

# **Wellington City Proposed District Plan**

## **Report 1B**

### **Appendix 2.1**

#### **Strategic Objectives Chapters**

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

# Strategic Direction General Points

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested	Panel recommendations  For reasons see body of report	Changes to PDP?	Further Sub No / Point No	Position	Reasons for Support or Opposition	Decisions Requested
Whole PDP / Whole PDP / Whole PDP	Horokiwi Quarries Ltd	271.2	Not specified	Considers that quarrying activities (outside the Special Purpose Quarry Zone) have a challenging role in the PDP. Despite their resource dependence and functional constraints, that they are essential to enabling the growth the city and enabling the construction of key infrastructure (such as providing material for cycleways and road, fill material for the repair and maintenance of three waters infrastructure), and they provide essential construction material for new dwellings, they are not recognised as 'Infrastructure' within the PDP. Concerns as to the lack of recognition (in particular policy recognition) of quarry activities within the PDP outside the Special Purpose Quarry Zone.	Not specified.	Accept in part	Yes	112.36	Oppose	Considers that Horokiwi are arguing that they are providing an essential service to the city, over a number of parts of the PDP. WCCERG agree that some materials will be necessary for new infrastructure in the city that is required in order to (as rapidly as possible) achieve a steady state circular economy where a climate-safe emphasis requires reductionism/ degrowth and using existing materials where possible.	Not specified
Whole PDP / Whole PDP / Whole PDP	Horokiwi Quarries Ltd	271.3	Amend	Considers that there is currently no plan wide recognition of the need and benefits of quarrying activities. While the General Rural zone provides one specific policy (GRUZ-P6), it relates to effects as opposed to the benefits of quarry activities and therefore is limited in its scope. While the Special Purpose Quarry Zone has a policy (and rule) framework it relates to existing quarry sites within the Special Purpose Quarry Zone only and does not have plan wide application, including for any expansion of existing quarries outside the Quarry Zone. Horokiwi suggests that the most logical place for some form of plan wide recognition of quarrying activities would be within the Infrastructure Chapter. However, it is recognised the quarries are not infrastructure as defined in the PDP. As such, as an alternative Horokiwi would support the policy recognition in other parts of the PDP (outside the Special Purpose Quarry Zone). Two policies are suggested. One relating to benefits and the other to functional constraints noting quarries are ultimately resource dependent and therefore their potential location is constrained.	Add a new policy within the PDP (outside the Special Purpose Quarry Zone) as follows: <u>The benefits of quarrying activities to the city and region are recognised and provided for.</u>	Accept in part	Yes	NA	NA	NA	NA
Whole PDP / Whole PDP / Whole PDP	Johanna Carter	296.1	Not specified	Considers that the PDP generally aligns with the proposed RPS direction, despite being notified before this. [Refer to submission for commentary relating to the RPS]	Not specified.	Accept	No	NA	NA	NA	NA

# Strategic Direction General Points

Whole PDP / Whole PDP / Whole PDP	Woolworths New Zealand	359.3	Oppose in part	<p>Parts of the plan are not supported, as they:</p> <ul style="list-style-type: none"> <li>- lack sufficient evidential justification, particularly in respect of the PDP preceding completion of any Business Land Assessment in respect of demand, supply and forecast growth;</li> <li>- go beyond the stated intent of the PDP in respect of its Strategic Direction and as analysed and supported in the Council's section 32 reports. Rather than resolving a resource management issue for the District in terms of enabling activities in the right locations, the approach taken in the PDP is a direct and control model of setting commercial land supply;</li> <li>- Do not give effect to the NPS-UD, which seeks well-functioning urban environments (Objective 1) through enabling urban environments to develop and change in a responsive manner (Objective 4), and requires provisions that have particular regard to providing choice (Policy 1);</li> <li>- Are inappropriate parts in terms of Sections 32, 74 and 75 of the RMA: Do not achieve Part 2 of the RMA.</li> </ul>	<p>Opposes parts of the Proposed District Plan on the grounds that they are inadequate, over-reach stated intent, do not give effect to the NPS-UD or do not appropriately respect the Resource Management Act 1991.</p> <p>[Refer to original submission]</p>	Reject	No	NA	NA	NA	NA
Whole PDP / Whole PDP / Whole PDP	Director-General of Conservation	385.3	Amend	<p>Considers that the Proposed District Plan does not adequately give effect to the NPS-FM. For example, there is a lack of objectives, policies, and methods that protect wetlands. At feedback stage for the Draft District Plan 2021, the Greater Wellington Regional Council (GWRC) sought a new objective for wetlands to protect waterways and wetlands. The Council rejected this feedback on the basis that "wetlands jurisdiction falls within NPS- FW [NPS-FM] and Greater Wellington Regional Council jurisdiction".</p> <p>Guidance prepared by the Ministry for the Environment<sup>2</sup> (MfE) specifies that "territorial authorities must include objectives, policies, and methods in their district plans to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments".</p> <p>It is noted that MfE requires the Council to notify changes to regional policy statements, regional plans, and district plans to give effect to the new NPS-FM 2020 by 31 December 2024. To avoid an additional plan change, it would be prudent for the Council to incorporate this national</p>	<p>Seeks that the Council adopts an integrated approach with the Greater Wellington Regional Council (GWRC) in relation to implementing the management of water and land, rather than putting the onus solely on GWRC to implement the NPS-FM.</p>	Accept in part	Yes	84.12	Support	<p>Greater Wellington strongly support requests to amend the Proposed District Plan to promote positive effects and avoid, remedy or mitigate adverse effects of urban development on freshwater and welcome working with WCC to give effect to the NPSFM.</p>	Allow

# Strategic Direction General Points

				direction into the Proposed District Plan.							
Whole PDP / Whole PDP / Whole PDP	Investore Property Limited	405.3	Support	Supports the provision of sufficient development capacity to meet long term demands for housing and business land.	Not specified.	Accept	No	NA	NA	NA	NA
Whole PDP / Whole PDP / Whole PDP	Wellington International Airport Ltd	406.7	Amend	<p>Considers that Wellington International Airport is regionally significant infrastructure and is important in providing for the social, economic and cultural wellbeing of people and communities.</p> <p>Considers that given the lack of suitable alternative locations, providing for the ongoing operation, development and growth of Wellington Airport in its current location and safeguarding the Airport's obstacle limitation surface and aircraft noise boundaries to ensure effective and efficient airport operations is therefore of regional significance. So the functional, operational, technical and/or safety related requirements of this infrastructure require appropriate recognition in the Proposed Plan.</p> <p>[See original submission for full reason]</p>	Seeks that the PDP is amended to protect regionally significant infrastructure from effects of incompatible land use and development, including reverse sensitivity effects.	Reject	No	89.109	Oppose	Kāinga Ora opposes the amendments which may result in constraints to urban development surrounding the airport. Furthermore, there is a lack of clarity as to the implications of the relief sought and what would constitute 'incompatible land use and development.'	Disallow

Appendix B - Strategic Direction / Anga Whakamua Moving into the future

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested	Panel recommendations For reasons see body of report	Changes to PDP?	Further Sub No / Point No	Position	Reasons for Support or Opposition	Decisions Requested
Strategic Direction / Anga Whakamua Moving into the future / General AW	Yvonne Weeber	340.5	Support	[General] The Anga Whakamua – Moving into the future chapter is supported.	Retain the 'Anga Whakamua – Moving into the future' chapter as notified.	Accept in part	No				
Strategic Direction / Anga Whakamua Moving into the future / General AW	Guardians of the Bays	452.4	Support	Supports the Strategic Direction provisions in Anga Whakamua – Moving into the future chapter.	Retain the Anga Whakamua chapter as notified.	Accept in part	No				
Strategic Direction / Anga Whakamua Moving into the future / New AW	Greater Wellington Regional Council	351.52	Amend	Considers it appropriate to have regard to Policy IM.1 in Proposed RPS Change 1, Greater Wellington considers that the objectives in 'Anga Whakamua – Moving into the future' should acknowledge the need for data and information availability in resource management decisions.	Add a new Objective to the 'Anga Whakamua Moving into the future' chapter to require resource management decisions to be made making use of best available information and mātauranga Māori.	Accept in Part	Yes				
Strategic Direction / Anga Whakamua Moving into the future / AW-O1	Greater Wellington Regional Council	351.53	Support	Supports objective AW-O1 as it aligns with Policies FW.3 and UD.1 of Proposed RPS Change 1.	Retain Objective AW-O1 as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O1	Waka Kotahi	370.44	Support	Supports these strategic objectives as written.	Retain Strategic Objective AW-O1 (Resource management processes include mana whenua...) as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O1	Taranaki Whānui kite Upoko o te Ika	389.28	Support in part	Supports in principle AW-O1. Considers that submitter has been engaged throughout the process and contributed to the development of these provisions.	Retain Objective AW-O1 as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O1	Kāinga Ora Homes and Communities	391.43	Support	Objective AW-O1 is generally supported.	Retain Objective AW-O1 (Resource management processes include mana whenua...) as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O1	Willis Bond and Company Limited	416.12	Support	Supports the intent of AW-O1.	Retain AW-O1 (Resource management processes include mana whenua as active participants...) as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O1	Te Rūnanga o Toa Rangatira	488.11	Support in part	Supports the chapter provisions.	Retain AW-O1 (Resource management processes include mana whenua as active participants) as notified, subject to amendments to AW-O3 (Mana whenua can exercise their	Accept in part	No				

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					customary responsibilities as mana whenua...) in subsequent submission points						
Strategic Direction / Anga Whakamua Moving into the future / AW-02	Tapu-te-Ranga Trust	297.10	Support	Supports AW-02, as it gives recognition to Tangata Whenua and the relationship they have with their lands and traditions.  While Treaty Settlement references are not relevant to Tapu-te-Ranga, mention of the use and development of all other land to support aspirations of Tangata Whenua is acknowledged as supporting the Trust's land development aspirations and those of wider Māori populations.	Retain AW-02 (The relationship of Tangata Whenua with their lands and traditions is recognised and provided for) as notified.	Accept in part	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-02	Greater Wellington Regional Council	351.54	Support	Supports objective AW-02 as it aligns with Policies FW.3 and UD.1 of Proposed RPS Change 1.	Retain Objective AW-02 as notified.	Accept in part	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-02	Wellington Tenth's Trust	363.1	Support	Supports AW-02 on the basis that it provides for the development of its future aspirations.	Retain AW-02 as notified.	Accept in part	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-02	Waka Kotahi	370.45	Support	Supports these strategic objectives as written.	Retain Strategic Objective AW-02 (The relationship of Tangata Whenua with their lands...) as notified.	Accept in part	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-02	WCC Environmental Reference Group	377.14	Amend	Considers the objective unclear.	Seeks additional language to clarify strategic direction for the use development and expansion of land.	Accept in part					
Strategic Direction / Anga Whakamua Moving into the future / AW-02	Taranaki Whānui ki te Upoko o te Ika	389.29	Support in part	Supports in principle AW-02. Considers that submitter has been engaged throughout the process and contributed to the development of these provisions.	Retain Objective AW-02 as notified.	Accept in part	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-02	Kāinga Ora Homes and Communities	391.44	Support	Objective AW-02 is generally supported.	Retain Objective AW-02 (The relationship of Tangata Whenua with their lands...) as notified.	Accept in part	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-02	Willis Bond and Company Limited	416.13	Support	Supports the intent of AW-02.	Retain AW-02 (The relationship of Tangata Whenua with their lands and traditions is recognised...) as notified.	Accept in part	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-02	Te Rūnanga o Toa Rangatira	488.12	Support in part	Supports the chapter provisions.	Retain AW-02 (The relationship of Tangata Whenua with their lands and traditions is recognised and provided for...) as notified, subject to amendments to AW-03 (	Accept in part	No				

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					Mana whenua can exercise their customary responsibilities as mana whenua...) in subsequent submission points						
Strategic Direction / Anga Whakamua Moving into the future / AW-O3	Greater Wellington Regional Council	351.55	Support	Supports objective AW-O3 as it aligns with Policies FW.3 and UD.1 of Proposed RPS Change 1.	Retain Objective AW-O3 as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O3	Waka Kotahi	370.46	Support	Supports these strategic objectives as written.	Retain Strategic Objective AW-O3 (Mana whenua can exercise their customary responsibilities...) as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O3	Taranaki Whānui ki te Upoko o te Ika	389.30	Support	Supports in principle AW-O3. Considers that submitter has been engaged throughout the process and contributed to the development of these provisions.	Retain Objective AW-O3 as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O3	Kāinga Ora Homes and Communities	391.45	Support	Objective AW-O3 is generally supported.	Retain Objective AW-O3 (Mana whenua can exercise their customary...) as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O3	Willis Bond and Company Limited	416.14	Support	Supports the intent of AW-O3.	Retain AW-O3 (Mana whenua can exercise their customary responsibilities...) as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O3	Te Rūnanga o Toa Rangatira	488.13	Amend	Considers the provisions need amending to strengthen and uphold iwi values.	Amend AW-O3 (Mana whenua can exercise their customary responsibilities as mana whenua...) to:  Mana whenua can exercise their customary responsibilities as mana whenua and kaitiaki with their own mātauranga Māori.	Reject	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O4	Greater Wellington Regional Council	351.56	Support	Supports objective AW-O4 as it aligns with Policies FW.3 and UD.1 of Proposed RPS Change 1.	Retain Objective AW-O4 as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O4	Waka Kotahi	370.47	Support	Supports these strategic objectives as written.	Retain Strategic Objective AW-O4 (The development and design of the City reflects...) as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-O4	Taranaki Whānui ki te Upoko o te Ika	389.31	Support	Supports in principle AW-O4. Considers that submitter has been engaged throughout the process and contributed to the development of these provisions.	Retain Objective AW-O4 as notified.	Accept	No				

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Strategic Direction / Anga Whakamua Moving into the future / AW-04	Kāinga Ora Homes and Communities	391.46	Support	Objective AW-04 is generally supported.	Retain Objective AW-04 (The development and design of the City...) as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-04	Willis Bond and Company Limited	416.15	Support	Supports the intent of AW-04.	Retain AW-04 (The development and design of the City reflects mana whenua...) as notified.	Accept	No				
Strategic Direction / Anga Whakamua Moving into the future / AW-04	Te Rūnanga o Toa Rangatira	488.14	Support in part	Supports the chapter provisions.	Retain AW-04 (The development and design of the City reflects mana whenua and the contribution of their culture...) as notified, subject to amendments to AW-03 (Mana whenua can exercise their customary responsibilities as mana whenua...) in subsequent submission points	Accept in part	No				



Appendix B -Strategic Direction / Capital City

Sub-part / Chapter /Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested	Panel recommendations For reasons see body of report	Changes to PDP?	Further Sub No / Point No	Position	Reasons for Support or Opposition	Decisions Requested
Strategic Direction / Capital City / General CC	Yvonne Weeber	340.6	Not specified	[No specific reason given - refer to original submission].	Not specified.	-	No	NA	NA	NA	NA
Strategic Direction / Capital City / General CC	Restaurant Brands Limited	349.5	Support	Support	Retain CC – Tāone Kāwana - Capital City as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Capital City / General CC	Guardians of the Bays	452.5	Not specified	The submitter is neutral regarding the Strategic Direction provisions in Capital City chapter.	Retain the Capital City Chapter as notified. [Inferred decision requested]	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O1	Waka Kotahi	370.48	Support	Supports these strategic objectives as written and notes that these objectives align with the Government Policy Statement on Land Transport 2021/22-2030/31 (GPS)	Retain Strategic Objective CC-O1 (Wellington City continues to be the primary economic...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O1	Wellington Civic Trust	388.6	Support	Objective CC-O1 is generally supported.	Retain Capital City Objective CC-O1 as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O1	Kāinga Ora Homes and Communities	391.47	Support	Objective CC-O1 is generally supported.	Retain Objective CC-O1 (Wellington City continues to be the primary...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O1	Willis Bond and Company Limited	416.16	Support	Supports the intent of CC-O1.	Retain CC-O1 (Wellington City continues to be the primary economic and employment hub...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O2	Kilmarston Developments Limited and Kilmarston Properties Limited	290.21	Support	Considers that the Council has correctly identified the residential area of the land as an appropriate location to deliver urban intensification which will build on the existing urban form with quality developments.	Retain CC-O2 (Wellington City is a well-functioning Capital City where...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O2	Retirement Villages Association of New Zealand Incorporated	350.11	Support in part	Supports CC-O2's provisions for the social, cultural, economic and environmental wellbeing of current and future residents (2), and the delivery of urban intensification in appropriate locations and in a manner that meets the needs of current and future generations (3). Opposes (3) and (6) to the extent those provisions are inconsistent with providing for urban intensification across Wellington City.	Retain CC-O2 (Strategic Objectives) and seeks amendment.	Reject	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O2	Retirement Villages Association of New Zealand Incorporated	350.12	Amend	Supports CC-O2's provisions for the social, cultural, economic and environmental wellbeing of current and future residents (2), and the delivery of urban intensification in appropriate locations and in a manner that meets the needs of current and future generations (3). Opposes (3) and (6) to the extent those provisions are inconsistent with providing for urban intensification across Wellington City.	Seeks amendment CC-O2 (Strategic Objectives) so that the wording in (3) and (6) is consistent with providing for urban intensification across Wellington City.	Reject	No	NA	NA	NA	NA

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Strategic Direction / Capital City / CC-O2	Waka Kotahi	370.49	Support	Supports these strategic objectives as written and notes that these objectives align with the Government Policy Statement on Land Transport 2021/22-2030/31 (GPS)	Retain Strategic Objective CC-O2 (Wellington City is a well-functioning Capital City...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O2	WCC Environmental Reference Group	377.15	Amend	Considers the phrase "environmental wellbeing" is considered ambiguous.	Amend CC-O2 (Wellington City Council is a well-functioning Capital City where...) as follows: 2. <del>Current and future residents can meet their social, cultural and economic and environmental wellbeing and the environment is protected and enhanced.</del> 5. Innovation and technology advances that support the social, cultural and economic <del>and environmental</del> wellbeing of existing and future residents are promoted <del>and the environment is protected and enhanced.</del>	Accept in part	Yes	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O2	Argosy Property No. 1 Limited	383.9	Support	Supports a Wellington City being a well-functioning Capital City where urban intensification is delivered in appropriate locations. Supports recognition that the Wellington CBD is an economic hub and appropriate intensification and development should be enabled to provide for well-functioning urban environments	Retain Objective CC-O2 as notified	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O2	Wellington Civic Trust	388.7	Support	Objective CC-O2 is generally supported.	Retain Capital City Objective CC-O2 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O2	Taranaki Whānui ki te Upoko o te Ika	389.32	Support in part	Support CC-O2(3).	Clarify how CC-O2(3) will be implemented.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O2	Taranaki Whānui ki te Upoko o te Ika	389.33	Amend	Considers that implementation could include better cross-referencing throughout the whole plan back to CC-O2 strategic objective. The primacy, prominence and presence of Taranaki Whānui cultural visibility incorporated in all design and development proposals.	Seeks that the whole plan refers back to CC-O2.	Reject	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O2	Kāinga Ora Homes and Communities	391.48	Support in part	Objective CC-O2 is partially supported, and an amendment is sought so the objective is not overly constraining of where urban intensification can occur.	Retain Objective CC-O2 (Wellington City is a well-functioning...) with amendment.	Reject	No	36.21	Oppose	WIAL considers that it is appropriate for the objective to qualify that intensification will only occur within "appropriate locations". What is "appropriate" or "inappropriate" is subsequently defined by objectives, policies and overlays identified in the Proposed Plan (such as the Air Noise Boundary).	Disallow
Strategic Direction / Capital City / CC-O2	Kāinga Ora Homes and Communities	391.49	Amend	Considers that Objective CC-O2 is too restrictive of where urban intensification can occur and should be amended.	Amend Objective CC-O2 (Wellington City is a well-functioning...) as follows: Wellington City is a well-functioning Capital City where: ... 4. Urban intensification is	Reject	No	36.22	Oppose	WIAL considers that it is appropriate for the objective to qualify that intensification will only occur within "appropriate locations". What is "appropriate" or "inappropriate" is subsequently defined by objectives, policies and overlays identified in the Proposed Plan (such as the Air Noise Boundary).	Disallow

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					delivered in appropriate locations and in a manner that meets the needs of current and future generations. ...			70.49	Oppose	Urban development and intensification in inappropriate locations could reduce the resilience of a community from natural hazards and the effects of climate change, and reduces the livability and sustainability of cities in the long term. It is important that the WCC proposed plan specifies that urban intensification occur only in appropriate areas.	Disallow
								74.27	Oppose	Considers that the proposed amendment is contrary to NPS-UD and MDRS. It is common sense that intensification ought to occur in appropriate locations.	Disallow
								80.15	Oppose	Considers an important principle of District Planning is to identify appropriate locations for densification.	Disallow
								82.111	Oppose	Considers the proposed amendment is contrary to the NPS-UD and MDRS. Considers that it is 'common sense' that intensification ought to occur in appropriate locations.	Disallow
Strategic Direction / Capital City / CC-O2	Wellington Heritage Professionals	412.22	Amend	Considers that text from the introduction of the Historic Heritage and Sites and Areas of Significance to Māori chapter should be added to CC-O2.	Amend CC-O2 as follows:  Wellington City is a well-functioning Capital City where: ... 4. Urban intensification is delivered in appropriate locations and in a manner that meets the needs of current and future generations. <u>and recognises that Historic Heritage is a key contributor to the City's vibrancy and sense of place</u>	Reject	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O2	Wellington Heritage Professionals	412.23	Amend	Considers that wording from elsewhere in the plan should be integrated.	Amend CC-O2 as follows:  Wellington City is a well-functioning Capital City where: ... 6. Values and characteristics that are an important part of the City's identity and sense of place, <u>including historic heritage, the natural environment and sites and areas of significance to mana whenua</u> , are identified and protected."	Reject	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O2	Willis Bond and Company Limited	416.17	Support	Supports the intent of CC-O2.	Retain CC-O2 (Wellington City is a well-functioning Capital City where...) as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O3	Kilmarston Developments Limited and Kilmarston Properties Limited	290.22	Support	Considers that the Council has correctly identified the residential area of the land as an appropriate location to deliver urban intensification which will build on the existing urban form with quality developments.	Retain CC-O3 (Development is consistent with and supports the achievement of the strategic city objectives...) as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-O3	Waka Kotahi	370.50	Support	Supports these strategic objectives as written and notes that these objectives align with the Government Policy Statement on Land Transport 2021/22-2030/31 (GPS)	Retain Strategic Objective CC-O3 (Development is consistent with and supports...) as notified.	Accept in Part	No	NA	NA	NA	NA

