones / City Centre Zone / General CCZ	Amend	Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.  Considers that Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria.  Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.  [Refer to original submission for full reasons].	Not specified.	Addressed in Report 4B.	
Dorothy Thompson	449.5	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oppose in part	Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.  Considers that standard is contrary to the proposed objectives and policies of the District Plan relating to amenity, design adverse effects and heritage.  [Refer to original submission for full reason].	Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.	Addressed in Report 4B.	
Dorothy Thompson	449.6	Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Amend	Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.  Considers that standard is contrary to the proposed objectives and policies of the District Plan relating to amenity, design adverse effects and heritage.  [Refer to original submission for full reason].	Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:  ... <b>k. Height Control Area 11 - Eastern side of Hania Street 15m.</b>  [refer to submission for illustration of area covered by proposed height control area 11]	Addressed in Report 4B.	
Dorothy Thompson	449.8	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  Considers that the significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reason].	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <b>5m</b> above ground level from all side and rear boundaries that adjoin that precinct.	Addressed in Report 4B.	
Dorothy Thompson	449.9	Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  Considers that the significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):  1. ... <b>b. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</b> ...	Addressed in Report 4B.	
David Lee	454.3	Residential Zones / Medium Density Residential Zone / General MRZ- PRECD1	Oppose	Opposes the removal of the pre-30s demolition consent from Mt Victoria.	Seeks to add Operative District Plan rule relating to Pre-1930s demolition. [Inferred decision requested]	Accept in part.	Yes.
David Lee	454.4	Residential Zones / Medium Density Residential Zone / General MRZ- PRECD1	Not specified	Considers that 'Character' areas should all be renamed heritage areas because character is a subjective term, unlike 'heritage' which has a legal force in the RMA.	Seeks that 'Character' areas should all be renamed heritage areas.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Mt Victoria Historical Society Inc	FS39.8	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Agree that 'Character' areas should be renamed heritage areas because character is a subjective term, unlike 'heritage' which has a legal force in the RMA. The character only derives from the heritage.	Allow	Reject.	No.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.17	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Supports submission seeking all character areas should be relabelled to Heritage Areas.	Allow	Reject.	No.
Wellington's Character Charitable Trust	FS82.159	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	[No specific reason given beyond decision requested - refer to further submission]	Allow	Reject.	No.
Historic Places Wellington Inc	FS111.1	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Renaming Character Precincts as heritage recognises that all character precincts fundamentally protect heritage from inappropriate subdivision or development in accordance with s.6 RMA, and as such is a qualifying matter under s.77L RMA exempting those areas and sites from mandatory intensification, and from demolition without specific analysis of the heritage values at risk of being lost.	Allow	Reject.	No.
Historic Places Wellington Inc	FS111.44	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	HPW supports the addition of heritage areas in Mt Victoria, comprising notified areas of Elizabeth St and Porritt Ave and further new heritage areas in Claremont Grove; addresses in Ellice St; and the addition of 1-6 & 8 Tutchen Ave to the adjacent proposed new Porritt Ave Heritage Area as notified.	Allow	Reject.	No.
David Lee	454.5	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Not specified	Considers Mt Victoria's Victorian/Edwardian houses, constructed of irreplaceable native timber, contribute immensely to Wellington's character and that this has been recognised internationally.	Not specified.	Accept in part.	Yes.
David Lee	454.7	Design Guides Subpart / Design Guides / Character Precincts Design Guide	Not specified	Considers that 'Character' areas should all be renamed heritage areas because character is a subjective term, unlike 'heritage' which has a legal force in the RMA.	Seeks that 'Character' areas should all be renamed heritage areas.	Reject.	No.
(Vivien) Jane Kirkcaldie and	455.2	Other / Other / Other	Not specified	Considers that functioning, well-maintained houses in our area built before the 1930s should retain protection	Not specified.	Reject.	No.
Lower Kelburn Neighbourhood Group	FS123.21	General / Other / Other / Other	Support	Considers that Wesley Precinct and Lower Kelburn, the area between Bolton St to San Sebastian Rd or the cable car, and between the Botanic Gardens and the Motorway should be classified as a Character Precinct with demolition controls and height limit of 11m for the many reasons outlined the submission and others referred to in further submission, including that of Lower Kelburn Neighbourhood, submission 356.	Allow	Reject.	No.
(Vivien) Jane Kirkcaldie and	455.3	Mapping / Rezone /	Amend	Considers that Lower Kelburn Neighbourhood be recognised as a special character area.	Seeks to rezone Lower Kelburn Neighbourhood as a special character area.	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.174	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
Lower Kelburn Neighbourhood Group	FS123.22	General / Mapping / Rezone / Rezone	Support	Considers that Wesley Precinct and Lower Kelburn, the area between Bolton St to San Sebastian Rd or the cable car, and between the Botanic Gardens and the Motorway should be classified as a Character Precinct with demolition controls and height limit of 11m for the many reasons outlined the submission and others referred to in further submission, including that of Lower Kelburn Neighbourhood, submission 356.	Allow	Accept in part	Yes
Rachel Underwood	458.1	Mapping / Mapping	Amend	Considers the plan should give more protection for older, heritage, wooden buildings because upgrading	Seeks to alter the Character Precincts to reflect the recommendations of the Character Area Review, Boffa	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.202	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Rachel Underwood	458.2	Mapping / Mapping	Amend	Considers further character protection is needed.	Seeks that new areas of Character Precinct be established in areas missed out	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.277	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.170	General / Mapping / Mapping General / Mapping General	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.