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Strategic Direction / Capital City / CC-03	Argosy Property No. 1 Limited	383.10	Support	Supports development that is consistent with and supports the achievement of strategic city objectives. Supports recognition that the Wellington CBD is an economic hub and appropriate intensification and development should be enabled to provide for well-functioning urban environments	Retain Objective CC-03 as notified	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-03	Wellington Civic Trust	388.8	Support	Objective CC-03 is supported, in particular for its sub-points: CC03-2, a resilient city through good design; CC03-4, with a particular emphasis on comprehensive movement systems and attractive and accessible public spaces and streets; and CC03-05, with the emphasis on a greener city with the natural environment being protected, enhanced and integrated into the City's urban environment.	Retain Capital City Objective CC-03 as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-03	Taranaki Whānui ki te Upoko o te Ika	389.34	Support	Support CC-03 (6).	Clarify how CC-03(6) will be implemented.	Accept in part		NA	NA	NA	NA
Strategic Direction / Capital City / CC-03	Kāinga Ora Homes and Communities	391.50	Support	Objective CC-03 is generally supported.	Retain Objective CC-03 (Development is consistent with and supports...) as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Capital City / CC-03	Wellington Heritage Professionals	412.24	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:  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 <u>that respect character areas and historic heritage</u> ; .....	Reject		NA	NA	NA	NA
Strategic Direction / Capital City / CC-03	Willis Bond and Company Limited	416.18	Support	Supports the intent of CC-03.	Retain CC-03 (Development is consistent with and supports the achievement...) as notified.	Accept in Part	No	NA	NA	NA	NA

Appendix B -Strategic Direction / City Economy Knowledge

Sub-part / Chapter /Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested	Panel recommendations For reasons see body of report	Changes to PDP?	Further Sub No / Point No	Position	Reasons for Support or Opposition	Decisions Requested
Strategic Direction / City Economy Knowledge and Prosperity / General CEKP	Richard Murcott	322.13	Oppose	Considers that an enduring, prosperous city will be a liveable city that values character and heritage, and be successful at getting this balance right. Considers that the PDP is attempting to achieve or enable both a solution for the need for more housing as well as encouraging more affordable housing, including by the removal of zoning protections in character neighbourhoods. The extent to which blanket zoning of character and heritage zoning will provide any solution for affordable housing is doubtful because high land values in Thorndon mean private developments will be high-priced. Considers that the PDP is confusing and feels like an inappropriate response to the problem. It is a response that jeopardises aspects of areas of residential Thorndon that are highly desirable and valued by the community, city and nation (especially being in the Capital). The PDP is not adequately protecting the uniqueness of the city (i.e. significant parts of residential Thorndon has protections removed by this PDP). Considers that as it stands, the PDP may allow unintended consequences, and this is avoidable. [Refer to original submission for full reason]	Seeks that the Council changes the incentives for significant property owners in the city to improve existing land use, by using levers outside of the District Plan and recognises the values of the character of the inner residential suburbs.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / General CEKP	Yvonne Weeber	340.7	Amend	Considers that the CEKP chapter should reference the need to change our present economic model to reduce climate change.	Seeks that the 'City Economy, Knowledge and Prosperity' chapter reference the need to change the current economic model to reduce climate change.	Reject	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / General CEKP	Restaurant Brands Limited	349.6	Support	Support	Retain CEKP – Te Ohaoha, Mōhiotanga me te Taurikura ā-Tāone - City Economy, Knowledge and Prosperity as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / General CEKP	Guardians of the Bays	452.6	Amend	The Strategic Direction- City Economy, Knowledge and Prosperity chapter needs to reference the need to change our present economic model to reduce climate change.	Seeks that the City Economy, Knowledge and Prosperity chapter is amended to incorporate references to the need to change our present economic model to reduce climate change	Reject	No	NA	NA	NA	NA

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Strategic Direction / City Economy Knowledge and Prosperity / New CEKP	Horokiwi Quarries Ltd	271.16	Amend	Considers that there is an absence of policy recognition within the PDP of a new quarry site, or expansion of an existing site outside the Quarry Zone. Given the importance of quarries to the city and region, Horokiwi would support policy recognition outside the Special Purpose Quarry zone, and specific to the strategic objectives, the provision of a strategic objective which recognises the benefits of mineral utilisation. Such a policy would be consistent with the Greater Wellington Regional Council Proposed Natural Resources Plan Policy 12A, and the Regional Policy Statement Policy 60.	Add new strategic objective as follows: <u>CEKP-06:</u> <u>When considering proposals that relate to the use of the Region's mineral resources, particular regard will be given to the benefits from the utilisation of those resources in the form of quarrying activities.</u>	Addressed in SCA Chapter	Yes	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O1	Woolworths New Zealand	359.9	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain Objective CEKP-O1 (A range of commercial and mixed use environments...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O1	Kāinga Ora Homes and Communities	391.51	Support	Objective CEKP-O1 is generally supported.	Retain Objective CEKP-O1 (A range of commercial and mixed use environments...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O1	Investore Property Limited	405.25	Support	Supports the provision of a range of commercial and mixed-use environments.  The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments [Refer to original submission for full reason].	Retain CEKP-O1 (Strategic Objectives) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O1	Wellington International Airport Ltd	406.49	Support in part	Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs.  While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated.  [See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]	Retain CEKP-O1 (Strategic Objectives) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O1	Willis Bond and Company Limited	416.19	Support	Supports the intent of CEKP-O1.	Retain CEKP-O1 (A range of commercial and mixed use environments are provided...) as notified.	Accept	No	NA	NA	NA	NA

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Strategic Direction / City Economy Knowledge and Prosperity / CEKP-01	Stride Investment Management Limited	470.9	Support	Supports CEKP-01 (A range of commercial and mixed use environments...).	Retain as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-02	Woolworths New Zealand	359.10	Oppose in part	<p>Considers that objectives and rationale in the CEKP chapter are concerning, as there is not sufficient information to determine whether the PDP achieves its growth objectives, namely UFD-05 which states "sufficient land development capacity is available to meet the short-, medium- and long-term business land needs of the City, as identified in the Wellington Regional Housing and Business Capacity Assessment."</p> <p>The PDP states that it has been prepared based on the Housing and Business Development Capacity Assessment – which cites that "the City will require up to 24ha of land that would accommodate 78ha of floor space for future business development and activities over the next 30 years", based on the Council's population growth estimates.</p> <p>The 'supporting documents' page for the PDP provides a link through to the Regional Housing &amp; Business Development Capacity Assessment 2022. A review of this indicates that so far analysis has only been completed with respect to housing development capacity and that a revision of this assessment will include business land but that analysis will not be completed until June 2024, in such time to inform the 2024 Long-Term Plans and a Future Development Strategy for the Wellington Region. Woolworths considers that there appears to be a timeframe misalignment in that the PDP will be adopted prior to the Business Development Capacity Assessment being undertaken and it is unclear therefore how Council has determined that sufficient areas of land within the various commercial and mixed-use zones (including Centres) have been provided for within the PDP. It is assumed that the PDP has been developed in response to the assessment undertaken in 2019 (as referenced in the Retail and Market Assessment - Sense Partners and Colliers November 2020) which identified a requirement for 49,992m2 of retail floorspace to 2047 (noting that this assessment was undertaken prior to the Covid-19 pandemic).</p>	<p>Seeks that more information is provided to determine whether the PDP achieves its own growth objectives in the City Economy Knowledge and Prosperity chapter.</p> <p>[Inferred decision requested]</p>	Accept in part	No	NA	NA	NA	NA

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Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Woolworths New Zealand	359.11	Amend	Considers that the wording in CEKP-O2 should be amended to include passers-by activity. Neighbourhood Centres serve passers-by as well as their immediate residential neighbourhood. This wording is consistent with the current wording proposed in NCZ- P2 “Enable a range of activities that contribute positively to the purpose of the Zone and meet the convenience needs of the immediate neighbourhood and passers-by:” and as such this insertion ensures that the Part 3 NCZ provisions are in line with the matters at Part 2. Amending this objective as such would make it adaptive and responsive to evolving retailing, and achieve the best outcomes for the City and its communities.	Amend Objective CEKP-O2 (The City maintains a hierarchy of centres...) as follows:  ... 4. Neighbourhood Centres - these centres service the immediate residential neighbourhood <u>and passers-by</u> and offer <u>generally</u> small-scale convenience-based retail for day-to-day needs. These centres are generally for small commercial clusters and community services. Neighbourhood Centres are accessible by public transport and active transport modes.	Accept	Yes	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Waka Kotahi	370.51	Amend	Considers this objective should also include a description of the “commercial zone” and spell out expectations around access and connectivity for that zone.	Seeks to include a description of the anticipated role and function of the commercial zone.	Accept in part Addressed in CEKP-O3	Yes	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Argosy Property No. 1 Limited	383.11	Support	Supports the Centres hierarchy and the recognition of the City Centre as the primary centre for the wider region. Supports the Proposed Plan to the extent that it provides for and supports the vibrancy of the city centre	Retain Objective CEKP-O2 as notified	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Kāinga Ora Homes and Communities	391.52	Support in part	Objective CEKP-O2 is generally supported.	Retain Objective CEKP-O2 (The City maintains a hierarchy of centres...) with amendment.	Reject	No	36.23	Oppose	WIAL opposes this submission to the extent that it is not clear where the “town centres” are located and the extent to which these may / may not be located within the Air Noise Boundary of 60dB Ldn Noise Boundary for Wellington International Airport.	Disallow  Seeks that part of the submission be disallowed.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Kāinga Ora Homes and Communities	391.53	Amend	Considers that Objective CEKP-O2 should be amended to introduce the Town Centre Zone within the centres hierarchy and differentiates between the scale, role and function of Town and Local Centres to achieve consistency with the National Planning Standards, and better reflect growth outcomes and the role and function of centres within the urban environment.	Amend Objective CEKP-O2 (The City maintains a hierarchy of centres...) as follows: The City maintains a hierarchy of centres based on their role and function, as follows:  ... <u>3. Town Centres – these centres service the surrounding suburbs. Town centres contain a range of commercial, community, recreational and entertainment activities. Town Centres are well-connected to the City’s public transport network and active transport modes are also provided for. Town Centres will play a role in accommodating and servicing the needs of the existing and forecast population growth that is complementary to the City</u>	Reject	No	36.24	Oppose	WIAL opposes this submission to the extent that it is not clear where the “town centres” are located and the extent to which these may / may not be located within the Air Noise Boundary of 60dB Ldn Noise Boundary for Wellington International Airport.	Disallow  Seeks that part of the submission be disallowed.
								82.135	Oppose	Whether a particular centre services neighbouring suburbs is a key distinction between local centres and neighbourhood centres which ought to be preserved in the plan framework and centres hierarchy.	Disallow
								84.27	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless	Disallow  Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.



					<p><u>Centre and Metropolitan Centre Zones. This intensification is due to the capacity of the area to absorb more high-density housing with enablers of growth such as offering a walkable access to public transport, community facilities and services; and</u></p> <p><del>4.</del> <u>4.</u> Local Centres – these centres service the surrounding residential catchment <del>and neighbouring suburbs.</del> Local Centres contain a range of commercial, community, recreational and entertainment activities. Local Centres are well-connected to the City's public transport network and active transport modes are also provided for. Local Centres will play a role in accommodating and servicing the needs of the existing and forecast population growth that is complementary to the City Centre, <del>and Metropolitan Centre, and</del> <u>Town Centre</u> Zones. This intensification is due to the capacity of the area to absorb more <u>medium density</u> housing with enablers of growth such as walkable access to public transport, <del>and</del> community facilities and services and;</p> <p><u>4. 5.</u> Neighbourhood Centres - ...</p>					there is investment in associated infrastructure.	
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-02	Investore Property Limited	405.26	Support	<p>Supports the recognition of the regional significance of the Metropolitan Centres of Johnsonville and Kilbirnie under CEKP-02 as major live-work hubs,</p> <p>The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments [Refer to original submission for full reason].</p>	Retain CEKP-02 (Strategic Objectives) as notified.	Accept	No				

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Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Willis Bond and Company Limited	416.20	Support	Supports the intent of CEKP-O2.	Retain CEKP-O2 (The City maintains a hierarchy of centres based on their role and function...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Stride Investment Management Limited	470.10	Support	Supports CEKP-O2 (The City maintains a hierarchy of centres based on their role.).	Retain as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	The Thorndon Society Inc	487.1	Amend	Considers that business activities should be constrained to the City Centre to keep the city vibrant and to restrict businesses from pushing out residential accommodation	Amend CEKP-O2 (The City maintains a heirarchy of centres ...) as follows:  ... 2. Metropolitan Centres ... Intensification for housing <del>and business needs</del> will be enabled in these locations, to complement the City Centre;  Local Centres ...	Reject	No	111.74	Support	No specific reason provided.	Allow
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O3	Woolworths New Zealand	359.12	Amend	Considers that the wording in CEKP-O3 should be amended to enable a centres plus approach, by contemplating commercial activities outside of the Centres zones and beyond the Mixed Use and Industrial zones as currently proposed. This amendment now accommodates the inclusion of these activities in the Commercial zone and Residential zones – both of which contemplate commercial activities by way of restricted discretionary and discretionary consenting pathways and as such ensures that the Part 3 provisions are in line with the matters at Part 2.	Amend Objective CEKP-O3  (Mixed use and industrial areas outside of Centres...) as follows: <del>Mixed use and industrial</del> <u>Development of</u> industrial areas outside of Centres:  1. Complement the hierarchy of Centres;  2. Provide for activities that are incompatible with other Centres-based activities; <del>and</del>  Support large scale <u>commercial</u> , industrial and service-based activities that serve the needs of the City and wider region.	Reject	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O3	Kāinga Ora Homes and Communities	391.54	Support	Objective CEKP-O3 is generally supported.	Retain Objective CEKP-O3 (Mixed use and industrial areas outside of Centres...) as notified.	Accept	No	NA	NA	NA	NA

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Strategic Direction / City Economy Knowledge and Prosperity / CEKP-03	Wellington International Airport Ltd	406.50	Support in part	<p>Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs.</p> <p>While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated.</p> <p>[See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]</p>	Retain CEKP-03 (Strategic Objectives) with amendments.	Reject	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-03	Wellington International Airport Ltd	406.51	Oppose in part	<p>Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs.</p> <p>While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated.</p> <p>[See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]</p>	Delete CEKP-03 (Strategic Objectives) (Option A).	Reject	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-03	Wellington International Airport Ltd	406.52	Amend	<p>Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs.</p> <p>While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated.</p> <p>[See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]</p>	<p>Amend CEKP-03 (Strategic Objectives) as follows:</p> <p>Mixed use and industrial areas outside of Centres, <u>including within the Airport Zone</u>:</p> <ol style="list-style-type: none"> <li>1. Complement the hierarchy of Centres;</li> <li>2. Provide for activities that are incompatible with other Centres-based activities; and Support large scale industrial and service-based activities that serve the needs of the City, the Airport and wider region. (Option B).</li> </ol>	Reject	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-03	Willis Bond and Company Limited	416.21	Support	Supports the intent of CEKP-03.	Retain CEKP-03 (Mixed use and industrial areas outside of Centres...) as notified.	Accept in part	No	NA	NA	NA	NA

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Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Woolworths New Zealand	359.13	Amend	Considers that the wording in CEKP-O4 should be amended to ensure that activities that have an operational and functional need can locate within the City Centre, Centres, Mixed Use, and General Industrial Zones while still protecting the City's hierarchy of centres. The removal of the term 'undermine' and replacement with a focus on avoiding adverse effects relative to the vibrancy, function and amenity of centres is consistent with the language used in the policies of the Centre Zones. As such, it ensures that the Part 3 provisions are in line with the matters at Part 2.	Amend Objective CEKP-O4 (Land within the City Centre, Centres, Mixed Use,...) as follows:  Land within the City Centre, Centres, Mixed Use, and General Industrial Zones is protected from activities that <u>do not demonstrate an operational or functional need to locate within the zone</u> ; are incompatible with the purpose of the zone; or <del>have the potential to undermine adversely affect the vibrancy, function and amenity of the centre within the City's hierarchy of centres.</del>	Reject in part		NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Argosy Property No. 1 Limited	383.12	Support	Supports land within the City Centre being protected from activities that are incompatible with the purpose of the zone or have the potential to undermine the City's hierarchy of centres. Supports the Proposed Plan to the extent that it provides for and supports the vibrancy of the city centre	Retain Objective CEKP-O4 as notified	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Kāinga Ora Homes and Communities	391.55	Support	Objective CEKP-O5 is generally supported.	Retain Objective CEKP-O5 (Strategically important assets including those that support Māori culture,...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Wellington International Airport Ltd	406.53	Oppose in part	Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs.  While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated.  [See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]	Retain CEKP-O4 (Strategic Objectives) with amendments.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Wellington International Airport Ltd	406.54	Oppose in part	Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs.  While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated.	Delete CEKP-O4 (Strategic Objectives) (Option A).	Reject	No	NA	NA	NA	NA

				[See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]							
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Wellington International Airport Ltd	406.55	Amend	<p>Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs.</p> <p>While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated.</p> <p>[See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]</p>	<p>Amend CEKP-O4 (Strategic Objectives) as follows:</p> <p>Land within the City Centre, Centres, Mixed Use, and General Industrial Zones (including within the Airport Zone) is protected from activities that are incompatible with the purpose of the zone or have the potential to undermine the City's hierarchy of centres. (Option b).</p>	Reject	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Willis Bond and Company Limited	416.22	Support	Supports the intent of CEKP-O4.	Retain CEKP-O4 (Land within the City Centre, Centres, Mixed Use, and General Industrial Zones is protected...) as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Tapu-te-Ranga Trust	297.11	Support	Supports the inclusion of this policy in general as it underpins Māori wellbeing.	Retain Strategic Objective CEKP-O5 (Strategically important assets including those that support Māori culture, tourism, trade, education, research, and health and cultural wellbeing are provided for in appropriate locations) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Aggregate and Quarry Association	303.11	Amend	Considers that CEKP-O5 should make mention quarrying as a strategically important asset.	Amend Strategic Objective 5 in City Economy Knowledge and Prosperity to reference quarrying as a strategically important asset.	Accept in part	Yes	28.2	Support	Given the importance of quarries to the city and region, Horokiwi would support policy recognition outside the Special Purpose Quarry zone, and specific to the strategic objectives, the provision of a strategic objective. Such a policy would be consistent with the Greater Wellington Regional Council Proposed Natural Resources Plan Policy 12A, and the Regional Policy Statement Policy 60.	Allow
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Taranaki Whānui kite Upoko o te Ika	389.35	Support in part	Supports CEKP-O5 in principle Taranaki Whānui have commercial aspirations regarding the planning of the city's future.	Retain CEKP-O5 as notified. [refer to original submission]	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Ministry of Education	400.12	Support	Supports the need for strategically important assets to support education in Wellington.	Retain CEKP-O5 (Strategically important assets) as notified.	Accept	No	NA	NA	NA	NA

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Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Willis Bond and Company Limited	416.23	Support	Supports the intent of CEKP-O5.	Retain CEKP-O5 (Strategically important assets including those that support Māori culture...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Te Rūnanga o Toa Rangatira	488.15	Support in part	Supports CEKP-O5 as it references cultural wellbeing.	Retain CEKP-O5 (Strategically important assets including those that support Māori culture...) as notified.	Accept	No	NA	NA	NA	NA

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested	Panel recommendations  For reasons see body of report	Changes to PDP?	Further Sub No / Point No	Position	Reasons for Support or Opposition	Decisions Requested
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / General HHSASM	Yvonne Weeber	340.8	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain the 'Historic Heritage and Sites and Areas of Significance to Māori' chapter as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / General HHSASM	WCC Environmental Reference Group	377.16	Amend	Considers that in the introduction it is stated "Often sites [of significance to Maori] no longer exist physically". The submitter considers this to be clumsy wording as sites exist forever. It is the physical evidence that may no longer exist.	Amend the introduction statement as follows: "Often <u>the physical evidence</u> of sites no longer exists <u>physically</u> however their memory and association remains".	Accept	Yes	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / General HHSASM	Wellington Heritage Professionals	412.25	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 <u>and to the liveability of the City</u> . Once destroyed, it cannot be replaced. It is a fundamental part of the wellbeing of people and communities." ....	Reject	Yes	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / General HHSASM	Guardians of the Bays	452.7	Support	Supports the Strategic Direction provisions in Historic Heritage and Site and Areas of Significance to Māori chapter.	Retain the Historic Heritage and Site and Areas of Significance to Māori chapter as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O1	Waka Kotahi	370.52	Support	Supports these strategic objectives as written.	Retain Strategic Objective HHSASM-O1 (Significant buildings, structures, areas, and sites...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O1	Taranaki Whānui ki te Upoko o te Ika	389.36	Support in part	Supports the recognition and protection of SASMs and Taranaki Whānui role as ahi kā and primary mana whenua in Wellington City. This includes the 'use' or 'activities' in SASMs to enable Taranaki Whanui to exercise tino rangatiratanga on their SASM sites.	Retain HHSASM-O1 with amendments.	Reject	No	NA	NA	NA	NA

Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O1	Taranaki Whānui ki te Upoko o te Ika	389.37	Amend	Supports the recognition and protection of SASMs and Taranaki Whānui role as ahi kā and primary mana whenua in Wellington City. This includes the 'use' or 'activities' in SASMs to enable Taranaki Whanui to exercise tino rangatiratanga on their SASM sites.	Seeks amendment to: a) include role of Taranaki Whānui as ahi kā and primary mana whenua or b) that is most appropriate to address the submission.	Reject	No	38.38	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O1	Kāinga Ora Homes and Communities	391.56	Support	Objective HHSASM-O1 is generally supported.	Retain Objective HHSASM-O1 (Significant buildings, structures, areas,...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O1	Willis Bond and Company Limited	416.24	Support in part	Supports HHSASM-O1 in part.  Considers that within HHSAM-O2 it should be acknowledged that:  - Wellington must achieve a balance between heritage protection and enabling new development; and - heritage buildings, structures, areas and sites must be clearly identified both in order to protect those sites and to provide clarity on where heritage protection does and does not apply.	Retain HHSASM-O1 (Significant buildings, structures, areas, and sites that exemplify Wellington's historical...) as notified.  [Support is based on requested amendments to HH-O1 (Recognising historic heritage) and HH-O2 (Protecting historic heritage) ]	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O1	Te Rūnanga o Toa Rangatira	488.16	Support in part	Supports the chapter provisions which recognize the risk of natural hazards to significant infrastructure but considers that it is important that the plan provides ways to build resilience for significant cultural infrastructure.	Retain HHSASM-O1 (Significant buildings, structures, areas, and sites that exemplify Wellington's historical and cultural values are identified, recognised and protected) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O2	Waka Kotahi	370.53	Support	Supports these strategic objectives as written.	Retain Strategic Objective HHSASM-O2 (Built heritage is resilient and has a sustainable long term...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to	Taranaki Whānui ki te Upoko o te Ika	389.38	Support in part	Supports the recognition and protection of SASMs and Taranaki Whānui role as ahi kā and primary mana whenua in Wellington City. This includes the 'use' or 'activities' in SASMs to enable Taranaki Whanui to exercise tino rangatiratanga	Retain HHSASM-O2 with amendments.	Reject	No	38.39	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga	Disallow



Māori / HHSASM-O2				on their SASM sites.						o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O2	Taranaki Whānui ki te Upoko o te Ika	389.39	Amend	Supports the recognition and protection of SASMs and Taranaki Whānui role as ahi kā and primary mana whenua in Wellington City. This includes the 'use' or 'activities' in SASMs to enable Taranaki Whānui to exercise tino rangatiratanga on their SASM sites.	Seeks amendment to: a) include role of Taranaki Whānui as ahi kā and primary mana whenua or that is most appropriate to address the submission.	Reject	No	38.40	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O2	Kāinga Ora Homes and Communities	391.57	Support	Objective HHSASM-O2 is generally supported.	Retain Objective HHSASM-O2 (Built heritage is resilient and has a sustainable...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O2	Willis Bond and Company Limited	416.25	Support in part	Supports HHSASM-O2 in part.  Considers that within HHSAM-O2 it should be acknowledged that: - Wellington must achieve a balance between heritage protection and enabling new development; and - heritage buildings, structures, areas and sites must be clearly identified both in order to protect those sites and to provide clarity on where heritage protection does and does not apply.	Retain HHSASM-O2 (Built heritage is resilient and has a sustainable long term use...) as notified.  [Support is based on requested amendments to HH-O1 (Recognising historic heritage) and HH-O2 (Protecting historic heritage)]	Accept	No	NA	NA	NA	NA

Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-02	Te Rūnanga o Toa Rangatira	488.17	Support in part	Supports the chapter provisions which recognize the risk of natural hazards to significant infrastructure but considers that it is important that the plan provides ways to build resilience for significant cultural infrastructure.	Retain HHSASM-02 (Built heritage is resilient and has a sustainable long term use while ensuring heritage and cultural values are recognised and maintained) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-03	Tapu-te-Ranga Trust	297.12	Support	Supports the recognition of values associated with sites and areas of significance to Māori and the protection of these.	Retain Strategic Objective HHSASM-03 (The cultural, spiritual and/or historical values associated with sites and areas of significance to Māori are protected) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-03	Waka Kotahi	370.54	Support	Supports these strategic objectives as written.	Retain Strategic Objective HHSASM-03 (The cultural, spiritual and/or historical values...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-03	Taranaki Whānui ki te Upoko o te Ika	389.40	Support in part	Supports the recognition and protection of SASMs and Taranaki Whānui role as ahi kā and primary mana whenua in Wellington City. This includes the 'use' or 'activities' in SASMs to enable Taranaki Whānui to exercise tino rangatiratanga on their SASM sites.	Retain HHSASM-03 with amendments.	Reject	No	38.41	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-03	Taranaki Whānui ki te Upoko o te Ika	389.41	Amend	Supports the recognition and protection of SASMs and Taranaki Whānui role as ahi kā and primary mana whenua in Wellington City. This includes the 'use' or 'activities' in SASMs to enable Taranaki Whānui to exercise tino rangatiratanga on their SASM sites.	Seeks amendment to: a) include role of Taranaki Whānui as ahi kā and primary mana whenua or that is most appropriate to address the submission.	Reject	No	38.42	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of	Disallow

										significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-03	Kāinga Ora Homes and Communities	391.58	Support	Objective HHSASM-03 is generally supported.	Retain Objective HHSASM-03 (The cultural, spiritual and/or historical values...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-03	Wellington International Airport Ltd	406.56	Support in part	Submitter does not oppose in principle areas of significance to Māori being identified.  Considers that the objectives and policies that seek to give effect to these objectives provide clear guidance around the land use management expectations within these areas, particularly where the site of significance has been heavily modified.	Not Specified	No decision sought	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-03	Wellington International Airport Ltd	406.57	Oppose	Submitter does not oppose in principle areas of significance to Māori being identified.  Considers that the objectives and policies that seek to give effect to these objectives provide clear guidance around the land use management expectations within these areas, particularly where the site of significance has been heavily modified.	Delete HHSASM-03 (Cultural, spiritual and/or historical values) (Option A).	Reject	No	38.83	Oppose	The submitter requests for HHSASM-03 to be deleted and seeks provisions that give effect to HHSASM-03 to provide clear guidance around the land use management expectations within these areas particularly where the site has been heavily modified. Te Rūnanga o Toa Rangatira oppose this submission because this provision is appropriate and should still apply to heavily modified sites. It is inappropriate for SASM objectives to be removed from City's Strategic Direction chapter.	Disallow
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-03	Wellington International Airport Ltd	406.58	Support in part	Submitter does not oppose in principle areas of significance to Māori being identified.  Considers that the objectives and policies that seek to give effect to these objectives provide clear guidance around the land use management expectations within these areas, particularly where the site of significance has been heavily modified.	Seeks that any provisions that give effect to HHSASM-03 (Cultural, spiritual and/or historical values) provide clear guidance around the land use management expectations within these areas, particularly where the site has been heavily modified (Option B).	Accept in Part Refer SASM Chapter	Yes	38.84	Oppose	The submitter requests for HHSASM-03 to be deleted and seeks provisions that give effect to HHSASM-03 to provide clear guidance around the land use management expectations within these areas particularly where the site has been heavily modified. Te Rūnanga o Toa Rangatira oppose this submission because this provision is appropriate and should still apply to heavily modified sites. It is inappropriate for SASM objectives to be removed from City's Strategic Direction chapter.	Disallow
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-03	Te Rūnanga o Toa Rangatira	488.18	Support in part	Supports the chapter provisions which recognize the risk of natural hazards to significant infrastructure but considers that it is important that the plan provides ways to build resilience for significant cultural infrastructure.	Retain HHSASM-03 (The cultural, spiritual and/or historical values associated with sites and areas of significance to Māori are protected) as notified.	Accept	No	NA	NA	NA	NA

Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O4	Tapu-te-Ranga Trust	297.13	Support	Supports the recognition of sites of significance and their relationship to mana whenua with interests and associations (including cultural importance). While they are not part of Taranaki Whānui, they appreciate their recognised Mana Whenua status across Wellington.	Retain Strategic Objective HHSASM-O4 (Sites of significance to Māori are identified and mana whenua's relationships...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O4	Taranaki Whānui ki te Upoko o te Ika	389.42	Support in part	Supports the recognition and protection of SASMs and Taranaki Whānui role as ahi kā and primary mana whenua in Wellington City. This includes the 'use' or 'activities' in SASMs to enable Taranaki Whānui to exercise tino rangatiratanga on their SASM sites.	Retain HHSASM-O4 with amendments.	Reject	No	38.43	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O4	Taranaki Whānui ki te Upoko o te Ika	389.43	Amend	Supports the recognition and protection of SASMs and Taranaki Whānui role as ahi kā and primary mana whenua in Wellington City. This includes the 'use' or 'activities' in SASMs to enable Taranaki Whānui to exercise tino rangatiratanga on their SASM sites.	Seeks amendment to: a) include role of Taranaki Whānui as ahi kā and primary mana whenua or that is most appropriate to address the submission.	Reject	No	39.44	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O4	Kāinga Ora Homes and Communities	391.59	Support	Objective HHSASM-O4 is generally supported.	Retain Objective HHSASM-O4 (Sites of significance to Māori are identified...) as notified.	Accept	No	NA	NA	NA	NA

Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O4	Wellington International Airport Ltd	406.59	Support in part	<p>Submitter does not oppose in principle areas of significance to Māori being identified.</p> <p>Considers that the objectives and policies that seek to give effect to these objectives provide clear guidance around the land use management expectations within these areas, particularly where the site of significance has been heavily modified.</p>	Not Specified	Reject	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O4	Wellington International Airport Ltd	406.60	Oppose	<p>Submitter does not oppose in principle areas of significance to Māori being identified.</p> <p>Considers that the objectives and policies that seek to give effect to these objectives provide clear guidance around the land use management expectations within these areas, particularly where the site of significance has been heavily modified.</p>	Delete HHSASM-O4 (Cultural, spiritual and/or historical values) (Option A).	Reject	No	38.85	Oppose	The submitter requests HHSASM-O4 to be deleted and seeks provisions that give effect to HHSASM-O4 to provide clear guidance around the land use management expectations within these areas particularly where the site has been heavily modified. Te Rūnanga o Toa Rangatira oppose this submission because this provision is appropriate and should still apply to heavily modified sites. It is inappropriate for SASM objectives to be removed from City's Strategic Direction chapter.	Disallow
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O4	Wellington International Airport Ltd	406.61	Support in part	<p>Submitter does not oppose in principle areas of significance to Māori being identified.</p> <p>Considers that the objectives and policies that seek to give effect to these objectives provide clear guidance around the land use management expectations within these areas, particularly where the site of significance has been heavily modified.</p>	Seeks that any provisions that give effect to HHSASM-O4 (Cultural, spiritual and/or historical values) provide clear guidance around the land use management expectations within these areas, particularly where the site has been heavily modified (Option B).	Accept in Part Refer SASM Chapter	Yes	38.86	Oppose	The submitter requests HHSASM-O4 to be deleted and seeks provisions that give effect to HHSASM-O4 to provide clear guidance around the land use management expectations within these areas particularly where the site has been heavily modified. Te Rūnanga o Toa Rangatira oppose this submission because this provision is appropriate and should still apply to heavily modified sites. It is inappropriate for SASM objectives to be removed from City's Strategic Direction chapter.	Disallow
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O4	Te Rūnanga o Toa Rangatira	488.19	Support in part	Supports the chapter provisions which recognize the risk of natural hazards to significant infrastructure but considers that it is important that the plan provides ways to build resilience for significant cultural infrastructure.	Retain HHSASM-O4 (Sites of significance to Māori are identified and mana whenua's relationships, interests and associations with their culture...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-O5	Taranaki Whānui ki te Upoko o te Ika	389.44	Support in part	Supports the recognition and protection of SASMs and Taranaki Whānui role as ahi kā and primary mana whenua in Wellington City. This includes the 'use' or 'activities' in SASMs to enable Taranaki Whānui to exercise tino rangatiratanga on their SASM sites.	Retain HHSASM-O5 with amendments.	Reject	No	38.45	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do	Disallow

										have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-05	Taranaki Whānui ki te Upoko o te Ika	389.45	Amend	Supports the recognition and protection of SASMs and Taranaki Whānui role as ahi kā and primary mana whenua in Wellington City. This includes the 'use' or 'activities' in SASMs to enable Taranaki Whānui to exercise tino rangatiratanga on their SASM sites.	Seeks amendment to: a) include role of Taranaki Whānui as ahi kā and primary mana whenua or that is most appropriate to address the submission.	Reject	No	38.46	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-05	Kāinga Ora Homes and Communities	391.60	Support	Objective HHSASM-05 is generally supported.	Retain Objective HHSASM-05 (Recognise that only mana whenua...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Historic Heritage and Sites and Areas of Significance to Māori / HHSASM-05	Te Rūnanga o Toa Rangatira	488.20	Support in part	Supports the chapter provisions which recognize the risk of natural hazards to significant infrastructure but considers that it is important that the plan provides ways to build resilience for significant cultural infrastructure.	Retain HHSASM-05 (Recognise that only mana whenua can identify impacts on their relationship with their culture, traditions, ancestral lands...) as notified.	Accept	No	NA	NA	NA	NA

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested	Panel recommendations For reasons see body of report	Changes to PDP?	Further Sub No / Point No	Position	Reasons for Support or Opposition	Decisions Requested
Strategic Direction / Natural Environment / General NE	Yvonne Weeber	340.9	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain the 'Natural Environment' chapter as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / General NE	Royal Forest and Bird Protection Society	345.20	Oppose in part	As written, the natural environment strategic objectives fail to address the issues identified in the introduction. Furthermore, there is a lack of clear strategic direction to protect and maintain biodiversity values, in accordance with s6, 31, and the RPS.	Amend the NE chapter to address issues identified in the Introduction and clarify strategic direction to protect and maintain biodiversity values in alignment with S6 and S31 of Greater Wellington Regional Policy Statement.	Accept in part	No	36.25	Oppose	WIAL considers it appropriate to ensure the provisions of the Proposed Plan give effect to Part 2 of the RMA and the Greater Wellington Regional Policy Statement. WIAL opposes the submission however, as no specific drafting has been provided in association with this submission point and therefore WIAL cannot determine the appropriateness or otherwise of the amendments in terms of section 32 of the RMA.	Disallow
Strategic Direction / Natural Environment / General NE	Royal Forest and Bird Protection Society	345.21	Support in part	Considers the introduction does not recognise council's function for integrated management, particularly with respect to the maintenance of indigenous biological diversity, the protection of wetlands and Te Mana o Te Wai.	Amend NE - Introduction to recognise council's function for integrated management, particularly with respect to the maintenance of indigenous biological diversity, the protection of wetlands and Te Mana o Te Wai.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / General NE	Greater Wellington Regional Council	351.57	Support in part	Supports the Natural Environment Strategic objectives except as noted below.	Retain Natural Environment Objectives, subject to amendments.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / General NE	Guardians of the Bays	452.8	Support	Supports the Strategic Direction provisions in Natural Environment chapter.	Retain the Natural Environment Chapter as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / New NE	Greater Wellington Regional Council	351.58	Amend	Considers it appropriate to have regard to Proposed RPS Change 1, the use and development of land needs to be undertaken in an integrated manner recognising the many interconnections between the natural and physical resources. The interconnectedness of the whole environment should be recognised at the strategic level to guide all development in a holistic way.	Add a new Objective to the 'Natural Environment' chapter as follows: <u>Natural and physical resources are managed in an integrated manner recognising the importance of ki uta ki tai and the interconnectedness between ecosystems, natural processes and freshwater.</u>	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-01	Royal Forest and Bird Protection Society	345.22	Support in part	Considers the objective fails to protect and maintain biodiversity values, in accordance with s6, s31 of the RMA and the RPS. Natural character, features, landscapes and ecosystems are not just of value because they contribute to the City's identity, they include matters of national importance. We seek amendment of the strategic objective to give effect to council's responsibilities under s6 and functions under s31.	Amend NE-01:  The natural character, landscapes and features, <u>indigenous biodiversity</u> and ecosystems, <u>including wetlands, that contribute to the City's identity of the District, including those that</u> <del>and</del> have significance for mana whenua as kaitiaki are identified, recognised, protected, and, <del>where</del>	Accept in part	No	36.26	Oppose	The recommended amendments to the objective conflate section 6 and 7 matters of the RMA.	Disallow

					<del>possible,</del> enhanced.						
Strategic Direction / Natural Environment / NE-01	WCC Environmental Reference Group	377.17	Support	Considers there is insufficient focus on the cultural heritage of mana whenua compared with European history and culture: this strategic objective helps to re-balance this.	Retain Objective NE-01 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-01	Director-General of Conservation	385.15	Support	Supports proposed Objective NE-01.	Retain objective NE-01 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-01	Taranaki Whānui kite Upoko o te Ika	389.46	Support in part	Support the acknowledgment of Taranaki Whānui connection with environment and water and of the Taranaki Whānui tikanga and mātauranga in the management of the natural environment.	Retain NE-01 with amendments.	Reject	No	38.47	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow
Strategic Direction / Natural Environment / NE-01	Taranaki Whānui kite Upoko o te Ika	389.47	Amend	Support the acknowledgment of Taranaki Whānui connection with environment and water and of the Taranaki Whānui tikanga and mātauranga in the management of the natural environment.	Seeks amendment to: a) include role of Taranaki Whānui as ahi kā and primary mana whenua or b) that is most appropriate to address the submission.	Reject	No	38.48	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow
Strategic Direction / Natural Environment / NE-01	Kāinga Ora Homes and Communities	391.61	Support	Objective NE-01 is generally supported.	Retain Objective NE-01 (The natural character, landscapes and features,...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-01	Wellington International Airport Ltd	406.62	Support in part	[No specific reason given beyond decision requested - see original submission.]	Supports NE-01 (Natural character that contributes to city identity and has significance for mana whenua) with amendment.	Reject	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-01	Wellington International Airport Ltd	406.63	Amend	[No specific reason given beyond decision requested - see original submission.]	Amend NE-01 (Natural character that contributes to city identity and has significance for mana whenua) as follows:  The natural character, landscapes and features, and ecosystems that contribute to the City's identity and have significance for mana whenua as kaitiaki are identified, recognised, <del>protected</del> maintained	Reject	No	NA	NA	NA	NA



					and, where possible, enhanced.						
Strategic Direction / Natural Environment / NE-01	Willis Bond and Company Limited	416.26	Support	Supports the intent of NE-01.	Retain NE-01 (The natural character, landscapes and features, and ecosystems that contribute ... )as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-01	Paul M Blaschke	435.4	Support	NE-01 is supported.	Retain Strategic Objective NE-01 (he natural character, landscapes and features, and ecosystems that contribute to the City's identity and have significance for mana whenua as kaitiaki are identified, recognised, protected, and, where possible, enhanced) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-02	Royal Forest and Bird Protection Society	345.23	Support in part	Considers the objective fails to give effect to the NPS-FW which requires territorial authorities to provide for Te Mana o Te Wai through integrated management ki uta ki tai from mountains to sea. The strategic direction of this plan should recognise the interactions between freshwater, land, water bodies, ecosystems, and sensitive receiving environments. Water quality is not only threatened by future development; poor water quality has resulted from historic development and inadequate investment in infrastructure upgrades. The effects of which also need to be managed. We seek amendment to give effect to the NPS-FW.	Amend NE-02:  Future subdivision, <u>land use</u> and development contributes to an improvement in the quality of the City's <u>fresh water</u> , water bodies, <u>ecosystems and sensitive receiving environments</u> and recognises mana whenua and their relationship to water (Te Mana o Te Wai)	Accept in part	Yes	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-02	Greater Wellington Regional Council	351.59	Support in part	Supports the objective to recognise the relationship of to water as this aligns with Policy FW.3 of Proposed RPS Change 1	Retain Objective NE-02, subject to amendments.	Accept	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-02	Greater Wellington Regional Council	351.60	Amend	Considers that this objective should more widely address the values of tangata whenua and seek that those values are protected and enhanced. These amendments will ensure Policy FW.3 is more wholly given regard to.	Amend Objective NE-02 as follows:  Future subdivision and development contributes to an improvement in the quality of the City's water bodies, <u>protects and enhances Māori freshwater values</u> and recognises mana whenua and their relationship to water (Te Mana o Te Wai).	Accept	Yes	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-02	Waka Kotahi	370.55	Amend	Considers that improving water quality is an extremely high threshold, though Waka Kotahi agrees that gradual improvement is necessary not all works, specifically maintenance activities, can improve water quality. Instead, the submitter seeks that all works shall not worsen water quality.	Amend Strategic Objective NE-02 (Future subdivision and development contributes...) as follows: Future subdivision and development <del>contributes to an improvement in</del> <u>maintains</u> the quality of the City's water bodies, and recognises mana whenua and their relationship to water (Te Mana o Te Wai).	Reject		84.90	Oppose	Greater Wellington consider the approach taken by WCC which seeks to improve water quality is appropriate and aligns with the requirements of the NPS-FM and has regard to Proposed RPS Change 1.	Disallow  Seeks that direction for improving the quality of water bodie in NE-02 is retained.
Strategic Direction / Natural Environment / NE-02	WCC Environmental Reference Group	377.18	Support	The submitter understand that about 80% of Freshwater bodies within Wellington City have unacceptable pollutant levels: it is important that use and development in natural and rural areas is	Retain Objective NE-02 as notified.	Accept in part	No	NA	NA	NA	NA

				done in a way that sees us improve water quality, as is being recommended for similar activities in the urban parts of the city. Recognising the relationship of mana whenua to water is an important aspect of this, as it sees water quality put first in terms of importance.							
Strategic Direction / Natural Environment / NE-O2	Director-General of Conservation	385.16	Support	Supports proposed Objective NE-O2.	Retain objective NE-O2 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-O2	Taranaki Whānui kite Upoko o te Ika	389.48	Support in part	Support the acknowledgment of Taranaki Whānui connection with environment and water and of the Taranaki Whānui tikanga and mātauranga in the management of the natural environment.	Retain NE-O1 with amendments.	Reject	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-O2	Taranaki Whānui kite Upoko o te Ika	389.49	Amend	Support the acknowledgment of Taranaki Whānui connection with environment and water and of the Taranaki Whānui tikanga and mātauranga in the management of the natural environment.	Seeks amendment to: a) include role of Taranaki Whānui as ahi kā and primary mana whenua or that is most appropriate to address the submission.	Reject	No	38.50	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow
Strategic Direction / Natural Environment / NE-O2	Kāinga Ora Homes and Communities	391.62	Support	Objective NE-O2 is generally supported.	Retain Objective NE-O2 (Future subdivision and development contributes...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-O2	Willis Bond and Company Limited	416.27	Support	Supports the intent of NE-O2.	Retain NE-O2 (Future subdivision and development contributes to an improvement in the quality...)as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-O2	Te Rūnanga o Toa Rangatira	488.21	Support in part	Supports the intention behind NE-O2	Retain NE-O2 (Future subdivision and development contributes to an improvement in the quality of the City's water bodies...) in the Natural Environment chapter as notified, subject to the amendments below.	Reject	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-O2	Te Rūnanga o Toa Rangatira	488.22	Amend	Considers NE-O2 can be strengthened so that subdivision and earthworks would not only 'contribute' but 'maintain and protect' the values the submitter has for water resources.	Amend NE-O2 (Future subdivision and development contributes to an improvement in the quality of the City's water bodies...) to:  Future subdivision and development play a key role improving water quality and they support protecting and enhancing freshwater values contributes to an improvement in the quality of the City's water bodies by recognizing mana whenua values and their relationship to water (Te Mana o Te Wai).	Reject	No	84.110	Support	Greater Wellington also consider that NE-O2 can be strengthened to further protect Māori freshwater values.	Allow  Seeks that the NE-O2 be reworded as requested in Greater Wellington's original submission [refer to submission point 351.60].