Lower Kelburn Neighbourhood Group	FS123.23	General / Mapping / Mapping General / Mapping General	Support	Considers that Wesley Precinct and Lower Kelburn, the area between Bolton St to San Sebastian Rd or the cable car, and between the Botanic Gardens and the Motorway should be classified as a Character Precinct with demolition controls and height limit of 11m for the many reasons outlined the submission and others referred to in further submission, including that of Lower Kelburn Neighbourhood, submission 356.	Allow	Accept in part.	Yes.
Rachel Underwood	458.4	Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Amend	Considers the plan should give more protection for older, heritage, wooden buildings because upgrading existing houses is more sustainable than demolition and replacing with concrete structures. Considers that it is unacceptable that planning should allow high-rise buildings that deprive older houses of sunlight and air flow and intensify dampness in living conditions.	Seeks to alter the Character Precincts to reflect the recommendations of the Character Area Review, Boffa Miskell Report 2019.	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Rachel Underwood	458.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers further character protection is needed. [Refer to original submission for full reason]	Seeks that new areas of character precinct be established in areas missed out altogether, such as Wesley Rd, Bolton St and Aurora Terrace, and Talavera Terrace in lower Kelburn.	Accept in part.	Yes.
Greater Brooklyn Residents	459.1	Other / Other / Other	Not specified	Considers there to be insufficient evidence of Brooklyn suburbs character or heritage value.	Seeks for WCC to investigate Character/Heritage in the Brooklyn suburb.	Reject.	No.
Greater Brooklyn Residents	459.7	Mapping / Rezone /	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Proposed District Plan will maintain the existing or 50% protected heritage/character areas	Accept in part.	Yes.
Anita Gude and Simon Terry	461.11	Mt Vic Townscape	Amend	Requests that 31 and 33 McFarlane Street, and 4 Vogel Street are included in the Townscape Precincts as they form an important part of the character of the precincts.	Include 31 and 33 McFarlane Street, and 4 Vogel Street in the Townscape Precincts Overlay.	Accept	Yes.
Wellington's Character Charitable Trust	FS82.194	General / Mapping / Mapping General / Mapping General	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 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.
Historic Places Wellington Inc	FS111.131	General / Mapping / Mapping General / Mapping General	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.
Anita Gude and Simon Terry	461.12	Mapping / Mapping	Amend	Requests that 11 Vogel Street is included in the Mount Victoria Character Precinct. Notes that the Boffa Miskell	Include 11 Vogel Street in the Mount Victoria Character Precinct.	Accept.	Yes.
Wellington's Character Charitable Trust	FS82.195	General / Mapping / Mapping General / Mapping General	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 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.	Yes.
Historic Places Wellington Inc	FS111.132	General / Mapping / Mapping General / Mapping General	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.	Yes.
Anita Gude and Simon Terry	461.13	Mapping / Rezone /	Amend	Notes that there are a cluster of a dozen properties on McFarlane Street that are not included in the Mount	Include a cluster of up to a dozen properties on McFarlane Street in the Mount Victoria Character Precinct.	Reject.	No.
Historic Places Wellington Inc	FS111.133	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	Reject.	No.
Anita Gude and Simon Terry	461.18	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Supports the creation of Character Precincts.	Retain the MRZ-PREC01 (Character Precincts), with amendments.	Accept in part.	Yes.
Anita Gude and Simon Terry	461.19	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the area encompassed by the Character Precincts is expanded to include all inner city suburbs not covered by the Priority Development Areas.	Accept in part.	Yes.
Anita Gude and Simon Terry	461.20	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Requests that 11 Vogel Street is included in the Mount Victoria Character Precinct. Notes that the Boffa Miskell character report classified the property as having contributory character but was ultimately excluded from the overlay. Notes that 11 Vogel Street is the only property south of Hawker Street that within the Townscape Precinct but not within the Character Precinct. While the Townscape Precinct offers certain protections, the Character Precinct would be better suited to protecting the character values of the property. [see original submission for further details and maps]	Include 11 Vogel Street in the Mount Victoria Character Precinct.	Accept.	Yes.
Anita Gude and Simon Terry	461.21	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Notes that there are a cluster of a dozen properties on McFarlane Street that are not included in the Mount Victoria Character Precinct that should be included [see original submission for maps and images identifying these properties]. Notes that any redevelopment of these sites may make the area less conforming to the general pattern of development and that the hillside location makes these properties visible from the City. Notes that the whole hillside face where these properties are located needs to be treated as one cohesive block under one set of consistent rules, and valued as a whole.	Include a cluster of up to a dozen properties on McFarlane Street in the Mount Victoria Character Precinct. [see original submission for maps and images identifying these properties].	Reject.	No.