Appendix B - Strategic Direction / Natural Environment

Strategic Direction / Natural Environment / NE-03	Kilmarston Developments Limited and Kilmarston Properties Limited	290.23	Support	Considers that it is important for Council to provide appropriate open space connections across the city where enabling residential development of the Submitters land will contribute to creating these connections.	Retain NE-03 (The City retains an extensive open space network across the City that...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-03	Royal Forest and Bird Protection Society	345.24	Support in part	Considers the objective would be clearer with specific use of the words Significant Natural Areas to give effect to s6 and reference to maintenance of indigenous biodiversity to give effect to council's functions under s31. Furthermore, wetlands need to be included to give effect to the RPS	Amend NE-03:  The City retains an extensive open space network across the City that: 1. Is easily accessible; 2. Connects the urban and natural environment; 3. <del>Supports</del> <u>Protects significant natural areas, wetlands and</u> ecological, cultural, and landscape values; <del>and</del> 4. <u>Maintains indigenous biodiversity; and</u> Meets the needs of anticipated future growth.	Reject	Yes	36.27	Oppose	The recommended amendments to the objective are inconsistent with and go further than section 6 and 7 of the RMA.	Disallow
								84.98	Support	Greater Wellington agree that replacing "support" with "protect" in clause 3 would give greater effect to the requirements of section 6 of the RMA and that reference to wetlands would align with direction in Proposed RPS Change 1.	Allow
Strategic Direction / Natural Environment / NE-03	WCC Environmental Reference Group	377.19	Amend	Considers this should be amended to include the concept of protection.	Add an extra point to NE-03 (The city retains an extensive open space network...) as follows:  ... <u>5. Is protected and gazetted under the Reserves Act.</u>	Reject	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-03	WCC Environmental Reference Group	377.20	Support	Considers that as the population grows, preserving, and where possible, adding to the open space network across the city is increasingly important. Research increasingly shows the importance of access to natural areas, and 'biophilic' environments as keys to human health and well-being, as well as helping reduce crime, and of course being a critical part of protecting biodiversity. On this matter, Wellington as a city is playing a critical role in providing refuge for formerly at risk native birds, e.g. kaka, and with efforts such as the Halo Project and Predator Free initiatives being undertaken by thousands of Wellingtonians, it is important our city's district plan provides legal and policy support to this.	Retain Objective NE-03 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-03	Wellington Civic Trust	388.9	Support in part	Supports the intention of NE-03, as it relates to the city's green network, however as currently worded it suggests that the network is satisfactory and all that is needed is to "retain" the network.	Retain Amend Natural Environment Objective NE-03 with amendment.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-03	Wellington Civic Trust	388.10	Amend	Considers NE-03 should be amended to clarify that the open space network can and should be expanded, as well as retained. The current wording suggests that the network is satisfactory and all that is needed is to "retain" the network. As currently written, NE-03 does not suggest that the City intends to add to the amount of open space accessible and available to City residents, workers and visitors. It is essential that the need for more open space is signalled at the strategic	Amend Natural Environment Objective NE-03 as follows:  The City <del>retains</del> <u>expands its open space network so that</u> an extensive open space network is <u>provided and retained</u> that."	Accept in part	No	36.28	Oppose	WIAL does not have any issue with the open space network being retained and/or expanded throughout the wider District. WIAL opposes this submission to the extent that it may fetter with the ability for WIAL to completed ongoing seawall upgrade and replacement works within the Open Space area located between Moa Point and Lyall Bay.	Disallow  Seeks that part of the submission be disallowed.

Appendix B - Strategic Direction / Natural Environment

				level if the Council is to actively pursue the acquisition of more public open space and that it is going to ensure that new development contributes to this provision.							
Strategic Direction / Natural Environment / NE-03	Kāinga Ora Homes and Communities	391.63	Support	Objective NE-03 is generally supported.	Retain Objective NE-03 (The City retains an extensive open space...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-03	Willis Bond and Company Limited	416.28	Support	Supports the intent of NE-03.	Retain NE-03 (The City retains an extensive open space network across the City...)as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-04	Royal Forest and Bird Protection Society	345.25	Support	Supports the objective.	Retain NE-04 as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-04	WCC Environmental Reference Group	377.21	Support	Considers there is insufficient focus on mana whenua and their ability to exercise kaitiaki following their own mātauranga: this strategic objective helps to re-balance this.	Retain Objective NE-04 as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-04	Taranaki Whānui kite Upoko o te Ika	389.50	Support in part	Support the acknowledgment of Taranaki Whānui connection with environment and water and of the Taranaki Whānui tikanga and mātauranga in the management of the natural environment.	Retain NE-01 with amendments.	Reject	no	39.51	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow
Strategic Direction / Natural Environment / NE-04	Taranaki Whānui kite Upoko o te Ika	389.51	Amend	Support the acknowledgment of Taranaki Whānui connection with environment and water and of the Taranaki Whānui tikanga and mātauranga in the management of the natural environment.	Seeks amendment to: a) include role of Taranaki Whānui as ahi kā and primary mana whenua or that is most appropriate to address the submission.	Reject	no	38.52	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow
Strategic Direction / Natural Environment / NE-04	Kāinga Ora Homes and Communities	391.64	Support	Objective NE-04 is generally supported.	Retain Objective NE-04 (Mana whenua are able to exercise their...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Natural Environment / NE-04	Willis Bond and Company Limited	416.29	Support	Supports the intent of NE-04.	Retain NE-04 (Mana whenua are able to exercise their customary responsibilities ...)as notified.	Accept	No	NA	NA	NA	NA

Appendix B - Strategic Direction / Strategic City Assets and Infrastructure

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested	Panel recommendations  For reasons see body of report	Changes to PDP?	Further Sub No / Point No	Position	Reasons for Support or Opposition	Decisions Requested
Strategic Direction / Strategic City Assets and Infrastructure / General SCA	Royal Forest and Bird Protection Society	345.26	Oppose in part	Considers the introduction and objectives are not consistent with sustainable management as per s5 of the RMA. They fail to integrate environmental outcomes and the protection of biodiversity into the objectives for the City/Wellington district.	Amend the Introduction to be consistent with sustainable management as set out in Section 5 of the Resource Management Act.	Reject	No	36.30	Oppose	Considers it appropriate to ensure the Proposed Plan gives effect to Part 2 of the RMA. WIAL opposes the submission however, as no specific drafting has been provided in association with this submission point and therefore WIAL cannot determine the appropriateness or otherwise of the amendments in terms of section 32 of the RMA.	Disallow
Strategic Direction / Strategic City Assets and Infrastructure / General SCA	Envirowaste Services Ltd	373.6	Support	The SCA objectives for infrastructure under this chapter are supported when considering the addition of waste facilities as inclusive of infrastructure types for the purposes of the strategic objectives.	Retain the Strategic City Assets and Infrastructure chapter as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / General SCA	Wellington International Airport Ltd	406.64	Support	Supports the recognition of Wellington International Airport, as regionally significant infrastructure, within the Introduction of the "Strategic City Assets and Infrastructure" section of the District Plan.	Retain Strategic City Assets and Infrastructure Chapter introduction as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / General SCA	Willis Bond and Company Limited	416.30	Amend	Considers that the objectives for dealing with out-of-sequence development proposals are not appropriate. The submitter considers that developers should be limited to paying the net increased cost associated with the development proposal, as assessed against Council's long-term planning for infrastructure spend.  The submitter considers that developers should not be expected to provide infrastructure over and above what is required for a particular development proposal.  [See original submission for full reason]	Seeks that out-of-sequence infrastructure costs are dealt with exclusively through the development contributions or financial contributions policy.	Reject	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-01	Chorus New Zealand Limited (Chorus), Spark New Zealand Trading Limited (Spark) and Vodafone New Zealand Limited (Vodafone)	99.2	Support	The SCA-01 is supported as it appropriately recognises and provides for infrastructure.	Retain Strategic City Assets and Infrastructure O1 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-01	Meridian Energy Limited	228.16	Support in part	Considers that infrastructure, including regionally significant infrastructure, is essential to support the safe, efficient and effective functioning of Wellington's community.  Achieving resilience in infrastructure networks will require continual development, maintenance, adaptation and upgrading of existing infrastructure to meet future growth and changing needs. If Wellington, along with the Wellington region and New Zealand, are to	Retain Objective SCA-01 (Infrastructure) with amendment.	Accept in part	No	NA	NA	NA	NA

				successfully transition away from dependence on fossil fuels and meet the nation’s climate change obligations, there will need to be a substantial increase in generation of electricity from renewable sources. Regional and district plans need to anticipate this and enable increased renewable electricity generation.							
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O1	Meridian Energy Limited	228.17	Amend	Considers that infrastructure, including regionally significant infrastructure, is essential to support the safe, efficient and effective functioning of Wellington’s community. Achieving resilience in infrastructure networks will require continual development, maintenance, adaptation and upgrading of existing infrastructure to meet future growth and changing needs. Considers that if Wellington, along with the Wellington region and New Zealand, are to successfully transition away from dependence on fossil fuels and meet the nation’s climate change obligations, there will need to be a substantial increase in generation of electricity from renewable sources. Regional and district plans need to anticipate this and enable increased renewable electricity generation.	Amend Objective SCA-O1 (Infrastructure) as follows or similar wording to achieve the same outcome:  Infrastructure is established, operated, maintained, and upgraded in Wellington City so that:  1. The social, economic, cultural, and environmental benefits of this infrastructure are recognised; 2. The City is able to function safely, efficiently and effectively; 3. The infrastructure network is resilient in the long term; 4. <u>Infrastructure, including renewable electricity generation facilities, contribute to the transition A way from dependence on fossil fuels;</u> and 5. Future growth and development is enabled and can be sufficiently serviced.	Accept	Yes	36.31	Oppose	WIAL supports, in principle, the transition away from dependence on fossil fuels and seeks to encourage such changes at the Airport where practicable, including through the gradual electrification of infrastructure at the Airport. WIAL submits however, that there a number of factors outside of its control that will affect the transition towards alternative fuel sources for aircraft using the Airport. WIAL therefore opposes this submission to the extent that the changes need to be qualified, for example, with the term “practicable”.	Disallow
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O1	Kilmarston Developments Limited and Kilmarston Properties Limited	290.24	Support	Considers that it is important for Council to make provision for new urban development where it can be serviced by appropriate and necessary infrastructure. The residential area of the land will be well connected to transport networks, pedestrian facilities, public open space and other social infrastructure.	Retain SCA-O1 (Infrastructure is established, operated, maintained, and upgraded in Wellington City so that...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O1	Firstgas Limited	304.11	Support	SCA-O1 is generally supported in terms of the outcomes it seeks related to the establishment, operation, maintenance and upgrading of infrastructure.	Retain Objective SCA-O1 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O1	Transpower New Zealand Limited	315.41	Support	Supports the provision of a strategic objective specific to Infrastructure, given its importance to the city, region and nation. Considers the objective gives effect to RPS Objective 10 and policies 7 and 8.	Retain SCA-O1 as notified.	Accept in part	No	NA	NA	NA	NA

Strategic Direction / Strategic City Assets and Infrastructure / SCA-01	Royal Forest and Bird Protection Society	345.27	Oppose	Considers it is not clear whether this objective should be regarding RSI or not as it appears to reflect policy 7 of the RPS which is for RSI, not infrastructure generally. Infrastructure can have significant adverse effects on the environment from construction to operation, maintenance and upgrades. s6 matters still apply and this objective needs to ensure infrastructure doesn't impact the protection of biodiversity.	Amend SCA-01:  Infrastructure is established, operated, maintained, and upgraded in Wellington City so that: 1. <del>The social, economic, cultural, and environmental benefits of this infrastructure are recognised;</del> 2. The City is able to function safely, efficiently and effectively; 3. The infrastructure network is resilient in the long term; <del>and</del> 4. Future growth and development is enabled and can be sufficiently serviced; <u>and Indigenous biodiversity is retained, protected and enhanced.</u>	Reject	no	27.17	Oppose	WELL do not support this submission point as it seeks to, at a high-level, restrict the provision of infrastructure to Wellington City's businesses and communities. Infrastructure is a fundamental component to enable social, cultural and economic wellbeing. The amendments sought by the submitter are unbalanced and in effect will diminish the positive effects of efficient infrastructure provision. The submission point seeking that the words "Indigenous biodiversity is retained, protected and enhanced" is noble, however, is considered to be out of place in the purpose and intent of Proposed SCA-01.	Disallow
								36.32	Oppose	WIAL opposes this submits as it conflicts with WIAL's primary submission that seeks for these objectives to be retained as notified. WIAL also submits that the changes proposed seek to "cherry pick" section 6 and 7 matters. Section 6 and 7 matters are addressed by other provisions within the Strategic Direction of the Proposed Plan. Changes recommended to the Strategic Directions (Transpower 315.40) will clarify that these provisions which give effect to section 6 and 7 of the RMA will apply, ensuring that infrastructure providers have to look to the broader strategic direction provisions, not just those contained in the Strategic City Assets and Infrastructure section.	Disallow
								72.10	Oppose	Rejects deletion of clause 1. Considers benefits of infrastructure must be recognised in strategic direction. KiwiRail also considers that the retention, protection and enhancement of indigenous biodiversity is provided for in NE-01.  Considers the relief sought should be declined because it a) will not promote the sustainable management of the natural and physical resources in Wellington City, and is therefore contrary to, or inconsistent with, Part 2 and other provisions of the RMA and the Amendment Act; (b) is inconsistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020; (c) will not meet the reasonably foreseeable needs of future generations; (d) will not avoid, remedy or mitigate actual and potential adverse effects on the environment; (e) will not enable the social, economic and cultural wellbeing of people of Wellington City; and (f) is not the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.	Disallow
								101.14	Oppose	Considers that all infrastructure, including regionally significant infrastructure, delivers benefits for the Wellington City communities. All relevant benefits should be recognised. There is no mandate in the RMA or any of the higher order documents for retaining, protecting and enhancing all indigenous biodiversity. There is mandate in section (6) of the RMA and the NZCPS for protecting significant indigenous biodiversity and significant habitats of indigenous fauna.	Disallow

								104.3	Oppose	It is important that the social, economic, cultural, and environmental benefits of infrastructure are recognised in Strategic City Assets Objective SCA-01.	Disallow Reject submitter's relief and retain Strategic City Assets Objective SCA-01 as notified.
Strategic Direction / Strategic City Assets and Infrastructure / SCA-01	Waka Kotahi	370.56	Amend	Considers that additional wording is needed to give effect to carbon reduction.	Amend Strategic Objective SCA-01 (Infrastructure is established, operated, maintained...) as follows: Infrastructure is established, operated, maintained, and upgraded in Wellington City so that: 1. The social, economic, cultural, and environmental benefits of this infrastructure are recognised; 2. The City is able to function safely, efficiently and effectively; 3. The infrastructure network is resilient in the long term; and 4. Future growth and development is enabled and can be sufficiently serviced. <u>Infrastructure shall be delivered in a way which provides for carbon reduction targets.</u>	Accept in part	Yes	36.33	Oppose	Considers that while WIAL has been actively encouraging the transition to lower carbon alternatives where practicable (such as the electrification of GPUs and APUs and investigating the use of renewable energy sources) at the Airport, there a number of factors outside of its control that will affect the transition towards alternative fuel sources for aircraft using the Airport. WIAL therefore opposes this submission to the extent that it requires infrastructure to be delivered in a way that "provides" for carbon reduction targets. Alternative drafting or qualification of this statement (for example, using the term "where practicable") would better reflect this scenario.	Disallow Seeks that part of the submission be disallowed.
								72.11	Support	Agrees that infrastructure shall be delivered in a way that provides for carbon reduction targets.  Considers the relief sought should be allowed because it will (a) will promote the sustainable management of the natural and physical resources in Wellington City, and is therefore consistent with Part 2 and other provisions of the Resource Management Act 1991 (RMA) and the Enabling Housing Supply Amendment Act 2021 (Amendment Act); (b) is consistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020; (c) will meet the reasonably foreseeable needs of future generations; (d) will avoid, remedy or mitigate actual and potential adverse effects on the environment; (e) will enable the social, economic and cultural wellbeing of the people of Wellington City; and (f) is the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.	Allow
								84.91	Support	Greater Wellington strongly support this submission point and consider this amendment would contribute positively to reducing carbon emissions	Allow
Strategic Direction / Strategic City Assets and Infrastructure / SCA-01	WCC Environmental Reference Group	377.22	Amend	Considers that this objective should be clarified in two ways: Firstly, the infrastructure should provide value rather than value being recognised as a side benefit. Secondly, the protection or enhancement of the environment should be a prerequisite	Amend SCA-01 (infrastructure is established, operated...) as follows:  Infrastructure is established, operated, maintained, and upgraded in Wellington City so that: 1. <del>It provides</del> The social,	Reject	No	36.34	Oppose	WIAL submits that the amendments conflate and oversimplify the directions set out in sections 6 and 7 of the RMA. Furthermore, the environment includes "natural and physical resources", therefore the amendments do not provide any further assistance in terms of clarifying which resources are to be "protected" or "enhanced". WIAL submits that other provisions within the Strategic Directions address the issues raised by the submitter.	Disallow



					economic, cultural, and environmental benefits of this infrastructure are recognised; ... <u>5. The environment is protected or enhanced</u>			101.15	Oppose	Considers that the intention of the objective is, consistent with the approach adopted generally nationwide, that in making decisions about new and upgraded infrastructure the listed benefits must be recognised This approach gives effect to the relevant higher order National Policy statements and is to be preferred over the requested amendment. There is no mandate in the RMA or the higher order policy instruments for protecting or enhancing the environment in an absolute sense as suggested.	Disallow
								104.4	Oppose	NZDF supports the policy directive of Strategic City Assets Objective SCA-O1 Clause (1) that the social, economic, cultural, and environmental benefits of infrastructure are recognised; as opposed to infrastructure providing for theaforementioned benefits. NZDF opposes the amendment sought to include new Clause (5) to protect or enhance the environment.	Disallow  Reject submitter’s relief and retain Strategic City Assets Objective SCA-O1 as notified.
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O1	Kāinga Ora Homes and Communities	391.65	Support	Objective SCA-O1 is generally supported.	Retain Objective SCA-O1 (Infrastructure is established, operated,...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O1	Ministry of Education	400.13	Support in part	Supports Objective SCA-O1 in part.	Retain SCA-O1 (infrastructure is established, operated, maintained, and upgraded in Wellington City so that...) with amendment.	Reject	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O1	Ministry of Education	400.14	Amend	Seeks that SCA-O1 includes reference to 'additional infrastructure'. The submitter notes that under the NPS-UD and the Definitions Chapter of the Proposed District Plan, educational facilities are included in the definition of 'additional infrastructure'.  The submitter considers that the amendment will ensure educational facilities are enabled to service future growth and support the community’s social and educational needs.  The submitter seeks to highlight that Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure is provided in development and local authorities must be satisfied that additional infrastructure to service the development capacity is likely to be available  [see original submission for full reason].	Amend SCA-O1 (Infrastructure is established, operated, maintained, and upgraded in Wellington City so that...) as follows:  <u>Infrastructure and additional infrastructure</u> is established...  ...	Reject	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O1	CentrePort Limited	402.33	Support in part	Considers that the Strategic direction in relation to infrastructure resilience would be enhanced by also referring to the ability to provide for infrastructure recovery after short term natural hazard events.	Retain SCA-O1 (Infrastructure is established, operated, maintained, and upgraded in Wellington City so that...) with amendment.	Reject	Yes	NA	NA	NA	NA

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Strategic Direction / Strategic City Assets and Infrastructure / SCA-01	CentrePort Limited	402.34	Amend	Considers that the Strategic direction in relation to infrastructure resilience would be enhanced by also referring to the ability to provide for infrastructure recovery after short term natural hazard events.	Amend SCA-01 (Infrastructure is established, operated, maintained, and upgraded in Wellington City so that...) as follows:  ... 3. The infrastructure network is resilient in the long term <u>and can effectively recover from short term Natural Hazard events</u> ; and ...	Reject	Yes	36.35	Support	Considers that as a lifeline utility operator with Civil Defence responsibilities, WIAL supports the amendments proposed to subparagraph 3.	Allow
Strategic Direction / Strategic City Assets and Infrastructure / SCA-01	Wellington International Airport Ltd	406.65	Support	Considers that it is appropriate for the strategic objectives to recognise the significance and importance of regionally significant infrastructure.  Supports SCA 01.  [See original submission paragraphs 4.11 to 4.15 and 4.20 to 4.24 for full reason]	Retain SCA-01 (Establishment, operations, maintenance and upgrading of infrastructure) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-01	KiwiRail Holdings Limited	408.22	Support	Supports the strategic direction to establish, operate, maintain and upgrade infrastructure so that clauses 1 to 4 can be achieved. This will ensure the importance of rail and ferry infrastructure is recognised and the network is a resilient network that can function efficiently and effectively in the long term.	Retain SCA-01 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-01	Willis Bond and Company Limited	416.31	Amend	Considers that the objectives (including SCA-01) for dealing with out-of-sequence development proposals are not appropriate. The submitter considers that developers should be limited to paying the net increased cost associated with the development proposal, as assessed against Council's long-term planning for infrastructure spend.  The submitter considers that developers should not be expected to provide infrastructure over and above what is required for a particular development proposal.  [See original submission for full reason]	Not specified.	No decision sought	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-01	New Zealand Defence Force	423.6	Support	Considers that it is important to provide for the establishment, operation, maintenance, and upgrading of infrastructure in Wellington City, and recognise that infrastructure provides a range of benefits through supporting the safe and efficient functioning of the City, along with future growth and development.	Retain SCA-01 (Infrastructure is established, operated, maintained, and upgraded in Wellington City so that...)as notified.	Accept in part	No	NA	NA	NA	NA

Strategic Direction / Strategic City Assets and Infrastructure / SCA-O2	Chorus New Zealand Limited (Chorus), Spark New Zealand Trading Limited (Spark) and Vodafone New Zealand Limited (Vodafone)	99.3	Support	The SCA-O2 is supported as it appropriately recognises and provides for infrastructure.	Retain Strategic City Assets and Infrastructure O2 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O2	Kilmarston Developments Limited and Kilmarston Properties Limited	290.25	Support	Considers that it is important for Council to make provision for new urban development where it can be serviced by appropriate and necessary infrastructure. The residential area of the land will be well connected to transport networks, pedestrian facilities, public open space and other social infrastructure.	Retain SCA-O2 (New urban development occurs in locations that are supported by sufficient development infrastructure capacity) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O2	Firstgas Limited	304.12	Support	SCA-O2 is generally supported in terms of the outcomes it seeks related to infrastructure.	Retain Objective SCA-O2 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O2	Royal Forest and Bird Protection Society	345.28	Oppose	Considers the objective does not adequately safeguard matters of national importance in s6 of the RMA as well as give effect to the NPS-FW regarding Te Mana o Te Wai.	Amend SCA-O2:  New urban development occurs in locations that are supported by sufficient development infrastructure capacity, <u>protect indigenous biodiversity, and can ensure protection of Te Mana o Te Wai</u> or where this is not the case the development: 1. Can meet the development infrastructure costs associated with the development <u>which also provides for the protection of indigenous biodiversity and Te Mana o Te Wai</u> , and Supports a significant increase in development capacity for the City.	Reject	No	27.18	Oppose	WELL do not support these submission points because they seek to conflate high-level ecological and biodiversity concepts into an area of the PDP specifically focused on the importance of strategic infrastructure provision and development growth. The matters sought to be inserted in to the objectives by the Submitter would be best placed in to the PDP provisions pertaining to ecological and biodiversity matters – where their effects and sought protection would be better balanced and accounted for as appropriate. WELL seek the purpose and integrity of SCA-O2 and O3 is maintained and for Council to reject these submission points.	Disallow
								101.16	Oppose	Considers that there is no mandate in the RMA or higher order policy instruments for protection of all indigenous biodiversity. The NPS-FM requirement is that freshwater (as opposed to land resources) is managed to give effect to Te Mana o te Wai (NPS-FM 2020 Policy 1).	Disallow
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O2	Retirement Villages Association of New Zealand Incorporated	350.13	Oppose in part	Supports the recognition in (1) that development that is not supported by sufficient infrastructure capacity can proceed if it meets its own infrastructure requirements. However, Opposes the qualifier in (2) that requires such development to support a “significant increase in development capacity”. This additional qualifier is not necessary if development meets its own infrastructure requirements. This objective is inconsistent with THW-O2.	Opposes SCA-O2 (Strategic Objectives) and seeks amendment.	Reject	No	NA	NA	NA	NA

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Strategic Direction / Strategic City Assets and Infrastructure / SCA-02	Retirement Villages Association of New Zealand Incorporated	350.14	Amend	Supports the recognition in (1) that development that is not supported by sufficient infrastructure capacity can proceed if it meets its own infrastructure requirements. However, Opposes the qualifier in (2) that requires such development to support a “significant increase in development capacity”. This additional qualifier is not necessary if development meets its own infrastructure requirements. This objective is inconsistent with THW-02.	Seeks amendment to SCA-02 (Strategic Objectives) to provide for development where it is supported by sufficient development infrastructure capacity or where the development can provide for its own infrastructure requirements (e.g. through on-site works).	Reject	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-02	Wellington Electricity Lines Limited	355.17	Support in part	Supports Objective SCA-02 in part as it ensures development and the provision of infrastructure is coordinated and aligned from an infrastructure delivery perspective. However, the use of the limited term ‘Development Infrastructure’ omits the provision of other key infrastructure such as the Wellington Electricity Lines Limited electricity distribution network.	Retain Strategic City Assets and Infrastructure Objective SCA-02 with amendment.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-02	Wellington Electricity Lines Limited	355.18	Amend	Considers that Objective SCA-02 should be amended to not neglect coverage of critical infrastructure that is not defined as ‘Development Infrastructure’. As it stands the Objective supports a “significant increase in development capacity for the City”, whereby such development capacity is exclusive to Additional Infrastructure, such as the electricity distribution network.  For such higher-level PDP objectives, it is considered that the provision of all key infrastructure is identified at the strategic level – not solely directed towards Council owned or controlled infrastructure as is currently drafted in the objective.	Amend Strategic City Assets and Infrastructure Objective SCA-02 as follows: III New urban development occurs in locations that are supported by sufficient <del>development</del> infrastructure capacity, or where this is not the case the development:  1. Can meet the <del>development</del> infrastructure costs associated with the development, and  Supports a significant increase in development capacity for the City.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-02	Waka Kotahi	370.57	Amend	Notes a broken link for the definition of 'development infrastructure'	Amend SCA-02 (New urban development occurs in locations...) to fix the broken link to 'development infrastructure' definition.	Reject		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-02	Waka Kotahi	370.58	Support	Supports this strategic objective as written.	Retain Strategic Objective SCA-02 (New urban development occurs in locations) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-02	Kāinga Ora Homes and Communities	391.66	Support	Objective SCA-02 is generally supported.	Retain Objective SCA-02 (New urban development occurs in locations...) as notified.	Accept in part	No	NA	NA	NA	NA

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Strategic Direction / Strategic City Assets and Infrastructure / SCA-02	Willis Bond and Company Limited	416.32	Amend	<p>Considers that the objectives (including SCA-02) for dealing with out-of-sequence development proposals are not appropriate. The submitter considers that developers should be limited to paying the net increased cost associated with the development proposal, as assessed against Council's long-term planning for infrastructure spend.</p> <p>The submitter considers that developers should not be expected to provide infrastructure over and above what is required for a particular development proposal.</p> <p>[See original submission for full reason]</p>	<p>Amend SCA-02 (New urban development occurs in locations that are supported...) as follows:</p> <p>New urban development occurs in locations that are supported by sufficient development infrastructure capacity, or where this is not the case the development:</p> <p>1. Can meet the <u>net increase in development infrastructure costs associated with the development (as assessed against the costs expected to be incurred by Council were it not for the development)</u>- <del>and supports a significant increase in development capacity for the City.</del></p>	Reject		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-03	Chorus New Zealand Limited (Chorus), Spark New Zealand Trading Limited (Spark) and Vodafone New Zealand Limited (Vodafone)	99.4	Oppose in part	<p>The intent of SCA-03 is supported as it recognises the role of Additional Infrastructure (other than three-waters and transport infrastructure) to support growth. This is consistent with the NPS-UD. However, there is a cross referencing error. The objective cross refers to Objective UFD-06 which is the previous draft plan reference for this provision. It should be amended to UFD-07.</p>	<p>Amend Objective SCA-03 such that the cross reference is made to Objective UFD-07.</p>	Accept	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-03	Kilmarston Developments Limited and Kilmarston Properties Limited	290.26	Support	<p>Considers that it is important for Council to make provision for new urban development where it can be serviced by appropriate and necessary infrastructure. The residential area of the land will be well connected to transport networks, pedestrian facilities, public open space and other social infrastructure.</p>	<p>Retain SCA-03 (Additional infrastructure is incorporated into new urban developments of a nature and scale that supports Strategic Objective UFD-06 or provides significant benefits at a regional or national scale) as notified.</p>	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-03	Firstgas Limited	304.13	Support	<p>SCA-03 is generally supported in terms of the outcomes it seeks related to the incorporation of additional infrastructure.</p>	<p>Retain Objective SCA-03 as notified.</p>	Accept in part	No	NA	NA	NA	NA

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Strategic Direction / Strategic City Assets and Infrastructure / SCA-03	Royal Forest and Bird Protection Society	345.29	Support in part	Considers the objective does not sufficiently provide for S6 matters in the RMA.	Amend SCA-03:  Additional infrastructure is incorporated into new urban developments of a nature and scale that supports Strategic Objective UFD-06 or provides significant benefits at a regional or national scale <u>while protecting indigenous biodiversity.</u>	Reject	No	27.19	Oppose	WELL do not support these submission points because they seek to conflate high-level ecological and biodiversity concepts into an area of the PDP specifically focused on the importance of strategic infrastructure provision and development growth. The matters sought to be inserted in to the objectives by the Submitter would be best placed in to the PDP provisions pertaining to ecological and biodiversity matters – where their effects and sought protection would be better balanced and accounted for as appropriate. WELL seek the purpose and integrity of SCA-02 and O3 is maintained and for Council to reject these submission points.	Disallow
								101.17	Oppose	Considers that the RMA, NZCPS and RPS require protection of significant indigenous biodiversity (not all indigenous biodiversity).	Disallow
Strategic Direction / Strategic City Assets and Infrastructure / SCA-03	Retirement Villages Association of New Zealand Incorporated	350.15	Oppose in part	Opposes the requirement for new urban development to incorporate ‘additional infrastructure’ (e.g. public open space, community facilities) that is not required by the development or relate to effects of the development. Considers that new development will contribute to such infrastructure through development contributions and this provision may result in ‘double dipping’.	Delete SCA-03 (Strategic Objectives) in its entirety as notified.	Reject		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-03	Waka Kotahi	370.59	Support	Supports this strategic objective as written.	Retain Strategic Objective SCA-03 (Additional infrastructure is incorporated into new urban...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-03	Southern Cross Healthcare Limited	380.24	Support in part	Supports strategic objective SCA-03 subject to hospitals being expressly included in the definition of ‘additional infrastructure’ as sought above.	Retain SCA-03 as notified, if the amendment sought to the definition of ADDITIONAL INFRASTRUCTURE’ is made.	Reject		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-03	Southern Cross Healthcare Limited	380.25	Amend	Considers alternative amendment to strategic objective SCA-03, to ensure that hospitals are recognised as social infrastructure that must be incorporated in urban developments to provide significant regional and potentially national benefits.	Seeks for strategic objective SCA-03 to alternatively be amended to the following:  “Additional infrastructure (including hospitals) is incorporated into new urban developments of a nature and scale that supports Strategic Objective UFD-06 or provides significant benefits at a regional or national scale.”	Reject		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-03	Kāinga Ora Homes and Communities	391.67	Support	Objective SCA-03 is generally supported.	Retain Objective SCA-03 (Additional infrastructure is incorporated...) as notified.	Accept in part	No	NA	NA	NA	NA

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Strategic Direction / Strategic City Assets and Infrastructure / SCA-03	Willis Bond and Company Limited	416.33	Amend	<p>Considers that the objectives (including SCA-03) for dealing with out-of-sequence development proposals are not appropriate. The submitter considers that developers should be limited to paying the net increased cost associated with the development proposal, as assessed against Council's long-term planning for infrastructure spend.</p> <p>The submitter considers that developers should not be expected to provide infrastructure over and above what is required for a particular development proposal.</p> <p>[See original submission for full reason].</p>	Delete SCA-03 (Additional infrastructure is incorporated into new urban developments...) in its entirety.	Reject	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	Chorus New Zealand Limited (Chorus), Spark New Zealand Trading Limited (Spark) and Vodafone New Zealand Limited (Vodafone)	99.5	Support	The SCA-04 is supported as it appropriately recognises and provides for infrastructure.	Retain Strategic City Assets and Infrastructure O4 as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	Meridian Energy Limited	228.18	Support	Considers objective SCA-04 (Regionally significant infrastructure) appropriately gives effect to the NPS-Renewable Electricity Generation 2011. The policies and rules of the Plan that give effect to Objective SCA-04 need to be refined to genuinely provide for renewable electricity generation activities, as an essential form of regionally significant infrastructure, if New Zealand's aim of transitioning away from fossil fuels is to be achieved.	Retain Objective SCA-04 (Regionally significant infrastructure) as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	Firstgas Limited	304.14	Support	SCA-04 is generally supported in terms of the outcomes it seeks related to the provision of Regionally Significant Infrastructure and the benefits recognised and provided for.	Retain Objective SCA-04 as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	Transpower New Zealand Limited	315.42	Support	Supports SCA-04 on the basis that it recognises the development of new infrastructure, noting SCA-01 relates to existing infrastructure.	Retain Objective SCA-04 as notified.	Accept in Part	No	NA	NA	NA	NA

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Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	Yvonne Weeber	340.10	Amend	Considers that SCA-04 should be reworded to apply to all new infrastructure and to recognise the limits of existing infrastructure's location. It is considered that many present day regional significant infrastructure would not be placed in their present location using present day planning practices. The objective SCA-04 suggests that existing regionally significant infrastructure e.g. Wellington Airport is in an 'appropriate location'. However, it is unclear whether building Wellington Airport in a location surrounded by residential neighbourhoods and coastal environments would be deemed an 'appropriate location' currently. SCA-04 should be reworded to apply to all new infrastructure, but recognise existing infrastructure is not always in the most 'appropriate location', does not provide a full suite of benefits and needs to improve its planning and management to create social, cultural and environmental benefits.	Amend Objective SCA-04 so that it clarifies that it applies to all new infrastructure and recognises the limits of existing infrastructure's location.	Accept in part	yes	36.36	Oppose	WIAL submits that the "limits" sought by this submitter are defined by Objective SCA-05.	Disallow
								101.18			
Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	Royal Forest and Bird Protection Society	345.30	Support in part	Considers the objective does not align with policy 7 of the RPS that directs the recognition of the benefits of RSI and the consideration of social, economic, cultural and environmental benefits. It does not direct that RSI would be provided for over environmental protections which are to be provided for under s6 of the Act or over Councils functions to maintain indigenous biological diversity. PS objective is for recognition and protection of RSI. Seek amendment to ensure alignment with RPS	Amend SCA-04:  Regionally significant infrastructure is provided for in appropriate locations and the social, cultural economic, and environmental benefits of this infrastructure are recognised and provided for.	Reject	No	27.20	Oppose	WELL do not support the sought amendment to SCA-04 which is the deletion of the words "... and provided for" in relation to the social, cultural, economic and environmental benefits provided for by regionally significant infrastructure. The sought deletion will diminish the purpose and intent of the objective, and as such, the submission point is not supported by WELL.	Disallow
								29.14			
Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	Waka Kotahi	370.60	Support	Supports this strategic objective as written.	Retain Strategic Objective SCA-04 (Regionally significant infrastructure is provided for in appropriate...) as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	Kāinga Ora Homes and Communities	391.68	Support	Objective SCA-04 is generally supported.	Retain Objective SCA-04 (Regionally significant infrastructure is provided...) as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	CentrePort Limited	402.35	Support	Support the intent of this Objective.	Retain SCA-04 (Regionally significant infrastructure is provided for in appropriate locations and the social, cultural economic, and environmental benefits of this infrastructure are recognised and provided for) as notified.	Accept in Part	No	NA	NA	NA	NA



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Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	Wellington International Airport Ltd	406.66	Support	[No specific reason given beyond decision requested - see original submission.]	Retain SCA-04 (Regionally significant infrastructure) as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	KiwiRail Holdings Limited	408.23	Support	Supports that the objective recognises the benefits of and provides for regionally significant infrastructure in appropriate locations.	Retain SCA-04 as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	Willis Bond and Company Limited	416.34	Amend	Considers that the objectives (including SCA-04) for dealing with out-of-sequence development proposals are not appropriate. The submitter considers that developers should be limited to paying the net increased cost associated with the development proposal, as assessed against Council's long-term planning for infrastructure spend [See original submission for full reason].  The submitter considers that developers should not be expected to provide infrastructure over and above what is required for a particular development proposal  [See original submission for full reason].	Not specified.	No decision sought		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-04	Guardians of the Bays	452.9	Amend	Many present day regional significant infrastructure would not be placed in their present location using present day planning practices. This objective suggests that existing regionally significant infrastructure e.g. Wellington Airport is in an 'appropriate location'. However, it is very doubtful if the Wellington Airport location surrounded by residential neighbourhoods and coastal environments would be built now and deemed an 'appropriate location'. Ideally the submitter would like this objective reworded to apply to all new infrastructure but recognising existing infrastructure is not always in the most 'appropriate location' and does not provide a full suite of benefits but needs to improve its planning and management to create social, cultural and environmental benefits.	Amend the wording of the objective to recognise the submitters concerns in respect of existing infrastructure location	Reject	No	36.37	Oppose	WIAL submits that the "limits" sought by this submitter are defined by Objective SCA-05.	Disallow
								101.20	Oppose	Meridian does not agree that all existing infrastructure can be considered to be inappropriately located. In the absence of any specific wording, it is not reasonable to properly consider the implications of, or allow, the request.	Disallow
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	Chorus New Zealand Limited (Chorus), Spark New Zealand Trading Limited (Spark) and Vodafone New Zealand Limited (Vodafone)	99.6	Support	The SCA-05 is supported as it appropriately recognises and provides for infrastructure.	Retain Strategic City Assets and Infrastructure O5 as notified.	Accept in part		NA	NA	NA	NA

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Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	Meridian Energy Limited	228.19	Support in part	Considers objective SCA-05 (adverse effects of infrastructure) appropriately gives effect to the NPS-Renewable Electricity Generation 2011. However, the expression adopted by the National Planning Standards and typically used is 'functional needs' and 'operational needs' (rather than 'technical' needs) and 'functional need' is a defined term in the Plan.	Retain Objective SCA-05 (The adverse effects of infrastructure are managed having regard to the economic, social, environmental and cultural benefits, and the technical and operational needs of infrastructure.) with amendment.			NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	Meridian Energy Limited	228.20	Amend	Considers objective SCA-05 (adverse effects of infrastructure) appropriately gives effect to the NPS-Renewable Electricity Generation 2011. However, the expression adopted by the National Planning Standards and typically used is 'functional needs' and 'operational needs' (rather than 'technical' needs) and 'functional need' is a defined term in the Plan.	Amend Objective SCA-05 (The adverse effects of infrastructure are managed having regard to the economic, social, environmental and cultural benefits, and the technical and operational needs of infrastructure.) to align with the National Planning Standards as follows:  The adverse effects of infrastructure are managed having regard to the economic, social, environmental and cultural benefits, and the technical functional and operational needs of infrastructure.	Accept in part	Yes	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	Kilmarston Developments Limited and Kilmarston Properties Limited	290.27	Support	Considers that it is important for Council to make provision for new urban development where it can be serviced by appropriate and necessary infrastructure. The residential area of the land will be well connected to transport networks, pedestrian facilities, public open space and other social infrastructure.	Retain SCA-05 (The adverse effects of infrastructure are managed having regard to the economic, social, environmental and cultural benefits, and the technical and operational needs of infrastructure) as notified.	Accept in part		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	Firstgas Limited	304.15	Support	SCA-05 is generally supported in terms of the outcomes it seeks related to the provision of Regionally Significant Infrastructure and the benefits recognised and provided for.	Retain Objective SCA-05 as notified.	Accept in part		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	Transpower New Zealand Limited	315.43	Support	Supports the provision of a strategic objectives specific to infrastructure, given its importance to the city, region and nation. Considers the objective gives effect to RPS Objective 10 and policies 7 and 8.	Retain Objective SCA-05 as notified.	Accept in part		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	Royal Forest and Bird Protection Society	345.31	Oppose in part	Considers it is not clear whether this objective should be regarding RSI or not as it appears to reflect policy 7 of the RPS which is for RSI, not infrastructure generally. The RPS acknowledges that regionally significant infrastructure can also have adverse effects on the surrounding environment and community.	Amend SCA-05:  The adverse effects of infrastructure are <del>managed</del> <u>avoided</u> while having regard to the <del>economic, social, environmental and cultural benefits, and the</del> technical and operational needs of infrastructure.	Reject		27.21	Oppose	WELL do not support the amendments sought by the submission point as they seek to constrain the provision of development and additional infrastructure which is required to serve Wellington communities and businesses. The submission point seeks to include the word 'avoided' in regard to infrastructure provision – which is considered inappropriate in the context of the strategic growth and development objective. The submission point seeks to unduly influence the provision of effective and efficient infrastructure with unavoidable environmental effects.	Disallow

								29.15	Oppose	Notwithstanding whether the strategic objective should apply to RSI or infrastructure generally, a blanket avoid directive with no consideration of the scale or nature of the adverse effect is not supported at a strategic objective level.	Disallow
								36.38	Oppose	Considers that it is inappropriate for the all adverse effects, regardless of the nature or scale of those effects, to be avoided, nor has such a management threshold been applied to other activities in the District. Furthermore, the submitters concerns appear to relate to the application of this objective to infrastructure more generally (i.e. not just to RSI).	Disallow
								72.12	Oppose	<p>Considers that infrastructure cannot always avoid all adverse effects on the environment, as recognised by the RPS and the PDP. KiwiRail seeks the retention of 'manage' effects of infrastructure and recognition of the benefits of infrastructure in this objective.</p> <p>Considers the relief sought should be declined because it a) will not promote the sustainable management of the natural and physical resources in Wellington City, and is therefore contrary to, or inconsistent with, Part 2 and other provisions of the RMA and the Amendment Act; (b) is inconsistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020; (c) will not meet the reasonably foreseeable needs of future generations; (d) will not avoid, remedy or mitigate actual and potential adverse effects on the environment; (e) will not enable the social, economic and cultural wellbeing of people of Wellington City; and (f) is not the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.</p>	Disallow
								101.21	Oppose	Considers that it is not consistent with the RMA framework, or with the relevant higher order policy instruments, to require all adverse effects of infrastructure to be avoided. Economic, social, environmental and cultural benefits are relevant in terms of the RMA framework and higher order policy instruments.	Disallow
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	Waka Kotahi	370.61	Support	Supports this strategic objective as written.	Retain Strategic Objective SCA-05 (The adverse effects of infrastructure are managed...) as notified.	Accept in part		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	Kāinga Ora Homes and Communities	391.69	Support	Objective SCA-05 is generally supported.	Retain Objective SCA-05 (The adverse effects of infrastructure...) as notified.	Accept in part		NA	NA	NA	NA

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Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	CentrePort Limited	402.36	Support in part	Considers that the use of the word managed is open to interpretation and is of limited assistance to decision makers.	Retain SCA-05 (The adverse effects of infrastructure are managed having regard to the economic, social, environmental and cultural benefits, and the technical and operational needs of infrastructure) with amendment.	Reject	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	CentrePort Limited	402.37	Amend	Considers that the use of the word managed is open to interpretation and is of limited assistance to decision makers.	Amend SCA-05 (The adverse effects of infrastructure are managed having regard to the economic, social, environmental and cultural benefits, and the technical and operational needs of infrastructure) as follows:  The adverse effects of infrastructure are <del>managed</del> <u>avoided, remedied or mitigated</u> having regard to the economic, social, environmental and cultural benefits, and the technical and operational needs of infrastructure.	Reject	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	Wellington International Airport Ltd	406.67	Support	[No specific reason given beyond decision requested - see original submission.]	Retain SCA-05 (Adverse effects of infrastructure) as notified.	Accept in part		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	KiwiRail Holdings Limited	408.24	Support	Supports the direction to manage the adverse effects of infrastructure having particular regard to the technical and operational needs of infrastructure.	Retain SCA-05 as notified.	Accept in part		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-05	Willis Bond and Company Limited	416.35	Amend	Considers that the objectives (including SCA-05) for dealing with out-of-sequence development proposals are not appropriate. The submitter considers that developers should be limited to paying the net increased cost associated with the development proposal, as assessed against Council's long-term planning for infrastructure spend.  The submitter considers that developers should not be expected to provide infrastructure over and above what is required for a particular development proposal.  [See original submission for full reason]	Not specified.	Reject		NA	NA	NA	NA

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Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	Chorus New Zealand Limited (Chorus), Spark New Zealand Trading Limited (Spark) and Vodafone New Zealand Limited (Vodafone)	99.7	Support	The SCA-06 is supported as it appropriately recognises and provides for infrastructure.	Retain Strategic City Assets and Infrastructure 06 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	Meridian Energy Limited	228.21	Support	Considers SCA-06 (efficient and safe infrastructure) appropriately gives effect to the NPS-Renewable Electricity Generation 2011 and is necessary to protect all infrastructure, including regionally significant infrastructure.	Retain Objective SCA-06 (efficient and safe infrastructure) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	Kilmarston Developments Limited and Kilmarston Properties Limited	290.28	Support	Considers that it is important for Council to make provision for new urban development where it can be serviced by appropriate and necessary infrastructure. The residential area of the land will be well connected to transport networks, pedestrian facilities, public open space and other social infrastructure.	Retain SCA-06 (Infrastructure operates efficiently and safely and is protected from incompatible development and activities that may create reverse sensitivity effects) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	Firstgas Limited	304.16	Support	SCA-06 is generally supported in terms of the outcomes sought for the efficient and safe operation of the infrastructure, and protection from incompatible development and activities that may create reverse sensitivity effects on the infrastructure.	Retain Objective SCA-06 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	Transpower New Zealand Limited	315.44	Support in part	Supports the provision of a strategic objective specific to Infrastructure, given its importance to the city, region and nation. However, an amendment is sought to the SO to reflect that in addition to reverse sensitivity, infrastructure needs to be protected to ensure it is not compromised. Considers the sought amendment would make it clear that effects on infrastructure are not confined to reverse sensitivity.	Supports Strategic Direction SCA-06, with amendment.	Accept in part		NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	Transpower New Zealand Limited	315.45	Amend	Supports the provision of a strategic objective specific to Infrastructure, given its importance to the city, region and nation. However, an amendment is sought to the SO to reflect that in addition to reverse sensitivity, infrastructure needs to be protected to ensure it is not compromised. Considers the sought amendment would make it clear that effects on infrastructure are not confined to reverse sensitivity.	Amend Strategic Direction SCA-06 as follows:  Infrastructure operates efficiently and safely and is protected from incompatible development and activities, <u>including those</u> that may create reverse sensitivity effects <u>or compromise the Infrastructure</u> .	Accept in part		36.39	Support	The proposed amendments provide further clarification around the interpretation and application of the objective.	Allow
								101.22	Support	Meridian agrees that reverse sensitivity is not the only potential adverse effect that can compromise the operation of infrastructure. Examples of other adverse effects include the establishment of activities or allowing traffic activities that have the potential to interfere with safe access to existing lawfully established infrastructure sites, or the establishment of activities or public access that introduces a risk of direct damage to lawfully established infrastructure (including regionally significant infrastructure).	Allow