Anita Gude and Simon Terry	461.22	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Amend	Considers that a height limit of 11m in the Townscape Precincts will lead to a loss of character as most dwellings within the precinct, specifically properties on the Mt Victoria northern slopes, are two storeys. Notes that the current Pre-1930s Design Guide mentions most dwellings are two storeys.	Amend the rules so that a height limit of 8m is applied to the Townscape Precinct. Provide the ability to apply for Resource Consent for structures that are appropriately sympathetic to the character of the area.	Reject.	No.
Anita Gude and Simon Terry	461.23	Residential Zones / Medium Density Residential Zone / General MRZ- PREC02	Amend	[No specific reason given beyond decision requested - refer to original submission].	Remove the height to boundary control exemption for multi-unit developments in the Townscape Precinct.	Reject.	No.
Anita Gude and Simon Terry	461.24	Residential Zones / Medium Density Residential Zone / MRZ- PREC02-01	Amend	Considers that MRZ-PREC02-01 may need to be amended if MRZ-PREC02-P1 (Maintenance of townscape values) is amended to include the requirement that "Applicants must demonstrate that the provisions of this Design Guide have been acknowledged and interpreted and their objectives satisfied" (as suggested by this submission).	Amend MRZ-PREC02-01 (Purpose) by adding an objective statement concerning the "protecting against further erosion of what is sought to be protected".	Reject.	No.
Anita Gude and Simon Terry	461.25	Residential Zones / Medium Density Residential Zone / MRZ- PREC02-P1	Amend	Considers that the provisions are insufficient to manage the Mount Victoria North Character Area. [See original submission for full reasons]	Seeks that MRZ-PREC02-P1 (Maintenance of townscape values) is amended to require developers to conform to minimum standards specified in the design guide.	Reject.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Anita Gude and Simon Terry	461.26	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P1	Amend	Developers should be required to conform to "Guiding principles" specified in the design guide. As worded, the policies present more of an advisory note than a mandatory requirement. All developers should be required to conform to the "Guiding principles".	Amend Policy MRZ-PREC01-P1 (maintenance of character) to require developers conform to the "Guiding Principles" specified in the Design Guide.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.7	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P1	Oppose	Inconsistent with the RVA's original submission which sought to exclude retirement villages from having to apply Design Guides. Council oversight is not required to retirement villages as the RVA is best placed to understand different operational and functional needs.	Disallow	Accept in part.	No.
Ryman Healthcare Limited	FS128.7	Part 3 / Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P1	Oppose	Inconsistent with Ryman's original submission which sought to exclude retirement villages from having to apply Design Guides. Council oversight is not required to retirement villages as Ryman is best placed to understand different operational and functional needs.	Disallow	Accept in part.	No.
Anita Gude and Simon Terry	461.27	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-P2	Support	Supports MRZ-PREC01-P2 in its entirety. Considers that these provisions are well thought through.	Retain MRZ-PREC01-P2 (Restrictions on demolition) as notified.	Accept in part.	No.
Anita Gude and Simon Terry	461.28	Residential Zones / Medium Density Residential Zone / MRZ- PREC02-P1	Amend	Considers that the provisions are insufficient to manage the Mount Victoria North Character Area. [See original submission for full reasons]	Amend MRZ-PREC02-P1 (Maintenance of townscape values) is amended to include the following requirement that "Applicants must demonstrate that the provisions of this Design Guide have been acknowledged and interpreted and their objectives satisfied".	Reject.	No.
Anita Gude and Simon Terry	461.29	Residential Zones / Medium Density Residential Zone / MRZ-R2	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend MRZ-R2 (Residential Activities...) to make it clear that the Restricted Discretionary provisions are only available in the Townscape Precincts if the burden of proof is placed with the developer, in respect to MRZ-P2 (Housing Supply and Choice) and MRZ-P3 (Housing Needs).	Reject.	No.
Anita Gude and Simon Terry	461.30	Residential Zones / Medium Density Residential Zone / MRZ- PREC02-R2	Amend	Considers that MRZ-PREC02-R2 not having parallel provisions to MRZ-PREC01-P2 (Restrictions on demolition) is an anomaly and should be amended so that demolition is a restricted discretionary activity.	Amend MRZ-PREC02-R2 (Demolition or removal of buildings and structures) so that demolition is a restricted discretionary activity (not a permitted activity).	Reject.	No.
Anita Gude and Simon Terry	461.32	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Amend	The wording of the "Guiding Principles" does not suggest it is mandatory for developers to conform to them.	Amend the "Guiding Principles" in the Residential (Character Precincts) Design Guide (page 5-9) so that the wording makes conformance with the principles mandatory, unless the developer can persuade the council otherwise.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.8	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Inconsistent with the RVA's original submission which sought to exclude retirement villages from having to apply Design Guides. Council oversight is not required to retirement villages as the RVA is best placed to understand different operational and func	Disallow	Accept in part.	No.
Ryman Healthcare Limited	FS128.8	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Inconsistent with Ryman's original submission which sought to exclude retirement villages from having to apply Design Guides. Council oversight is not required to retirement villages as Ryman is best placed to understand different operational and function	Disallow	Accept in part.	No.