								104.6	Support	Support amendment to the objective for the protection of infrastructure from incompatible development and activities, including those that may create reverse sensitivity effects or compromise infrastructure.	Allow
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O6	Royal Forest and Bird Protection Society	345.32	Oppose	This policy appears to give effect to policy 8 of the RPS but again, that is for RSI not infrastructure more generally. We do not support blanket protection of infrastructure from incompatible development. It is for infrastructure to not impact on the environment, not the other way around.	Delete SCA-O6.	Reject		27.22	Oppose	WELL do not support the submission point to delete SCA-O6 given the highlevel and strategic intent of the objective. SCA-O6 is an objective, rather than a policy as indicated by the submitter, and given the strategic importance of infrastructure provision – Objective SCA-O6 should be retained, with the submission point rejected.	Disallow
								29.16	Oppose	Notwithstanding whether the strategic objective should apply to RSI or infrastructure generally, Strategic Objective SCA-O6 is supported in that it recognises the effect of other activities on infrastructure. The provision of such an objective does not negate the need for infrastructure to manage its adverse effects on the environment. On that basis, the relief sought by the submitter is opposed.	Disallow
								36.40	Oppose	Considers that reverse sensitivity is a significant concern for a number of infrastructure operators. The concept of reverse sensitivity relates to other activities establishing within proximity to existing and lawfully established (infrastructure) activities, and then complaining about the effects of this activity.	Disallow
								72.13	Oppose	Rejects the deletion of this objective. Considers it is important that adverse effects on infrastructure are recognised in the Plan and there are appropriate provisions in place to protect infrastructure.  Considers the relief sought should be declined because it a) will not promote the sustainable management of the natural and physical resources in Wellington City, and is therefore contrary to, or inconsistent with, Part 2 and other provisions of the RMA and the Amendment Act; (b) is inconsistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020; (c) will not meet the reasonably foreseeable needs of future generations; (d) will not avoid, remedy or mitigate actual and potential adverse effects on the environment; (e) will not enable the social, economic and cultural wellbeing of people of Wellington City; and (f) is not the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.	Disallow
								104.5	Oppose	It is appropriate for the policy direction of the Proposed Plan to provide for the protection of infrastructure from incompatible development and activities that may create reverse sensitivity effects.	Disallow
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O6	Wellington Electricity Lines Limited	355.19	Support	Supports Objective SCA-O6 as it clearly recognises the protection of existing electricity distribution infrastructure in the wake of housing intensification across the City. It is noted that the PDP is striving to facilitate responsible compact	Retain SCA-O6 of the Strategic City Assets and Infrastructure chapter as notified.	Accept in part	No	NA	NA	NA	NA

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				urban development and the consequential infill through the recently imposed Housing Supply Legislation. Consequently it is agreed that the protection of existing RSI and associated facilities are important that such infill does not result in enhance reverse sensitivity effects.							
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	Waka Kotahi	370.62	Support in part	Supports this strategic objective as written.	Retain Strategic Objective SCA-06 (Infrastructure operates efficiently and safely...), subject to amendment.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	Waka Kotahi	370.63	Amend	Considers it appropriate to add a reference to adverse health effects	Amend Strategic Objective SCA-06 (Infrastructure operates efficiently and safely...) as follows:  Infrastructure operates efficiently and safely and is protected from incompatible development and activities that may create reverse sensitivity effects <u>or adverse health effects</u> .	Reject	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	Kāinga Ora Homes and Communities	391.70	Support	Objective SCA-06 is generally supported.	Retain Objective SCA-06 (Infrastructure operates efficiently...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	CentrePort Limited	402.38	Support	Support the intent of this Objective.	Retain SCA-06 (Infrastructure operates efficiently and safely and is protected from incompatible development and activities that may create reverse sensitivity effects) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	Wellington International Airport Ltd	406.68	Support	Considers that it is of significant importance to the ongoing operation and protection of regionally significant infrastructure, such as airports, that adverse reverse sensitivity effects are avoided.  Supports the inclusion of SCA-06.  [See original submission paragraphs 4.11 to 4.15 and 4.20 to 4.24 for full reason]	Retain SCA-06 (Infrastructure operates efficiently and safely) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	KiwiRail Holdings Limited	408.25	Support	Supports strategic direction to protect the operation of infrastructure from incompatible development and activities that may create reverse sensitivity effects.	Retain SCA-06 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Strategic City Assets and Infrastructure / SCA-06	Willis Bond and Company Limited	416.36	Amend	Considers that the objectives (including SCA-06) for dealing with out-of-sequence development proposals are not appropriate. The submitter considers that developers should be limited to paying the net increased cost associated with the development proposal, as assessed against Council's long-term planning for infrastructure spend.	Not specified.	No decision sought		NA	NA	NA	NA

				The submitter considers that developers should not be expected to provide infrastructure over and above what is required for a particular development proposal.  [See original submission for full reason]							
Strategic Direction / Strategic City Assets and Infrastructure / SCA-O6	New Zealand Defence Force	423.7	Support	Considers that it is important to protect infrastructure from incompatible development and activities that may create reverse sensitivity effects.	Retain SCA-O6 (Infrastructure operates efficiently and safely and is protected from incompatible development and activities that may create reverse sensitivity effects) as notified.	Accept in part	No	NA	NA	NA	NA



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested	Panel recommendation s  For reasons see body of report	Changes to PDP?	Further Submission No / Point No	Position	Reasons for Support or Opposition	Decisions Requested
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	Victoria University of Wellington Students' Association	123.7	Support	Supports the PDP's intentions of 'growing up' instead of out and creating a compact city.  Supports compact housing.	Not specified.	No decision sought	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	Roland Sapsford	305.27	Amend	Considers that the District Plan should focus its action on climate change by applying targeted and focal intensification to create local nodes or "urban villages" rather than broad brush intensification or intensification focussed in already dense areas.  Considers that Emission reduction through intensification occurs largely through changes in the ways and distances people travel. Intensifying already dense areas has little effect on emissions. Rather it is modest changes in focal density in lower density areas that has the most impact.	Seeks that the District Plan be amended to focus on reducing existing emissions through focal intensification and the creation of nodes or "urban villages" in areas of relatively low density, rather than simply a broad brush approach to intensification.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	Yvonne Weeber	340.11	Support	The net zero emission city' by 2050 goal set for Wellington City is supported. It is considered one of the most important aspects of the plan. Setting a goal of net zero emissions, has to be supported with clear objectives, policies, rules and standards throughout the plan if it is going to be achieved.	Retain the mention of 'net zero emission city by 2050' in the Introduction of the 'Sustainability, Resilience and Climate Change' chapter.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	Yvonne Weeber	340.12	Support in part	The fourth paragraph of the Introduction is generally supported, but it is considered that climate change adaptation should be included within the introduction on Sustainability, Resilience and climate change.	Retain the fourth paragraph of the Introduction of the 'Sustainability, Resilience and Climate Change' chapter with amendment.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	Yvonne Weeber	340.13	Amend	Considers that climate change adaptation should be included within the introduction of the Sustainability, Resilience and climate change chapter.	Amend the fourth paragraph of the Introduction of the 'Sustainability, Resilience and Climate Change' chapter as follows: ... There remains a level of uncertainty about the full extent of the impacts of climate change and sea level rise. This means the planning framework needs to retain a level of flexibility to enable the City to adapt in response to changing circumstances <u>including includes climate change adaptation</u> . ...	Reject	No	NA	NA	NA	NA

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Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	Royal Forest and Bird Protection Society	345.33	Support in part	Supports the intent of the Introduction but are unclear how it integrates across the Plan.	Clarify SRCC - Introduction to integrate across the Plan.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	Greater Wellington Regional Council	351.61	Support in part	Supports WCC taking a science-based approach for City-wide carbon emissions target setting.	Retain Introduction, subject to amendments, as outlined other submission points.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	Greater Wellington Regional Council	351.62	Amend	Considers there is an inconsistency in the references to carbon reduction objectives across strategic objectives, including 'net zero' 'zero-emission city; and 'zero carbon'.	Seeks to amend the Sustainability, Resilience and Climate Change chapter to ensure references to carbon reduction objectives are consistent and clear.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.22	Support	The Sustainability, Resilience and Climate Change chapter is supported, as it signals a direction to reduce carbon emissions and effects on climate change through the use of renewable energy technologies. This direction is reflected in the Renewable Energy Generation chapter which seeks to enable large and small-scale renewable energy investigation and generation activities.	Retain the Sustainability, Resilience and Climate Change chapter as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	WCC Environmental Reference Group	377.23	Amend	Considers that the Introduction of the Sustainability, Resilience and Climate Change should be amended to have consistency of language regarding the city's response to climate change. It is laudable to see a commitment to align with the goal of net zero emissions by 2050. However, this section uses inconsistent language and does not fully express the urgency needed to address climate change, nor the critical role that cities can play through their Plans.	Amend the Introduction to the Sustainability, Resilience and Climate Change chapter to give effect to the clarification of "net zero emission " or " zero carbon".	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	Guardians of the Bays	452.10	Support	Supports the intentions of the chapter. The submitter considers is one of the most important aspects of this plan. Setting a goal of net zero emissions, has to be supported with clear objectives, policies, rules and standards throughout the plan if it is going to be achieved.	Retain the sentence in the introduction of the chapter' Wellington City has a goal of being a net zero emission city by 2050' as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	Guardians of the Bays	452.11	Support in part	Supports paragraph four of the Sustainability, Resilience and Climate Change chapter.	Retain paragraph four in the Sustainability, Resilience and Climate Change) chapter subject to amendments below.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / General SRCC	Guardians of the Bays	452.12	Amend	Considers climate change adaptation should be included within the introduction on Sustainability, Resilience and climate change	Amend paragraph 4 of the introduction as follows: There remains a level of uncertainty about the full extent of the impacts of climate change and sea level rise. This means the planning framework needs to retain a level of flexibility to enable the City to adapt in response to changing circumstances <u>including includes climate change adaptation.</u>	Reject	No	NA	NA	NA	NA

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Strategic Direction / Sustainability Resilience and Climate Change / New SRCC	Te Rūnanga o Toa Rangatira	488.23	Amend	Support the chapter provisions which encourage the used of sustainable transport options, reduction in private vehicle use and aim to improve economic and social resilience.	Seeks that the Sustainability, Resilience and Climate Change objectives are amended to ensure that resilience is built in all spheres, being environmental, cultural, social and economic as they are interconnected and specifically better support cultural resilience.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O1	Meridian Energy Limited	228.22	Support	Considers that an increase in the generation of electricity from renewable sources (including wind and solar) is necessary to meet growing demand locally and nationally and to enable New Zealand to meet its objectives for renewable electricity generation and minimise the use of fossil fuels.	Retain Objective SRCC-O1 (built environment) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O1	Yvonne Weeber	340.14	Support in part	The Objective SRCC-O1 is generally supported, but an amendment is sought.	Retain Objective SRCC-O1 with amendment.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O1	Yvonne Weeber	340.15	Amend	Considers that Objective SRCC-O1 needs an additional bullet point to reflect the need to consider climate change adaptation.	Amend Objective SRCC-O1 as follows:  ... <u>5. Climate change adaptation</u>	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O1	Royal Forest and Bird Protection Society	345.34	Support in part	Considers that the objectives may allow renewable energy sources (e.g. windfarms) being built in the CMA and the protection of biodiversity and adverse effects being over looked at the expense of renewable energy generation. Suggest tightening relevant objectives to ensure s6 matters are provided for.	Amend SRCC-O1 to ensure matters set out in Section 6 of the Resource Management Act are provided for.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O1	Greater Wellington Regional Council	351.63	Support in part	Supports the inclusion of a strategic objective that supports a reduction in carbon emissions.	Retain provision, subject to amendments, as outlined other submission points.	Reject	No	36.41	Oppose	WIAL has filed as submission with respect to PC1 of the Proposed RPS and the target to achieve net zero carbon emissions by 2050. Considers that it would be premature to impose such requirements on the Proposed Plan, when those provisions have yet to go through the hearings and decision making process.	Disallow
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O1	Greater Wellington Regional Council	351.64	Amend	Considers the objective is different to the carbon reduction target made by WCC in October 2021 to reduce city emissions by 57% by 2030 compared to 2020 levels, and then net zero by 2050. Proposed RPS Change 1 has a similar target of 50% by 2030 compared to 2019 levels, and then net zero by 2050. Greater Wellington supports WCC for setting this target and seek for this target to be reflected in the PDP. This will ensure consistency and appropriate levels of ambition with regard to WCC's contribution to the region's emission reduction targets	Seeks that the carbon reduction objective should match that made by WCC in October 2021 to reduce city emissions by 57% by 2030 compared to 2020 levels, and to net zero by 2050.	Reject	No	36.42	Oppose	WIAL has filed as submission with respect to PC1 of the Proposed RPS and the target to achieve net zero carbon emissions by 2050. Considers that it would be premature to impose such requirements on the Proposed Plan, when those provisions have yet to go through the hearings and decision making process	Disallow

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Strategic Direction / Sustainability Resilience and Climate Change / SRCC O1	Waka Kotahi	370.64	Amend	As written, O1.3 does not reference the move needed away from private cars to other transport modes, which has additional benefits not captured by O1.1. Freeing up carparking spaces for greener uses, having less embodied energy (in the vehicle fleet) & having greater transport resilience in the event of an earthquake are examples of this.	Amend Strategic Objective SRCC-O1 (The City's built environment supports:...) as follows: The City's built environment supports: 1. A net reduction in the City's carbon emissions by 2050; 2. More energy efficient buildings; 3. An increase in the use of renewable energy sources; <b>and</b> 4. <u>Multi-modal transport options including but not limited to walking, cycling, and public transport, and</u> Healthy functioning of native ecosystems and natural processes.	Accept in part	Yes	84.92	Support	Greater Wellington support this submission point which aligns with Proposed RPS Change 1 (Policies CC.1 and CC.3).	Allow
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O1	WCC Environmental Reference Group	377.24	Amend	Considers that Objective SRCC-O1 is not worded with a sufficient degree of ambition and urgency. Nor will it achieve the stated goal of being a zero carbon emission city by 2050. It leaves the door open for inadequate incremental progress which could lock us in to a path of failure.	Amend Objective SRCC-O1 as follows:  The City's built environment supports:  1. A <del>net</del> reduction in the City's carbon emissions <u>to net zero</u> by 2050; 2. <del>More</del> <u>A requirement for all buildings to be</u> energy efficient buildings; 3. An increase in the use of renewable energy sources <u>up to 100% by 2030</u> ; and Healthy functioning of <u>the full range of</u> native ecosystems and natural processes.	Accept in part	Yes	36.43	Oppose	WIAL has filed a submission with respect to PC1 of the Proposed RPS and the target to achieve net zero carbon emissions by 2050. Considers that it would be premature to impose such requirements on the Proposed Plan, when those provisions have yet to go through the hearings and decision making process.	Disallow
								101.23	Oppose	Considers that it is not clear what the rationale is for a limit of doubling (increase of 'up to 100%') is necessary or helpful if the ambition is to achieve net zero carbon emissions by 2050.	Disallow
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O1	Wellington Civic Trust	388.11	Support in part	SRCC-O1 is generally supported, but there is concern that sea level rise risks are not well characterised.	Retain Sustainability, Resilience and Climate Change Objective SRCC-O1, with amendment.	Accept in part	No	91.49	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.
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O1	Wellington Civic Trust	388.12	Amend	Considers that SRCC-O1 should be amended to 'tighten up' in respect to climate change and natural hazard risks.	Seeks to clarify SRCC-O1 in respect to climate change and natural hazards.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC -O1	Kāinga Ora Homes and Communities	391.71	Support	Objective SRCC-O1 is generally supported.	Retain Objective SRCC-O1 (The City's built environment supports:...) as notified.	Accept	No	NA	NA	NA	NA

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Strategic Direction / Sustainability Resilience and Climate Change / SRCC O1	Wellington International Airport Ltd	406.69	Support	Supports the overall intent of SRCC-O1, with particular focus on the increase in renewable energy sources.  [See paragraph 4.25 to 4.29 in original submission for full reason]	Retain SRCC-O1.3 (Increase of renewable energy sources) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC -O1	Willis Bond and Company Limited	416.37	Support	Supports the direction of SRCC-O1.	Retain SRCC-O1 (The City's built environment supports...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC -O1	Newtown Residents' Association	440.11	Support in part	SRCC-O1 is supported, but the way the objective is reflected in the PDP is lacking.	Retain Strategic Objective SRCC-O1 as notified with amendments.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O1	Newtown Residents' Association	440.12	Amend	Considers that the practical application of SRCC-O1 is limited in the PDP and will not be met due to loss of sunlight in residential areas. A central objective of the NPS-UD 2020, and by extension the RMA schedule 3A and the WCC Proposed District Plan, is that "Development supports the creation of a liveable, well-functioning urban environment that enables all people and communities to provide for their social, economic, environmental, and cultural wellbeing, and for their health and safety now and into the future."  A extended definition of 'well functioning urban environment' contains these points: f- supports reduction in greenhouse gas emissions; and g - are resilient to the likely current and future effects of climate change  When it comes to the built environment, the application of liveable, well-functioning urban environments seems to lead to sporadic development of high rise buildings in narrow, packed, low-rise streets. The major environmental effects come with the loss of sunlight. Sunlight is important for a carbon-zero lifestyle – it fuels solar panels, helps gardens grow, dries the washing, and heats people's homes. If tall buildings are able to overshadow low-rise homes the latter risk becoming cold and damp, leading to illness, and in some cases the homes will become unfit for purpose. Sunlight is vital for everyday life. With new developments the standards require a certain amount of sunlight access but there is no guarantee of this being protected for existing neighbouring properties. [Refer to original submission for full reason]	Seeks that the PDP better ensures that SRCC-O1 Objectives are implemented.	Reject	No	NA	NA	NA	NA

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Strategic Direction / Sustainability Resilience and Climate Change / SRCC- O1	Guardians of the Bays	452.13	Support in part	Supports SRCC-01.	Retain paragraph SRCC-01 subject to amendments below.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O1	Guardians of the Bays	452.14	Amend	Considers SRCC-01 needs the addition of a further bullet point to reflect the need to consider climate change adaptation	Amend SRCC-01 as follows: The City's built environment supports: 1. A net reduction in the City's carbon emissions by 2050; 2. More energy efficient buildings; 3. An increase in the use of renewable energy sources; and 4. Healthy functioning of native ecosystems and natural processes. <u>Climate Change Adaptation</u>	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O1	Te Rūnanga o Toa Rangatira	488.24	Support in part	Support the chapter provisions which encourage the used of sustainable transport options, reduction in private vehicle use and aim to improve economic and social resilience.	Retain SRCC-01 (The City's built environment supports...) as notified, subject to amendments.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O2	Fire and Emergency New Zealand	273.20	Support	Supports the objective in that it requires the risks from natural hazards, which include fire as per the definition within the Proposed District Plan, to be appropriately managed, mitigated, and where necessary, avoided.	Retain SRCC-02 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O2	Royal Forest and Bird Protection Society	345.35	Support in part	Considers that the objectives may allow renewable energy sources (e.g. windfarms) being built in the CMA and the protection of biodiversity and adverse effects being over looked at the expense of renewable energy generation. Suggest tightening relevant objectives to ensure s6 matters are provided for.	Amend SRCC-02 to ensure matters set out in Section 6 of the Resource Management Act are provided for.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC -O2	Greater Wellington Regional Council	351.65	Support	Supports this strategic objectives.	Retain Strategic Objective SRCC-02 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O2	Argosy Property No. 1 Limited	383.13	Support	Supports risks from natural hazards being appropriately identified, and natural and coastal hazards being identified and risks apportioned appropriately, and in a way which identifies and recognises the existing investment, development and role of the city centre	Retain Objective SRCC-02 as notified	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC- O2	Wellington Civic Trust	388.13	Support in part	SRCC-02 is generally supported, but there is concerns that sea level rise risks are not well characterised.	Retain Sustainability, Resilience and Climate Change Objective SRCC-02, with amendment.	Accept in part	Yes	NA	NA	NA	NA

Appendix B - Strategic Direction / Sustainability Resilience and Climate Change

Strategic Direction / Sustainability Resilience and Climate Change / SRCC O2	Wellington Civic Trust	388.14	Amend	Considers that SRCC-O2 should be amended to 'tighten up' in respect to climate change and natural hazard risks. SRCC-O2 may not give effect to the New Zealand Coastal Policy Statement in its requirement to avoid increasing the risks from climate change in areas of new development. The bar of avoiding when risks are "intolerable" in item 3 of this objective suggests a very high threshold to prevent further subdivision and development, including intensification, which exposes more people to the effects of sea level rise in the future.	Seeks to clarify SRCC-O2 in respect to climate change and natural hazards.	Accept in part	Yes	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O2	Kāinga Ora Homes and Communities	391.72	Support	Objective SRCC-O2 is generally supported.	Retain Objective SRCC-O2 (Risks from natural hazards are...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O2	CentrePort Limited	402.39	Support in part	Considers that ensuring that all risks are low in clause 2 may be very difficult to achieve for all infrastructure providers in all circumstances who work within specific constraints. It would be more accurate to state that residual risks after adaptation and mitigation measures have been applied are acceptable.	Retain SRCC-O2 (Risks from Natural Hazards are...) with amendment.	Accept	Yes	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O2	CentrePort Limited	402.40	Amend	Considers that ensuring that all risks are low in clause 2 may be very difficult to achieve for all infrastructure providers in all circumstances who work within specific constraints. It would be more accurate to state that residual risks after adaptation and mitigation measures have been applied are acceptable.	Amend SRCC-O2 (Risks from Natural Hazards are...) as follows: ... 2. Planned for through adaptation and mitigation measures to ensure residual risks are <del>low</del> acceptable; and ...	Accept	Yes	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O2	Wellington International Airport Ltd	406.70	Support in part	Intolerable risk to natural hazards is a relative and subjective concept.  Given the subjectiveness of the concept of intolerable risk and the strong directive set out in sub-paragraph 3, Objective SRCC-O2 needs to recognise that in the case of regionally significant infrastructure, functional or operational requirements of that infrastructure may necessitate locating in an area that is subject to natural hazard risk.	Retain SRCC-O2 (Risks from natural hazards) with amendments.	Accept in part	No	NA	NA	NA	NA

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Strategic Direction / Sustainability Resilience and Climate Change / SRCC O2	Wellington International Airport Ltd	406.71	Amend	Intolerable risk to natural hazards is a relative and subjective concept.  Given the subjectiveness of the concept of intolerable risk and the strong directive set out in sub-paragraph 3, Objective SRCC-O2 needs to recognise that in the case of regionally significant infrastructure, functional or operational requirements of that infrastructure may necessitate locating in an area that is subject to natural hazard risk.	Amend SRCC-O2 (Risks from natural hazards) as follows:  Risks from natural hazards are:  1. Identified and understood; 2. Planned for through adaptation and mitigation measures to ensure the risks are low; 3. <u>Except as provided for in 4, Avoided where the risks are intolerable.; and Managed to the extent practicable where an activity has an operational or functional need to locate within an identified natural hazard area.</u>	Reject	No	72.14	Support	Supports recognition of the functional and operational requirements of infrastructure to be located in areas subject to natural hazard risk.  Considers the relief sought should be allowed because it will (a) will promote the sustainable management of the natural and physical resources in Wellington City, and is therefore consistent with Part 2 and other provisions of the Resource Management Act 1991 (RMA) and the Enabling Housing Supply Amendment Act 2021 (Amendment Act); (b) is consistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020; (c) will meet the reasonably foreseeable needs of future generations; (d) will avoid, remedy or mitigate actual and potential adverse effects on the environment; (e) will enable the social, economic and cultural wellbeing of the people of Wellington City; and (f) is the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.	Allow
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O2	Wellington International Airport Ltd	406.72	Amend	Intolerable risk to natural hazards is a relative and subjective concept.  Given the subjectiveness of the concept of intolerable risk and the strong directive set out in sub-paragraph 3, Objective SRCC-O2 needs to recognise that in the case of regionally significant infrastructure, functional or operational requirements of that infrastructure may necessitate locating in an area that is subject to natural hazard risk.	Delete Objective SRCC-O2.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O2	Willis Bond and Company Limited	416.38	Support	Supports the direction of SRCC-O2.	Retain SRCC-O2 (Risks from natural hazards are..) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O2	Te Rūnanga o Toa Rangatira	488.25	Support in part	Support the chapter provisions which encourage the used of sustainable transport options, reduction in private vehicle use and aim to improve economic and social resilience.	Retain SRCC-O2 (Risks from natural hazards are...) as notified, subject to amendments.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O3	Yvonne Weeber	340.16	Support in part	The Objective SRCC-O3 is generally supported, but an amendment is sought.	Retain Objective SRCC-O3 with amendment.	Accept in part	No	36.44	Oppose	Considers that infrastructure falls within the scope of "activities" identified through the use of the phase "subdivision, use and development". Separately identifying activities that fall within this term (and excluding others) leads to potential interpretation issues.	Disallow
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O3	Yvonne Weeber	340.17	Amend	Considers the Objective SRCC-O3 should be amended to add infrastructure into the list of the starting sentence.	Amend Objective SRCC-O3 as follows:  Subdivision, <u>infrastructure</u> , development and use: ...	Accept in part	No	36.45	Oppose	Considers that infrastructure falls within the scope of "activities" identified through the use of the phase "subdivision, use and development". Separately identifying activities that fall within this term (and excluding others) leads to potential interpretation issues.	Disallow



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Strategic Direction / Sustainability Resilience and Climate Change / SRCC O3	Royal Forest and Bird Protection Society	345.36	Support in part	Considers that the objectives may allow renewable energy sources (e.g. windfarms) being built in the CMA and the protection of biodiversity and adverse effects being over looked at the expense of renewable energy generation. Suggest tightening relevant objectives to ensure s6 matters are provided for.	Amend SRCC-O3 to ensure matters set out in Section 6 of the Resource Management Act are provided for.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O3	Greater Wellington Regional Council	351.66	Support	Supports objective as it recognises that working with the natural environment, adopting adaptive pathway planning and employing a risk lens to urban development, are effective principles for addressing the uncertainties inherent in climate change.	Retain Strategic Objective SRCC-O3 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O3	Argosy Property No. 1 Limited	383.14	Support	Supports strategic objectives which support subdivision, development and use that manage the risks associated with climate change and sea level rise and support adaptation, and natural and coastal hazards being identified and risks apportioned appropriately, and in a way which identifies and recognises the existing investment, development and role of the city centre	Retain Objective SRCC-O3 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O3	Wellington Civic Trust	388.15	Support in part	SRCC-O3 is generally supported, but there is concerns that sea level rise risks are not well characterised.	Retain Sustainability, Resilience and Climate Change Objective SRCC-O3, with amendment.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O3	Wellington Civic Trust	388.16	Amend	Considers that SRCC-O3 should be amended to 'tighten up' in respect to climate change and natural hazard risks.	Seeks to clarify SRCC-O3 in respect to climate change and natural hazards.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O3	Kāinga Ora Homes and Communities	391.73	Support	Objective SRCC-O3 is generally supported.	Retain Objective SRCC-O3 (Subdivision, development and use: ...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O3	CentrePort Limited	402.41	Support	Support the intent of this Objective.	Retain SRCC-O3 (Subdivision, development and use) as notified.	Accept in part	No	NA	NA	NA	NA

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Strategic Direction / Sustainability Resilience and Climate Change / SRCC O3	Wellington Heritage Professionals	412.26	Amend	Considers that: "Early research shows that sympathetically upgrading and reusing existing buildings, rather than demolishing and building new, could dramatically improve a building's energy efficiency and would make substantial energy savings because the CO <sub>2</sub> emissions already embodied within existing buildings would not be lost through demolition," Historic England Heritage Counts report, 2020.	Amend SRCC-O3 as follows:  Subdivision, development and use:  1. Effectively manage the risks associated with climate change and sea level rise; 2. Support the City's ability to adapt over time to the impacts of climate change and sea level rise; <del>and</del> 3. Support natural functioning ecosystems and processes to help build resilience into the natural and built environments <u>and:</u> <u>Recognise the environmental benefits of retaining buildings, especially heritage buildings.</u>	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O3	Willis Bond and Company Limited	416.39	Support	Supports the direction of SRCC-O3.	Retain SRCC-O3 (Subdivision, development and use...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O3	Guardians of the Bays	452.15	Support in part	Supports SRCC-O3.	Retain paragraph SRCC-O3 subject to amendments below.	Accept in part	No	36.46	Oppose	Considers that infrastructure falls within the scope of "activities" identified through the use of the phase "subdivision, use and development". Separately identifying activities that fall within this term (and excluding others) leads to potential interpretation issues.	Disallow
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O3	Guardians of the Bays	452.16	Amend	Considers the objective needs to be amended to add 'infrastructure' in the title.	Amend SRCC-O3 as follows: Subdivision, <u>infrastructure</u> , development and use:...	Reject	No	36.47	Oppose	Considers that infrastructure falls within the scope of "activities" identified through the use of the phase "subdivision, use and development". Separately identifying activities that fall within this term (and excluding others) leads to potential interpretation issues.	Disallow
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O3	Te Rūnanga o Toa Rangatira	488.26	Support in part	Support the chapter provisions which encourage the use of sustainable transport options, reduction in private vehicle use and aim to improve economic and social resilience.	Retain SRCC-O3 (Subdivision, development and use...) as notified, subject to amendments.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O4	Royal Forest and Bird Protection Society	345.37	Support in part	Considers that the objectives may allow renewable energy sources (e.g. windfarms) being built in the CMA and the protection of biodiversity and adverse effects being over looked at the expense of renewable energy generation. Suggest tightening relevant objectives to ensure s6 matters are provided for.	Amend SRCC-O4 to ensure renewable matters set out in Section 6 of the Resource Management Act are provided for.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O4	Retirement Villages Association of New Zealand Incorporated	350.16	Oppose in part	Opposes the requirement for development to "integrate[e] natural processes that provide opportunities for carbon storage, natural hazard risk reduction and support climate change adaptation" as it is unclear what this objective requires.	Delete SRCC-O4 (Strategic Objectives) in its entirety as notified.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O4	Greater Wellington Regional Council	351.67	Support	Supports this strategic objectives.	Retain Strategic Objective SRCC-O4 as notified.	Accept in Part	No	NA	NA	NA	NA

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Strategic Direction / Sustainability Resilience and Climate Change / SRCC O4	Woolworths New Zealand	359.14	Amend	Considers that the wording in SRCC-O4 should be amended to ensure that there is recognition of the potential for non-natural processes to achieve the same environmental outcomes in an efficient way (e.g., storm filters and other proprietary devices still achieve low impact design and quality / quantity benefits for stormwater runoff and can be more easily accommodated on urban sites where swales, raingardens and other space-intensive activities cannot) such that the matters at the Three Waters chapter are consistent with this Part 2 Objective.	Amend Objective SRCC-O4 as follows:  Land use, subdivision and development design <del>integrates natural processes that</del> provide opportunities for carbon storage, natural hazard risk reduction and support climate change adaptation, <u>promoting natural processes where possible.</u>	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O4	Waka Kotahi	370.65	Support in part	Supports this strategic objective as written.	Retain Strategic Objective SRCC-O4 (Land use, subdivision and development design...), subject to amendments.	Accept	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O4	Waka Kotahi	370.66	Amend	Considers it appropriate to add a reference to the need to reduce carbon as an option prior to storing the produced carbon	Amend Strategic Objective SRCC-O4 (Land use, subdivision and development design...) as follows: Land use, subdivision and development design integrates natural processes that provide opportunities for <u>carbon reduction</u> , carbon storage, natural hazard risk reduction and support climate change adaptation.	Accept	Yes	84.93	Support	Greater Wellington support this submission point and consider carbon reduction provides further opportunities to meet reduced carbon targets.	Allow
Strategic Direction / Sustainability Resilience and Climate Change / SRCC O4	Argosy Property No. 1 Limited	383.15	Support	Supports strategic objectives which support subdivision, development and use that manage the risks associated with climate change and sea level rise and support adaptation, and natural and coastal hazards being identified and risks apportioned appropriately, and in a way which identifies and recognises the existing investment, development and role of the city centre	Retain Objective SRCC-O4 as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O4	Wellington Civic Trust	388.17	Support in part	SRCC-O4 is generally supported, but there is concerns that sea level rise risks are not well characterised.	Retain Sustainability, Resilience and Climate Change Objective SRCC-O4, with amendment.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O4	Wellington Civic Trust	388.18	Amend	Considers that SRCC-O4 should be amended to 'tighten up' in respect to climate change and natural hazard risks.	Seeks that SRCC-O4 in respect to climate change and natural hazards.	Reject	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC-O4	Kāinga Ora Homes and Communities	391.74	Support	Objective SRCC-O4 is generally supported.	Retain Objective SRCC-O4 (Land use, subdivision and development...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Sustainability Resilience and Climate Change / SRCC -O4	Willis Bond and Company Limited	416.40	Support	Supports the direction of SRCC-O4.	Retain SRCC-O4 (Land use, subdivision and development design...) as notified.	Accept in part	No	NA	NA	NA	NA

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Strategic Direction / Sustainability Resilience and Climate Change / SRCC -O4	Te Rūnanga o Toa Rangatira	488.27	Support in part	Support the chapter provisions which encourage the used of sustainable transport options, reduction in private vehicle use and aim to improve economic and social resilience.	Retain SRCC-O4 (Land use, subdivision and development design integrates natural processes...) as notified, subject to amendments.	Reject	No	NA	NA	NA	NA
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Appendix B - Strategic Direction / Urban Form and Development

67Sub-part / Chapter /Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested	Panel recommendations For reasons see body of report	Changes to PDP?	Further Sub No / Point No	Position	Reasons for Support or Opposition	Decisions Requested
Strategic Direction / Urban Form and Development / General UFD	Victoria University of Wellington Students' Association	123.8	Support	Supports the strategic direction in the PDP to increase housing choice and affordability.	Not specified.	No decision sought	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / General UFD	Victoria University of Wellington Students' Association	123.9	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the effects of urban development, including building emissions or land disruption, on native birds or trees in the surrounding areas are monitored.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / General UFD	Tapu-te-Ranga Trust	297.14	Support	Supports the recognition of an undersupply of housing in the City, and the approach to increase housing choice and affordability by enabling development across the housing spectrum – from assisted housing solutions through to private home ownership.	Retain introduction for the Urban Form and Development chapter as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / General UFD	Restaurant Brands Limited	349.7	Support	Support	Retain UFD – Te Āhua Tāone me te Whanaketanga - Urban Form and Development as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / General UFD	Greater Wellington Regional Council	351.68	Support in part	Supports the objectives that aim to ensure development is well connected to the transport network.	Retain the Urban Form and Development Objectives, subject to amendments.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / General UFD	Greater Wellington Regional Council	351.69	Amend	Considers that these strategic objectives have regard to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1. This includes (but is not limited to) urban areas that are climate resilient, contribute to the protection of the natural environment and transition to a low-emission region, are compact and well connected, support housing affordability and choice, and enable Māori to express their cultural and traditional norms. Consent decisions should need to consider how particular subdivision, use or development is contributing to the qualities and characteristics of well-functioning urban environments.	Amend wording of these strategic objectives as required to have regard to the qualities and characteristics of well-functioning urban environments, as articulated in Objective 22 of Proposed RPS Change 1.	Reject	No	103.1	Support	It is appropriate that territorial authorities align their plans with directions in the relevant Regional Policy Statement, including its description of well-functioning urban environments to ensure consistency in the application of the National Policy Statement on Urban Development (NPS-UD) across the Tier 1 Councils in the Greater Wellington urban area.	Allow
Strategic Direction / Urban Form and Development / General UFD	Jane Szentivanyi and Ben Briggs	369.7	Amend	Considers that a staged approach to development capacity is more appropriate. The National Policy Statement on Urban Development requires the Council to enable sufficient development capacity in the short, medium term and long term. This means a staged approach is appropriate given the changing demographics and needs of our city over the next 30 years. Given building consent figures, further development capacity does not appear to be necessary until the medium term (2024 - 2031). [Refer to original submission for full reason and figures]	Seeks that a staged approach to housing development be adopted.	Reject	No	NA	NA	NA	NA

Appendix B - Strategic Direction / Urban Form and Development

Strategic Direction / Urban Form and Development / General UFD	Southern Cross Healthcare Limited	380.26	Support	Supports the direction of the Proposed Plan to support well functioning urban environments. This is important because the Proposed Plan is required to give effect to the NPS-UD, and the NPS-UD identifies the appropriate level of intensification that should be enabled in tier 1 urban environments such as Wellington – including recognising that urban environments change over time.	Retain Urban Form and Development strategic objectives as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / General UFD	Kāinga Ora Homes and Communities	391.75	Oppose	Opposes the definition of 'Assisted Housing' and its reference in the UFD chapter.	Opposes the term 'Assisted housing' in the Urban Form and Development chapter.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / General UFD	Kāinga Ora Homes and Communities	391.76	Amend	Considers that the references to 'assisted housing' should be removed from the UFD Chapter	Amend the Urban Form and Development chapter to remove all references to 'assisted housing'.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / General UFD	Kāinga Ora Homes and Communities	391.77	Amend	Considers that the references to 'assisted housing' should be removed from the UFD- Introduction.	Amend the Urban Form and Development chapter to remove all references to 'assisted housing' including and not limited to the introduction.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / General UFD	Lucy Harper and Roger Pemberton	401.3	Support	Supports the principles outlined in the Urban Form and Development chapter and the extension of Wellington City into the greenfield areas identified using those principles.	Retain UFD (Urban form and development) chapter as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / General UFD	Metlifecare Limited	413.4	Amend	<p>In the Urban Form and Development section, the primary issue identified is population growth resulting in a higher demand for housing in circumstances where capacity modelling shows that this demand is unlikely to be met.</p> <p>The introduction explains this issue but does not explicitly recognise the crucial role that retirement and aged care facilities have in providing for the health and wellbeing of the New Zealand community and the provision of housing for elderly residents.</p> <p>This fails to recognise that the local community benefits from the provision of retirement villages. For example, they release pressure on social and health services and contribute to employment in New Zealand, both in the construction sector and day- to-day operations. They also allow residents to live in familiar suburbs where they often have family and friends in close proximity. Further, Retirement Villages have a crucial role in the general housing market because the supply of retirement village housing releases existing housing stock into the market and reduces pressure on existing infrastructure.</p> <p>Metlifecare seeks amendments to be made to this section to recognise the growing role that</p>	Amend the introduction as follows: “Enabling sufficient land supply for housing and business activity is crucial for the ability of residents to meet their social, economic, environmental, and cultural wellbeing. The National Policy Statement on Urban Development requires the Council to provide sufficient development capacity to meet expected demand for housing and business land over the short (3 years), medium (3-10 years), and long term (10-30 years). This District Plan sets the policy foundation to enable growth to be accommodated beyond the life of the Plan. <u>Particular consideration also needs to be given to the growing demand for housing for the elderly, including retirement villages. The demand for retirement village housing is increasing as more New Zealanders are choosing to live in retirement villages, enjoying the range of facilities, housing options, activities, and social and health benefits on offer which are able</u>	Accept in part	Yes	NA	NA	NA	NA

				retirement villages will have in providing healthy, safe, affordable homes that meet the needs of older people in the community and in keeping up with housing demand. This should then filter down into other objectives and policies in the Proposed Plan	<p><u>to suit the needs of older people in the community.”</u></p> <p>...</p> <p>The District Plan approach is to increase housing choice and affordability by enabling development across the housing spectrum – from assisted housing solutions through to private home ownership. <u>In doing so, the District Plan must recognise and provide for the functional and operational requirements of these different types of housing solutions, including retirement villages.”</u></p>						
Strategic Direction / Urban Form and Development / General UFD	Newtown Residents' Association	440.13	Not specified	Considers that UFD Objectives are incompatible with requirements from the NPS-UD 2020 and the RMA Schedule 3B and will enable negative unintended consequences.	Not specified.	No decision sought	No	NA	NA	NA	NA

Appendix B - Strategic Direction / Urban Form and Development

Strategic Direction / Urban Form and Development / New UFD	Greater Wellington Regional Council	351.70	Amend	Considers that further policy direction is required to achieve these objectives. Specifically, to have regard to Proposed RPS Change 1 (policies CC.1, CC.3 and CC.9), a new policy should be included in the PDP that prioritises development, whether it be greenfield or brownfield development, in areas where there are effective public transport links.	Add a new Objective to the 'Urban Form and Development' chapter that directs the prioritisation of development in locations where there are effective public transport links.	Reject	No	36.48	Oppose	Considers that while WIAL considers it is appropriate to concentrate development along transportation routes, such decision making also needs to take into consideration the presence and proximity of regionally significant infrastructure and potential reverse sensitivity effects.	Disallow
								126.55	Not specified	The RVA does not oppose this submission point in principle, however the RVA's primary position is that retirement villages do not rely on public transport links the same as other residential developments, and therefore the new rule sought should not apply to retirement villages.	Amend  Allow submission point, subject to the exclusion of retirement villages from this objective.
								128.55	Not specified	Ryman does not oppose this submission point in principle, however Ryman's primary position is that retirement villages do not rely on public transport links the same as other residential developments, and therefore the new rule sought should not apply to retirement villages.	Amend  Allow submission point, subject to the exclusion of retirement villages from this objective.
Strategic Direction / Urban Form and Development / New UFD	Metlifecare Limited	413.5	Amend	Consider that as currently drafted this objective does not recognise the importance of housing being able to provide both social and health benefits in the community.	Seeks that a new strategic objective is incorporated as follows:  <u>UDF - 09 The housing and care needs of the ageing population are recognised and provided for across the City to meet demand.</u>	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O1	Victoria University of Wellington Students' Association	123.10	Support	Support growing new urban centres in highly connected suburbs.  Considers that they have the capability to service an intensified community and provide an urban centre for business and recreation. The focus should be on the growth of urban areas along transport routes and in suburbs with easily	Seeks that the chosen areas for growing new urban centres should focus on highly connected suburbs with easily accessible transport lines.  [Inferred decision requested]	Reject	No	NA	NA	NA	NA
				accessible transport lines.							
Strategic Direction / Urban Form and Development / UFD-O1	Kilmarston Developments Limited and Kilmarston Properties Limited	290.29	Support	Considers that it is important that Council encourages development that will support a more compact City.	Retain UFD-O1 (Wellington's compact urban form is maintained with the majority of urban development located within the City Centre, in and around Centres, and along major public transport corridors.) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O1	Woolworths New Zealand	359.15	Support	UFD-O1 is supported.	Retain Objective UFD-O1 (Wellington's compact urban form is maintained...) as notified.	Accept	No	NA	NA	NA	NA



Appendix B - Strategic Direction / Urban Form and Development

Strategic Direction / Urban Form and Development / UFD-01	Waka Kotahi	370.67	Support	Supports this strategic objective as written.	Retain Strategic Objective UFD-01 (Wellington's compact urban form is maintained...) as notified.	Accept	No	72.15	Support	Supports objective.  Considers the relief sought should be allowed because it will (a) will promote the sustainable management of the natural and physical resources in Wellington City, and is therefore consistent with Part 2 and other provisions of the Resource Management Act 1991 (RMA) and the Enabling Housing Supply Amendment Act 2021 (Amendment Act); (b) is consistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020; (c) will meet the reasonably foreseeable needs of future generations; (d) will avoid, remedy or mitigate actual and potential adverse effects on the environment; (e) will enable the social, economic and cultural wellbeing of the people of Wellington City; and (f) is the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.	Allow
Strategic Direction / Urban Form and Development / UFD-01	Argosy Property No. 1 Limited	383.16	Support	Supports maintaining Wellington's 'compact urban form'. The National Policy Statement on Urban Development 2020 (NPS-UD) requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments. Argosy supports the strategic direction set by the NPS-UD. The feedback that Argosy provides on the provisions below seeks to ensure that the rules and standards in the District Plan enable this outcome	Retain Objective UFD-01 as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-01	Kāinga Ora Homes and Communities	391.78	Support	Objective UFD-01 is generally supported.	Retain Objective UFD-01 (Wellington's compact urban form...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-01	Investore Property Limited	405.27	Support	Supports provision of a compact urban form and urban intensification provided under UFD-01.  The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of	Retain UFD-01 (Strategic Objectives) as notified.	Accept	No	NA	NA	NA	NA
				communities and encourages well-functioning, liveable urban environments [Refer to original submission for full reason].							
Strategic Direction / Urban Form and Development / UFD-01	Willis Bond and Company Limited	416.41	Support	Supports the direction of UFD-01.	Retain UFD-01 (Wellington's compact urban form is maintained...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-01	Stride Investment Management Limited	470.11	Support	Supports UFD-01 (Wellington's compact urban form is maintained...)	Retain as notified.	Accept	No	NA	NA	NA	NA