Bruce Hay-Chapman	462.1	Mapping / Mapping	Amend	Considers in appropriate to reinstate the character areas as proposed in the Spatial Plan.	Seeks to alter the Character Precincts to reflect the recommendations of the Character Area Review, Boffa	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.53	Mapping / Mapping General / Mapping General	Support	Supports submission because it supports character extensions in Harper Street, Newtown.	Allow	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.203	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Kiri Saul	463.1	Mapping / Mapping	Amend	Considers in appropriate to reinstate the character areas as proposed in the Spatial Plan.	Seeks to alter the Character Precincts to reflect the recommendations of the Character Area Review, Boffa	Accept in part.	Yes.
Claire Nolan, James Fraser, Margaret Franken, Biddy Bunzel, Michelle Wooland, Lee Muir	FS68.38	Mapping / Mapping General / Mapping General	Support	Supports submission that seeks to extend character precincts in Harper Street, Newtown.	Allow	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.204	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Phillip Cooke	465.3	Mapping / Mapping	Amend	Considers that the Claremont Grove/Austin Street precinct should be included as a Character Precinct.	Amend the mapping to increase the extent of the area encompassed by the Character Precincts to include the	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.196	General / Mapping / Mapping General / Mapping General	Support	Considers the Boffa Miskell report, Council officers' assessment, and other evidence, justifies extending the character protections and zoning for all areas identified by submitters in the rest 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.
Historic Places Wellington Inc	FS111.134	General / Mapping / Mapping General / Mapping General	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.
Hannah Ouellet	466.1	Mapping / Mapping	Amend	Considers removal of 290 Rintoul Street from the Character Precinct appropriate, as character should be	Remove 290 Rintoul Street from being included within the Character Precinct.	Reject.	No.
Therese Reedy	469.1	Mapping / Mapping	Amend	Considers removal of 290 Rintoul Street from the Character Precinct appropriate, as character should be	Remove 290 Rintoul Street from being included within the Character Precinct.	Reject.	No.
Christina Mackay	478.10	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers the proposed district plan does not promote enough character houses.	Seeks that the extent of the character precincts be amended consistent with: 1. Boffa Miskell report of February 2019; 2. Heritage New Zealand Pouhere Taonga (HNZPT) submission on the draft spatial plan; and 3. WCC officers recommended final spatial plan of 24 June 2021.	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Christina Mackay	478.11	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Supports the overall concept of Character Precincts and rules, including new in-fill housing, but rules appear too loose. I recommend the guidance and direction of a Urban Design panel.	Supports in parts provisions for Character precincts, but seeks amendments.	Reject.	No.
Christina Mackay	478.12	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Supports the overall concept of Character Precincts and rules, including new in-fill housing, but rules appear too loose. I recommend the guidance and direction of a Urban Design panel.	Amend the Character Precinct rules to be more stringent with advice from an urban design panel.	Reject.	No.
Christina Mackay	478.13	Residential Zones / Medium Density Residential Zone / MRZ- PREC01-R4	Support	Supports the rule that demolition within Character Precincts as a restricted discretionary activity for pre-1930 buildings (MRZ-PREC01- R4) in order to support the conservation/regeneration of character housing	Retain MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as notified.	Accept in part.	No.
Christina Mackay	478.15	Design Guides Subpart / Design Guides / Character Precincts Design Guide	Amend	Considers that the Character Precincts Design Guide appears too permissive, which could lead to an undermining of the integrity of historical houses and their neighbourhood. Submitter supports a more conservation and preservation approach.	Seeks a more conservation and preservation approach for Character Precincts Design Guide.	Reject.	No.
Christina Mackay	478.2	Mapping / Mapping	Oppose	Considers the proposed district plan does not promote enough character houses.	Opposes the size of Character Precincts within the Proposed District Plan and seeks amendment.	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.205	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Christina Mackay	478.3	Mapping / Mapping	Amend	Considers the proposed district plan does not promote enough character houses.	Seeks that the extent of the Character Precincts be amended consistent with:	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.206	General / Mapping / Mapping General / Mapping General	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. [Interred reference to submission 158.1]	Allow	Accept in part.	Yes.
Christina Mackay	478.4	Mapping / Rezone /	Amend	Considers that the High Density Residential Zone (HDRZ) with the height limit of 21m will effectively promote	Seeks rezoning of High Density Residential Zone to Medium Density Residential Zone in all areas of expanded	Accept.	Yes.
Christina Mackay	478.5	National Direction Instruments Subpart / National Direction Instruments / National Policy Statements and New Zealand Coastal Policy Statement	Support	Submitter supports the proposed application of a qualifying matter to exempt from intensification, sites in the proposed Character Precincts.	Supports the proposed application of a qualifying matter to exempt from intensification, sites in the proposed Character Precincts.	Accept.	Yes.
Christina Mackay	478.9	Residential Zones / Medium Density Residential Zone / General MRZ	Support in part	Supports the overall concept of Character Precincts and rules, including new in-fill housing, but rules appear too loose. Submitter recommend the guidance and direction of a Urban Design panel.	Supports in parts provisions for Character precincts, but seeks amendments.	Reject.	No.
Ben Barrett	479.15	Whole PDP / Whole PDP /	Amend	[Refer to original submission for full reason]	Seeks that the District Plan will encourage the protection of Newtown's pockets of heritage character, and will	Accept in part.	Yes.
Catharine Underwood	481.11	Residential Zones / Medium Density Residential Zone / MRZ- PREC01	Amend	Considers the decision of councillors to not increase the size of character areas from the draft spatial plan was incorrect.	Seeks that the operative district plan character areas be reinstated.	Accept in part.	Yes.
Catharine Underwood	481.14	Mapping / Mapping General / Mapping General	Amend	Considers that the MRZ for Brooklyn should be removed and the status quo remains until a proper character/heritage assessment has been completed for the Brooklyn Area. Allowing 11 and 14 metres in height is likely to undermine potential character areas could create towering buildings dominating the neighbourhood.	Seeks that Brooklyn not be zoned Medium Density Residential.	Reject.	No.
Wellington's Character Charitable Trust	FS82.293	General / Mapping / Mapping General / Mapping General	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 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.
Catharine Underwood	481.22	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Considers that the MRZ for Brooklyn should be removed and the status quo remains until a proper character/heritage assessment has been completed for the Brooklyn Area. Allowing 11 and 14 metres in height is likely to undermine potential character areas could create towering buildings dominating the neighbourhood.	Opposes Brooklyn being classified as Medium Density Residential Zone until a character/heritage assessment has been completed for the Brooklyn Area.	Reject.	No.
Catharine Underwood	481.3	Whole PDP / Whole PDP / Whole PDP	Not specified	Considers that the PDP does not provide consistent natural and physical features and characteristics that contribute to a unique sense of place. Allowing large 22m buildings next to pepper potted heritage and character will create small, disconnected blocks easily compromised or destroyed by high density development adjacent.	Not specified.	Reject.	No.
Catharine Underwood	481.4	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the plan should be amended to protect more Victorian and Edwardian wooden dwellings. Reducing the protection of character areas (particularly Mt Vic) by 71% through the pre 1930s demolition rule will irreversibly and adversely affect the liveability (attractiveness/sunlight, shading/bulk) of the inner city suburbs. It will change the sense of place of these suburbs and lead to the loss of valuable historic heritage that is part of Wellington's story.	Seeks that MRZ-PREC01 (Character Precincts) be extended to more areas in Thorndon, Mount Victoria, Mount Cook, Aro Valley and within the central city.	Accept in part.	Yes.
Catharine Underwood	481.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that the balance between upzoning areas for increased density and retaining character has not been appropriately agreed between the council and the residents and needs to be changed. For the character of Wellington to be maintained it takes more than 1 or two houses to be retained. Considers large buildings will be interspersed with smaller ones.	Seeks that the balance between upzoning areas for increased density and retaining character be more appropriately agreed on.	Accept in part.	Yes.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Catharine Underwood	481.6	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers the decision of councillors to not increase the size of character areas from the draft spatial plan was incorrect.	Seeks that officers recommendations for character precincts in the recommended spatial plan be adopted	Accept.	Yes.
Catharine Underwood	481.7	Residential Zones / Medium Density Residential Zone / MRZ-S1	Oppose in part	Considers that the current height control areas in Brooklyn should be removed until a proper character/heritage assessment has been completed. There are a few protected buildings in Brooklyn, but no character precinct compared to other suburbs. Brooklyn has some older well built houses and street scapes that are worth the protection.	Seeks that MRZ-S1 (Maximum height) of 11m be removed in Brooklyn, until a character/heritage assessment has been completed.	Reject.	No.
Catharine Underwood	481.9	Residential Zones / Medium Density Residential Zone / MRZ-S2	Oppose in part	Considers that the current height control areas in Brooklyn should be removed until a proper character/heritage assessment has been completed. 11 metres is too tall for most of the Brooklyn area and doesn't appear to take topography into consideration or the existing street scape. There are a few protected buildings in Brooklyn, but no character precinct compared to other suburbs. Brooklyn has some older well built houses and street scapes that are worth the protection.	Seeks that MRZ-S2 (Height control area 1) of 11m be removed in Brooklyn, until a character/heritage assessment has been completed.	Reject.	No.
Living Streets Aotearoa	482.54	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Support in part	Supports in principle the provision of Character Precincts. It is important that our city continues to have areas that have their own distinct character. It is also important to retain, where possible, the context for some of our historic buildings (e.g. Katherine Mansfield House).	Retain MRZ-PREC01 (Character Precincts) as notified.	Accept in part.	No.
Thorndon Residents' Association Inc	FS69.99	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Support	Provision of medium density housing zones Provision of Character Precincts. Tall buildings create wind and shade problems	Allow	Accept in part.	No.
Jonathan Markwick	490.16	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	Considers that restrictive rules protecting Character Precincts should not be a priority and is morally wrong when we are experiencing a massive shortage of housing and a housing crisis.	Seeks that the coverage of the Mount Victoria Character Precincts are reduced to match the boundaries of the SCHED3 - Heritage Areas.	Reject.	No.
Jonathan Markwick	490.17	Residential Zones / Medium Density Residential Zone / MRZ- PREC02	Oppose	Considers that MRZ-PREC02 (Mt Victoria North Townscape Precinct) should be removed to allow for six storey high density residential buildings where SCHED 3 - Heritage Areas do not apply (such as McFarlane Street). Restrictive rules protecting Character Precincts should not be a priority and is morally wrong when we are experiencing a massive shortage of housing and a housing crisis.	Delete MRZ-PREC02 (Mt Victoria North Townscape Precinct).	Reject.	No.
Jonathan Markwick	490.25	Residential Zones / High Density Residential Zone / General HRZ	Amend	Considers that MRZ-PREC02 (Mt Victoria North Townscape Precinct) should be removed to allow for six storey high density residential buildings where SCHED 3 - Heritage Areas do not apply (such as McFarlane Street). Restrictive rules protecting Character Precincts should not be a priority and is morally wrong when we are experiencing a massive shortage of housing and a housing crisis.	Seeks that six storey high density residential buildings are allowed in the areas currently encompassed by the Mount Victoria North Townscape Precinct which do not overlap with SCHED3 - Heritage Areas and that if needed, lower height controls (than six storeys) can be applied for the properties immediately neighbouring St Gerard's.	Reject.	No.
Jonathan Markwick	490.26	Residential Zones / High Density Residential Zone / General HRZ	Amend	Considers that restrictive rules protecting Character Precincts should not be a priority and is morally wrong when we are experiencing a massive shortage of housing and a housing crisis).	Seeks that six storey high density residential buildings is allowed in the areas currently encompassed by Mount Victoria Character Precincts which are outside the SCHED3 - Heritage Areas.	Reject.	No.
Ann Mallinson	FS3.6	Part 3 / Residential Zones / High Density Residential Zone / General HRZ	Oppose	Greater intensification on Oriental Parade and in Hay and Grass Streets is opposed. The Oriental Bay Height Precinct responded to the judgment in the submitter's successful legal case D Rendel, A Mallinson & others v Wellington City Council Decision No. W73/98 and provides protection for significant amenity value, landscape, townscape and character in Oriental Bay. Refer to original submission 81 (points 81.3 and 81.4).	Disallow	Accept.	No.
Denis Foot	FS10.6	Residential Zones / High Density Residential Zone / General HRZ	Oppose	The matters of the heights density and planning issues in Oriental Bay were the subject of a very expensive three week hearing at the Environment Court. The case was called Foot v WCC. In that case there were many lawyers, planners, urban designers, architects and residents that gave their views. Judge Kenderdine gave a very carefully considered judgement covering the various areas in Oriental Bay. The decision takes into account the diverse landforms which includes several valleys. There are still many areas in the Oriental Bay area where it is possible to build multi-storey apartments.  [Inferred reference to submission point 490.26]	Disallow	Accept.	No.
Oriental Bay Residents Association	FS13.6	Part 3 / Residential Zones / High Density Residential Zone / General HRZ	Oppose	As stated in OBRA's original submission of 12 September 2022. The Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay.  Qualifying matters exist under s.77L and s.77R of the RMA arising from the topography and specific characteristics of residential side streets, including Hay St and Grass St.	Disallow	Accept.	No.
Ruapapa Limited	FS18.8	Part 3 / Residential Zones / High Density Residential Zone / General HRZ	Oppose	As stated in OBRA's original submission of 12 September 2022. The Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay. The principles set out in the Environment Court decision in Foot v WCC should remain in place.  Qualifying matters exist under s.77L and s.77R of the RMA arising from the topography and specific characteristics of residential side streets, including Hay St and Grass St. These matters impact the health and safety of Oriental Bay residents.	Disallow	Accept.	No.

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Scott Galloway and Carolyn McLean	FS19.6	Part 3 / Residential Zones / High Density Residential Zone / General HRZ	Oppose	As stated in OBRA's original submission of 12 September 2022. The Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay.  Qualifying matters exist under s.79L and s.79 of the RMA arising from the topography and specific characteristics of residential side streets, including Hay St and Grass St.  The further submitter also refers to and support the media statement of the Insurance Council of New Zealand Inc dated 23 November 2022.  [Refer to further submission for full reason]	Disallow	Accept.	No.
Jenny Gyles	FS53.6	Part 3 / Residential Zones / High Density Residential Zone / General HRZ	Oppose	The Oriental Bay Height Precinct responds to the site by site analysis of the area conducted by WCC and is necessary to protect the significant amenity value, landscape, townscape and character of Oriental Bay.  Considers that qualifying matters exist under s.79L and s.79 of the RMA arising from the topography and specific characteristics of residential side streets, including Hay St and Grass St.  Jenny Gyles refers to and support the media statement of the Insurance Council of New Zealand Inc dated 23 November 2022.  Considers that the difficulties in obtaining and/or paying for insurance in the future for intensive housing in high hazard zones (especially re earthquake and climate change) and the exposure to hazard of increased infrastructure will be a burden on property owners, taxpayers, ratepayers and residents for many decades to come.	Disallow	Accept.	No.
Helen Foot	FS62.6	Residential Zones / High Density Residential Zone / General HRZ	Oppose	The Oriental Bay Height Precinct is extremely important to maintain important townscape and landscape values, and protects public views of Mt Victoria/Matairangi and St Gerard's heritage site, and also supports the unique character of Oriental Bay. The Oriental Bay Height Precinct and in particular that part of it adjacent to Hay Street and Grass Street was the subject of a very careful review in the decision of the Environment Court in 1989 (Helen Foot and others v WCC Decision W79/98). There is nothing to be gained by seeking a review of this decision.	Disallow	Accept.	No.
Jonathan Markwick	490.3	Mapping / Mapping	Amend	Considers that restrictive rules protecting Character Precincts should not be a priority and is morally wrong	Amend the mapping to reduce the coverage of the Mount Victoria Character Precincts to match the	Reject.	No.
Historic Places Wellington Inc	FS111.96	General / Mapping / Mapping General / Mapping General	Oppose	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.	Disallow	Accept.	No.
Jonathan Markwick	490.4	Mapping / Mapping	Amend	Considers that restrictive rules protecting Character Precincts should not be a priority and is morally wrong	Amend the mapping to allow six storey high density residential buildings in the areas currently encompassed	Reject.	No.
Jonathan Markwick	490.7	Mapping / Rezone /	Amend	Considers that MRZ-PREC02 (Mt Victoria North Townscape Precinct) should be removed to allow for six storey	Amend the mapping to allow six storey high density residential buildings in the area currently encompassed by	Reject.	No.
John McSorley and Pierre David	493.2	Mapping / Mapping	Amend	The residential character of one or two-storey housing is a complete contrast with the intense urban	Amend the mapping to add a Character Precinct that encompasses the Lower Kelburn area (Easedale St;	Accept	No.
Wellington's Character Charitable Trust	FS82.278	General / Mapping / Mapping General / Mapping General	Support	Considers the Boffa Miskell report, Council officers' assessment, and other evidence, justifies extending the character protections and zoning for all areas identified by submitters in the rest 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	No.
Historic Places Wellington Inc	FS111.171	General / Mapping / Mapping General / Mapping General	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	No.
John McSorley and Pierre David	493.3	Mapping / Mapping	Amend	The residential character of one or two-storey housing is a complete contrast with the intense urban	Amend the mapping to add a Character Precinct that encompasses the area of west of Kinross Street and	Accept in part.	Yes.
Wellington's Character Charitable Trust	FS82.279	General / Mapping / Mapping General / Mapping General	Support	Considers the Boffa Miskell report, Council officers' assessment, and other evidence, justifies extending the character protections and zoning for all areas identified by submitters in the rest 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
Historic Places Wellington Inc	FS111.172	General / Mapping / Mapping General / Mapping General	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
John McSorley and Pierre David	493.4	Mapping / Mapping	Amend	The residential character of one or two-storey housing is a complete contrast with the intense urban	Amend the mapping to add a Character Precinct that encompasses the area broadly centred around Clifton	Accept in part	Yes
John McSorley and Pierre David	493.5	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	The area is difficult and steep terrain which would impeded large scale development. The residential character of one or two-storey housing is a complete contrast with the intense urban development on the other side of the motorway. Limited vehicle traffic contrasts with the developed urban area of the central city and a significant number of pedestrians / cyclists pass through the area. The area has a high degree of green space and provides a sympathetic, appropriate interface with, and approach to, the Botanic Gardens, Norwood Rose Garden, Anderson Park, and the Bolton St Cemetery. Many residences have associations with important people and many of these are in original historic condition. Limited sun hours are available. The area in its present state is an intrinsic element in the character and look of the city itself. [Refer to original submission for full reasons].	Add a Character Precinct that encompasses the Lower Kelburn area (Easedale St; Kinross St; Bolton St; Wesley Rd; Aurora Terrace; Clifton Terrace; San Sebastian Rd; Everton Terrace; Onslow Terrace, Talavera Terrace; Clermont Terrace; Salmont Place; Salamanca Road (as far as Kelburn Park), Gladstone Terrace and Rawhiti Terrace near the cable car).	Accept in part	Yes

Character

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
John McSoriley and Pierre David	493.6	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	The residential character of one or two-storey housing is a complete contrast with the intense urban development on the other side of the motorway. Limited vehicle traffic contrasts with the developed urban area of the central city and a significant number of pedestrians/cyclists pass through the area. The area has a high degree of green space and provides a sympathetic, appropriate interface with, and approach to, the Botanic Gardens, Norwood Rose Garden, Anderson Park, and the Bolton St Cemetery. Many residences have associations with important people and many of these are in original historic condition. Limited sun hours are available. The area in its present state is an intrinsic element in the character and look of the city itself. [Refer to original submission for full reasons].	Add a Character Precinct that encompasses the area of west of Kinross Street and Clifton Terrace, broadly bounded by San Sebastian Road, Wesley Road and Bolton Street.	Accept in part	Yes.
John McSoriley and Pierre David	493.7	Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Amend	The residential character of one or two-storey housing is a complete contrast with the intense urban development on the other side of the motorway. Limited vehicle traffic contrasts with the developed urban area of the central city and a significant number of pedestrians/cyclists pass through the area. The area has a high degree of green space and provides a sympathetic, appropriate interface with, and approach to, the Botanic Gardens, Norwood Rose Garden, Anderson Park, and the Bolton St Cemetery. Many residences have associations with important people and many of these are in original historic condition. Limited sun hours are available. The area in its present state is an intrinsic element in the character and look of the city itself. [Refer to original submission for full reasons].	Add a Character Precinct that encompasses the area broadly centred around Clifton Terrace and Talavera Terrace.	Accept in part	Yes.
Dinah Priestley	495.1	Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Opposes the provisions of the MRZ and associated design guides relating to residential development within the residential suburbs of the city. Considers that Council's proposals are aimed specifically at achieving a complete transformation of the inner residential neighbourhoods through intensification that will result in the irrevocable loss of the city's older housing stock which gives Wellington its special character and unique sense of place. It is believed that the inner residential neighbourhoods can make an acceptable contribution to city growth without destroying the existing residential fabric.	Seeks that the MRZ (Medium density residential zone) provisions are re-written to achieve reasonable intensification whilst maintaining and enhancing the existing valued housing stock. The provisions will need to recognize both residential character and heritage qualities ensure appropriate implementation.	Reject.	No.
Thorndon Residents' Association Inc	FS69.62	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Support	The TRA believes that the city can have its cake and eat it. That it is not necessary to plan and zone for irrevocable loss of the city's valued older housing stock. And especially when this is part of Wellington special character and unique sense of place. It is observed how liveable cities overseas are enhanced by appreciating these values, and undertaking urban planning accordingly to get the right balance. Inner residential neighbourhoods like Thorndon have made an acceptable contribution to city growth, and can continue to do so without destroying the existing residential fabric.	Allow	Reject.	No.
Dinah Priestley	495.2	Residential Zones / Medium Density Residential Zone / General MRZ	Amend	Opposes the provisions of the MRZ and associated design guides relating to residential development within the residential suburbs of the city. Considers that Council's proposals are aimed specifically at achieving a complete transformation of the inner residential neighbourhoods through intensification that will result in the irrevocable loss of the city's older housing stock which gives Wellington its special character and unique sense of place. It is believed that the inner residential neighbourhoods can make an acceptable contribution to city growth without destroying the existing residential fabric.	Seeks that the MRZ (Medium density residential zone) provisions are re-written to achieve reasonable intensification whilst maintaining and enhancing the existing valued housing stock. The provisions will need to recognize both residential character and heritage qualities ensure appropriate implementation.	Reject.	No.
Thorndon Residents' Association Inc	FS69.63	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Support	The TRA believes that the city can have its cake and eat it. That it is not necessary to plan and zone for irrevocable loss of the city's valued older housing stock. And especially when this is part of Wellington special character and unique sense of place. It is observed how liveable cities overseas are enhanced by appreciating these values, and undertaking urban planning accordingly to get the right balance. Inner residential neighbourhoods like Thorndon have made an acceptable contribution to city growth, and can continue to do so without destroying the existing residential fabric.	Allow	Reject.	No.

Appendix B - Character Wellington City Council Proposed District Plan Summary of Submissions by Chapter



**Submissions identified in wrap up hearing s42A and considered in Report 2B**

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP? Y/N
Hilary Watson	321.2	Other / Other / Other	Support	Supports Newtown Residential Association's submission on the topic of extending Character Precincts to houses bordering on Carrara Park.	Supports Newtown Residential Association's submission. [refer to submission 440]	Accept in part	No
Gareth and Joanne Morgan	FS38.24	Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	Oppose those parts of Kāinga Ora's submission that seeks to amend, or remove the Character Precincts in Oriental Bay.	Disallow	Accept in part	No

Thorndon Residents' Association Inc	FS69.13	Part 3 / Residential Zones / Medium Density Residential Zone / General MRZ	Oppose	<p>The WCC summary reads: The Introduction to the MRZ is generally supported, in particular the provision of medium density housing to give effect to the NPS-UD and the Act. But amendments are sought relating to the introduction of Character Precincts and different provisions related to the construction of 4 or more residential units. Instead, it is sought that a Character Overlay is introduced into District-wide matters.</p> <p>Special character precincts enable rigorous, targeted, sustainable urban planning regulation, and a role for community engagement in future changes.</p> <p>TRA specifically oppose 391.318 which seeks to delete Objective UFD-08 and rejects its recognition of "special character" at the strategic level of the Plan.</p> <p>The TRA supports Character precincts because they comply with the NPS-UD, and are an important qualifying matter under the RMA.</p>	Disallow	Accept	No
John Schiff	166.2	Residential Zones / Medium Density Residential Zone / General MRZ	Not specified	<p>Considers that intensive development in character areas such as Mt Victoria will not offer "affordable" housing as the demand for inner city living will continue to grow and new builds will fetch high prices, shutting out those seeking affordable living. In fact, the houses that are likely to be demolished to make way for new developments are most likely providing affordable rental accommodation. These will disappear if the character zones are</p>	Not specified.	Accept in part	No

Character

			reduced as significantly as proposed. Considers that a more balanced approach between retaining character precincts and allowing more intensive development is required.		
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