Appendix B - Strategic Direction / Urban Form and Development

Strategic Direction / Urban Form and Development / UFD-O1	Te Rūnanga o Toa Rangatira	488.28	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-O1 (Wellington's compact urban form is maintained...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O2	Victoria University of Wellington Students' Association	123.11	Support	Supports the goal of UFD-O2 (Urban Form and Development - Objectives).  Considers that compact urban forms are needed to reduce the city's carbon emissions and the need for residents to travel in private vehicles.	Retain UFD-O2 (Urban development in identified greenfield areas) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O2	Retirement Villages Association of New Zealand Incorporated	350.17	Oppose in part	Opposes in part the 'centres and transport corridors' approach to urban intensification. Considers that this approach does not recognise that retirement villages are required in all areas.	Opposes UFD-O2 (Strategic Direction) and seeks amendment to recognise that the centres and transport corridor approach is not appropriate for some forms of development.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O2	Retirement Villages Association of New Zealand Incorporated	350.18	Amend	Opposes in part the 'centres and transport corridors' approach to urban intensification. Considers that this approach does not recognise that retirement villages are required in all areas.	Seeks amendment to UFD-O2 (Strategic Direction) to recognise that the centres and transport corridor approach is not appropriate for some forms of development.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O2	Retirement Villages Association of New Zealand Incorporated	350.19	Support in part	Considers that UFD-O2 refers to 'identified greenfield areas', but no such identification of the greenfield areas referred to is provided elsewhere in the District Plan.	Retain UFD-O2 (Strategic Direction) and seeks clarification as to what/where the 'identified greenfield areas' are located; or seeks amendment UFD-O2 (Strategic Direction) as follows:  Urban development in <del>identified</del> greenfield areas: ... ...	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O2	Retirement Villages Association of New Zealand Incorporated	350.20	Amend	Considers that UFD-O2 refers to 'identified greenfield areas', but no such identification of the greenfield areas referred to is provided elsewhere in the District Plan.	Seeks amendment to UFD-O2 (Strategic Direction) either clarify as to what/where the 'identified greenfield areas' are located; or amend UFD-O2 (Strategic Direction) as follows:  Urban development in <del>identified</del> greenfield areas: ... ...	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O2	Woolworths New Zealand	359.16	Support	UFD-O2 is supported.	Retain Objective UFD-O2 (Urban development in identified greenfield areas:...) as notified.	Accept in part	No	NA	NA	NA	NA

Appendix B - Strategic Direction / Urban Form and Development

Strategic Direction / Urban Form and Development / UFD-02	Waka Kotahi	370.68	Amend	The submitter would like to see direction in this section for new greenfield developments to include some areas dedicated to 'central neighbourhood' functions, to meet the day-today needs of future residents without the need for private vehicle travel.	Amend Strategic Objective UFD-02 (Urban development in identified greenfield areas:...) as follows:  Urban development in identified greenfield areas: 1. Is environmentally and ecologically sensitive; 2. Makes efficient use of land; 3. Is well-connected to the public transport network, and 4. Reinforces the City's compact urban form.; and 5. <u>A mix and distribution of land uses within greenfield area to provide opportunities for business activities and employment, community facilities and open space close to where people live.</u>	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-02	Kāinga Ora Homes and Communities	391.79	Support	Objective UFD-02 is generally supported.	Retain Objective UFD-02 (Urban development in identified greenfield areas:...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-02	Wellington International Airport Ltd	406.73	Not specified	Incompatible urban development, particularly greenfield development, has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Urban development should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See paragraphs 4.11 to 4.15 of original submission for full reason]	Amend UFD-02 (Urban development in greenfield areas) as follows: Urban development in identified greenfield areas: 1. Is environmentally and ecologically sensitive; 2. Makes efficient use of land; 3. Is well-connected to the public transport network. <del>and</del> 4. Reinforces the City's compact urban form.; <del>and</del> <u>Is compatible with surrounding regionally significant infrastructure.</u>	Reject	No	44.30	Oppose	Considers that regionally significant infrastructure does not need to be included UFD-02 wording UFD-03. [Inferred reference to submission 406.73]	Disallow
Strategic Direction / Urban Form and Development / UFD-02	Willis Bond and Company Limited	416.42	Support	Supports the direction of UFD-02.	Retain UFD-02 (Urban development in identified greenfield areas...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-02	Te Rūnanga o Toa Rangatira	488.29	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-02 (Urban development in identified greenfield areas...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-03	Victoria University of Wellington Students' Association	123.12	Support	Supports growing new urban centres in highly connected suburbs, such as Khandallah.  The train line to Khandallah in particular is the fastest train route on offer in the Wellington network and operates every 15 minutes, making this ideal for intensification.	Supports residential intensification in Khandallah due to its transport connectivity.	Accept in part	No	82.24	Oppose	Considers submissions are inconsistent with NPS-UD requirements; and no justification for enabling more intensive development in the MDRZ or around rail stations.	Disallow
Strategic Direction / Urban Form and Development / UFD-03	Phillippa O'Connor	289.3	Support	Supports the Objective UFD-03 as notified.	Retain UFD-03 (Medium to high density and assisted housing developments are located in areas that are...) as notified.	Accept in part	No	NA	NA	NA	NA

Appendix B - Strategic Direction / Urban Form and Development

Strategic Direction / Urban Form and Development / UFD-03	Kilmarston Developments Limited and Kilmarston Properties Limited	290.30	Support	Considers that it is important that Council encourages development that will support a more compact City.	Retain UFD-03 (Medium to high density and assisted housing developments are located in areas that are...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-03	Transpower New Zealand Limited	315.46	Amend	Considers that within the General Residential Zone qualifying matter areas may limit the amount of permitted medium density development possible on an allotment. While the policy directive within UFD-03 is supported, the submitter supports reference to qualifying matter areas as they directly influence the capacity for intensification.	Amend Objective UFD-03 as follows:  UFD-03 Medium to high density and assisted housing developments are located in areas that are: 1. Connected to the transport network and served by multi-modal transport options; or 2. Within or near a Centre Zone or other area with many employment opportunities; and 3. Served by public open space and other social infrastructure;  <u>Noting that medium to high density housing developments may not be appropriate in qualifying matter areas.</u>	Accept in part	No	89.24	Oppose	Kāinga Ora opposes the amendment which is considered unnecessary and inconsistent with their original submission.	Disallow
Strategic Direction / Urban Form and Development / UFD-03	Transpower New Zealand Limited	315.47	Support in part	Considers that within the General Residential Zone qualifying matter areas may limit the amount of permitted medium density development possible on an allotment. While the policy directive within UFD-03 is supported, the submitter supports reference to qualifying matter areas as they directly influence the capacity for intensification.	Amend UFD-03 as follows:  UFD-03 Medium to high density and assisted housing developments are located in areas that are: 1. Connected to the transport network and served by multi-modal transport options; or 2. Within or near a Centre Zone or other area with many employment opportunities; and 3. Served by public open space and other social infrastructure;  <u>Noting that medium to high density housing developments may not be appropriate in qualifying matter areas.</u>	Accept in part	No	36.49	Support	WIAL considers that it is appropriate for the objective to qualify that intensification may not be appropriate in all locations. The subsequent objectives, policies and overlays identified in the Proposed Plan (such as the Air Noise Boundary) will define where such activities are and are not appropriate.	Allow
Strategic Direction / Urban Form and Development / UFD-03	Retirement Villages Association of New Zealand Incorporated	350.21	Oppose in part	Opposes in part the 'centres and transport corridors' approach to urban intensification. Considers that this approach does not recognise that retirement villages are required in all areas. Also considers the requirement for developments to be served by public open space and other social infrastructure may be overly restrictive for retirement villages which provide on-site amenities for their residents. Considers that the use of the phrasing 'are located in' is very	Opposes UFD-03 (Strategic Direction) and seeks amendment.	Reject	No	NA	NA	NA	NA

				restrictive. As large areas of the city have been zoned for medium to high density development (i.e. the Medium Density and High Density Residential Zones) the application of this policy within those zones has the potential to further limit the area within which such developments are supported. Considers that this is contrary to the purpose / function of the Enabling Housing Act.							
Strategic Direction / Urban Form and Development / UFD-O3	Retirement Villages Association of New Zealand Incorporated	350.22	Amend	Opposes in part the 'centres and transport corridors' approach to urban intensification. Considers that this approach does not recognise that retirement villages are required in all areas. Also considers the requirement for developments to be served by public open space and other social infrastructure may be overly restrictive for retirement villages which provide on-site amenities for their residents. Considers that the use of the phrasing 'are located in' is very restrictive. As large areas of the city have been zoned for medium to high density development (i.e. the Medium Density and High Density Residential Zones) the application of this policy within those zones has the potential to further limit the area within which such developments are supported. Considers that this is contrary to the purpose / function of the Enabling Housing Act.	Amend UFD-O3 (Strategic Direction) as follows: <del>Medium to high</del> High density and assisted housing developments are <del>located</del> <u>encouraged</u> in areas that are: 1. Connected to the transport network and served by multi-modal transport options; or 2. Within or near a Centre Zone or other area with many employment opportunities; and Served by public <u>or on-site</u> open space and other social infrastructure.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O3	Woolworths New Zealand	359.17	Support	UFD-O3 is supported.	Retain Objective UFD-O3 (Medium to high density and assisted housing developments...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O3	Kāinga Ora Homes and Communities	391.80	Amend	Considers that the references to 'assisted housing' should be removed from UFD-O3.	Amend the Urban Form and Development chapter to remove all references to 'assisted housing' including and not limited to UFD-O3 (Medium to high density and assisted housing developments...).	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O3	Kāinga Ora Homes and Communities	391.81	Support in part	Objective UFD-O3 is partially supported.	Retain Objective UFD-O3 (Medium to high density and assisted housing...) with amendment.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O3	Kāinga Ora Homes and Communities	391.82	Amend	Considers that Objective UFD-O3 should be amended to enable higher density residential living across the city, including the city centre zone. Aligned to the NPSUD.	Amend Objective UFD-O3 (Medium to high density and assisted housing...) as follows: <del>Medium to high</del> High density and assisted housing developments are located in areas that are: 1. Connected to the transport network and served by multi-modal transport options; or 2. Within or near <u>a City Centre Zone or a Centre Zone</u> or other area with many employment	Reject	No	84.28	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.

					opportunities; and Served by public open space and other social infrastructure.						
Strategic Direction / Urban Form and Development / UFD-O3	Ministry of Education	400.15	Support	The Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes social infrastructure and schools) is provided in urban growth and development (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, in particular).	Retain UFD-O3 (Medium to high density and assisted housing developments are located in areas that are...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O3	Wellington International Airport Ltd	406.74	Not specified	Incompatible urban development, particularly greenfield development, has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Urban development should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See paragraphs 4.11 to 4.15 of original submission for full reason]	Delete Objective UFD-O2.	Reject	No	44.31	Oppose	[Inferred reference to submission 406.74]	Disallow
								89.117	Oppose	Kāinga Ora seeks to retain UFD-O2 as notified. The proposed relief sought provides a potential conflict between urban development around the airport and the airport. Compatible is a relatively high threshold which could have an unintended consequence of unnecessarily limiting development.	Disallow
Strategic Direction / Urban Form and Development / UFD-O3	Wellington International Airport Ltd	406.75	Oppose in part	Incompatible medium and high density housing development, has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Urban development should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See paragraphs 4.11 to 4.15 from original submission for full reason]	Opposes UFD-O3 (Medium/high density and assisted housing developments) and seeks amendment.	Reject	No	44.32	Oppose	[Inferred reference to submission 406.75]	Disallow
								89.118	Oppose	Kāinga Ora considers that the effects of medium and high density housing development can be managed so as not to constrain and / or curtail the airport operation. Measures proposed in the PDP such as acoustic insulation and ventilation requirements for noise sensitive activities within the Air Noise Overlays will manage the potential effects without constraining development. The neighbourhoods surrounding the airport are well placed for high density development due to transport network, public open spaces and social infrastructure and proximity to employment and commercial activities.	Kāinga Ora seeks that UFD-O3 is retained and amended as per their original submission.
Strategic Direction / Urban Form and Development / UFD-O3	Wellington International Airport Ltd	406.76	Amend	Incompatible medium and high density housing development, has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Urban development should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See paragraphs 4.11 to 4.15 from original submission for full reason]	Amend UFD-O3 (Medium/high density and assisted housing developments) as follows: Medium to high density and assisted housing developments are located in areas that are: 1. Connected to the transport network and served by multi-modal transport options; or 2. Within or near a Centre Zone or other area with many employment opportunities; <del>and</del> 3. Served by public open space and other social infrastructure; <u>and</u> <u>Compatible with surrounding regionally significant infrastructure.</u>	Reject	No	44.33	Oppose	[Inferred reference to submission 406.76]	Disallow
Strategic Direction / Urban Form and Development / UFD-O3	Wellington International Airport Ltd	406.77	Amend	Incompatible medium and high density housing development, has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.	Delete Objective UFD-O3	Reject	No	44.34	Oppose	[Inferred reference to submission 406.77]	Disallow
								103.2	Oppose	WIAL is justified in its concerns around reverse sensitivity to airport noise. However, an	Disallow

				Urban development should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See paragraphs 4.11 to 4.15 from original submission for full reason]						appropriate response would be to allow development where the developer is required to mitigate the effects of airport noise when developing.	
Strategic Direction / Urban Form and Development / UFD-03	Willis Bond and Company Limited	416.43	Amend	Considers that UFD-03 is not consistent with the medium density residential standards as it appears to limit areas in which medium density housing is to be provided.	Amend UFD-03 (Medium to high density and assisted housing developments...) as follows: <del>Medium to high density and assisted housing developments</del> are located in areas that are: ...	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-03	Te Rūnanga o Toa Rangatira	488.30	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-03 (Medium to high density and assisted housing developments...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-04	Wellington City Council	266.57	Amend	Considers that the housing bottom lines are to be inserted in the PDP without using Schedule 1 and are operative from that point.	Amend by replacing to left of UFD-04 "P1 Sch1" with a red gavel. Remove P1 Sch 1	Accept	Yes	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-04	Kilmarston Developments Limited and Kilmarston Properties Limited	290.31	Support	Considers that it is important that Council encourages development that will support a more compact City.	Retain UFD-04 (Housing bottom lines that need to be met or exceeded) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-04	Wellington Electricity Lines Limited	355.20	Not specified	Neutral' on provision. The term land development capacity in UFD-04 is applied in such a way as to emphasise the term development infrastructure. The term development infrastructure is exclusive of Additional Infrastructure – thus, by default, excluding the provision of key electricity distribution from this strategic objective. The high-level direction provided for in the PDP is supported, however, this support is based on a suitable level of recognition of the fundamental role and service a secure supply of electricity provides to the Urban Form and Development of the City.  [Refer to original submission for full reason]	Not specified.	No decision sought	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-04	Woolworths New Zealand	359.18	Support	UFD-04 is supported provided that Council has an evidential basis which supports the numbers referenced in Objective UFD-04.	Retain Objective UFD-04 (In order to achieve sufficient, feasible land development capacity...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-04	Jane Szentivanyi and Ben Briggs	369.8	Amend	Considers that UFD-04 (In order to achieve sufficient, feasible land development capacity to meet expected...) should be amended to have its numbers put into the context of the housing consents granted in Wellington in the last three years. The Council can guide and encourage the location and timing of the development capacity by zoning, objectives, policies, rules and development infrastructure to meet the expected demand. The expected demand figures specified in UFD-04 (In order to achieve	Amend UFD-04 (In order to achieve sufficient, feasible land development capacity to meet expected...) to clarify demand figures according to past numbers of housing consents granted in Wellington.	Reject See body of report	No	NA	NA	NA	NA

				<p>sufficient, feasible land development capacity to meet expected...) needs to be put into the context of the numbers of housing consents granted in Wellington in the last three years (2019 - 2021).</p> <p>The submitter notes that while there will be lag between the granting of building consents and completion of the property, the current rate of building consents appears to far exceed the demand figures specified. To meet the demand figures (including competitiveness margin) for the full thirty year period requires only 1,220 new house per year which is significantly less than the number of building consents granted in each of the years 2019 - 2021.</p> <p>[Refer to original submission for full reason and figures]</p>							
Strategic Direction / Urban Form and Development / UFD-O4	Kāinga Ora Homes and Communities	391.83	Support in part	Objective UFD-O4 is partially supported and an amendment is sought.	Retain Objective UFD-O4 (In order to achieve sufficient,...) with amendment.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O4	Kāinga Ora Homes and Communities	391.84	Amend	<p>Considers that Objective UFD-O4 should be amended to clarify that the specified development capacity is a minimum to be provided in the District Plan rather than a target.</p> <p>In order to achieve sufficient, feasible land development capacity to meet expected housing demand, the following housing bottom lines below are to be met or exceeded in the short-medium and long term in Wellington City as contained in the Wellington Regional Housing and Business Capacity Assessment (Housing Update 2022).</p> <p>...</p>	Amend Objective UFD-O4 (In order to achieve sufficient,...)as follows:	Reject	No	96.9	Oppose	Changing the requirement to 'exceed' capacity is not warranted. The target for the District Plan should be to provide sufficient land. Making the target more than this makes it meaningless and is not warranted. Specified development capacity already builds in extensive buffers for feasibility – therefore it does not need to be 'exceeded'. The current definition meets the requirements of the NPS-UD. Anything else could have perverse outcomes through 'over upzoning'.	Disallow
								117.9	Oppose	Changing the requirement to 'exceed' capacity is not warranted. The target for the District Plan should be to provide sufficient land. Making the target more than this makes it meaningless and is not warranted. Specified development capacity already builds in extensive buffers for feasibility – therefore it does not need to be 'exceeded'. The current definition meets the requirements of the NPS-UD. Anything else could have perverse outcomes through 'over upzoning'.	Disallow
Strategic Direction / Urban Form and Development / UFD-O4	Investore Property Limited	405.28	Support	<p>Supports the recognition of the need to provide sufficient development capacity for housing and business land.</p> <p>The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments</p> <p>[Refer to original submission for full reason].</p>	Retain UFD-O4 (Strategic Objectives) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-O4	Willis Bond and Company Limited	416.44	Support in part	Support UFD-O4 in part.	Retain UFD-O4 (In order to achieve sufficient, feasible land development capacity...), with amendments.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and	Willis Bond and Company Limited	416.45	Amend	Considers that UFD-O4 should acknowledge the need to deliver affordable housing. Submitter	Amend UFD-O4 (In order to achieve sufficient, feasible land	Reject	No	NA	NA	NA	NA



Appendix B - Strategic Direction / Urban Form and Development

Development / UFD-04				considers that Wellington's affordability issues are well-documented. A lack of affordable housing risks harming the City's ability to attract workers and to sustain a vibrant arts scene.	development capacity...) to acknowledge the need to deliver affordable housing.						
Strategic Direction / Urban Form and Development / UFD-04	Newtown Residents' Association	440.14	Not specified	Considers that the amount of prescribed housing to meet before 2030 stated in UFD-04 could be met within Medium Density Residential Zones and does not require 6- storey developments.	Not specified.	No decision sought	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-04	Stride Investment Management Limited	470.12	Support	Supports UFD-04 (In order to achieve sufficient, feasible land development capacity..)	Retain as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-04	The Thorndon Society Inc	487.2	Amend	Considers that the demand figures in UFD-04 should be further broken down to better determine the real demand and housing needs.  Considers that the figures need clarification over what part of the need is by families (who may need larger properties with more land) and what part by individual people and couples who may enjoy apartment or town house living.	Seeks that the demand figures in UFD-04 (In order to achieve sufficient, feasible land development capacity ...) should be broken down further to better determine the real demand and housing needs.	Reject	No	69.84	Support	Break down housing demand figures Infrastructure capacity insufficient – limit development Construction of buildings for business purposes should not be permitted in a residential area.	Allow
								111.75	Support	No specific reason provided.	Allow
Strategic Direction / Urban Form and Development / UFD-04	Te Rūnanga o Te Arawa	488.31	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-04 (In order to achieve sufficient, feasible land development capacity to meet expected housing demand...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-05	Woolworths New Zealand	359.19	Support	UFD-05 is supported provided that there is actual sufficient land development capacity available to meet the short-, medium- and long-term business land needs of the City as identified in Objective UFD-05. With particular regard to business land, it is currently unclear if adequate supply has been made in accordance with the Wellington Regional Housing and Business Capacity Assessment.	Retain Objective UFD-05 (Sufficient land development capacity is available...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-05	Argosy Property No. 1 Limited	383.17	Support	Supports the recognition of the need to provide sufficient development capacity for housing and business land. The National Policy Statement on Urban Development 2020 (NPS-UD) requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments. Argosy supports the strategic direction set by the NPS-UD. The feedback that Argosy provides on the provisions below seeks to ensure that the rules and standards in the District Plan enable this outcome	Retain Objective UFD-05 as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-05	Kāinga Ora Homes and Communities	391.85	Support in part	Objective UFD-05 is partially supported and an amendment is sought.	Retain Objective UFD-05 (Sufficient land development capacity...) with amendment.	Accept	Yes	NA	NA	NA	NA

Appendix B - Strategic Direction / Urban Form and Development

Strategic Direction / Urban Form and Development / UFD-05	Kāinga Ora Homes and Communities	391.86	Amend	Considers that Objective UFD-05 should be amended to clarify that the specified development capacity is a minimum to be provided in the District Plan rather than a target and feasible development should be provided for.	Amend Objective UFD-05 (Sufficient land development capacity...) as follows:  At least sufficient, feasible land development capacity is available to meet the short, medium, and long-term business land needs of the City, as identified in the Wellington Regional Housing and Business Capacity Assessment.	Accept	Yes	96.10	Oppose	The target for the District Plan should be to provide sufficient land. Making the target more than this makes it meaningless and is not warranted. Specified development capacity already builds in extensive buffers for feasibility – therefore it does not need to be 'exceeded'. The current definition meets the requirements of the NPS-UD. Anything else could have perverse outcomes through 'over upzoning'.	Disallow
								117.10	Oppose	The target for the District Plan should be to provide sufficient land. Making the target more than this makes it meaningless and is not warranted. Specified development capacity already builds in extensive buffers for feasibility – therefore it does not need to be 'exceeded'. The current definition meets the requirements of the NPS-UD. Anything else could have perverse outcomes through 'over upzoning'.	Disallow
Strategic Direction / Urban Form and Development / UFD-05	Investore Property Limited	405.29	Support	Supports the recognition of the need to provide sufficient development capacity for housing and business land.  The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments  [Refer to original submission for full reason].	Retain UFD-05 (Strategic Objectives) as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-05	Willis Bond and Company Limited	416.46	Support in part	Support UFD-05 in part.	Retain UFD-05 (Sufficient land development capacity is available...) with amendments.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-05	Willis Bond and Company Limited	416.47	Amend	Considers that UFD-05 should acknowledge the need to deliver affordable housing. Submitter considers that Wellington's affordability issues are well-documented. A lack of affordable housing risks harming the City's ability to attract workers and to sustain a vibrant arts scene.	Amend UFD-05 (Sufficient land development capacity is available...) to acknowledge the need to deliver affordable housing.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-05	Stride Investment Management Limited	470.13	Support	Supports UFD-05 (Sufficient land development capacity is available...)	Retain as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-05	Te Rūnanga o Toa Rangatira	488.32	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-05 (Sufficient land development capacity is available to meet the short-, medium- and long-term business land needs...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Oranga Tamariki	83.4	Support	Oranga Tamariki support this objective which now specifically provides for supported residential care, as sought through the Draft Plan feedback.  This achieves consistency with the underlying residential zone rules which provide for	Retain UFD-06 (Strategic Objectives) as notified.	Accept in Part	No	NA	NA	NA	NA

				supported residential care activities (up to 10 residents) as a Permitted activity.							
Strategic Direction / Urban Form and Development / UFD-06	Ara Poutama Aotearoa the Department of Corrections	240.9	Oppose	Considers that the definition of “residential activity” entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama, and therefore a separate definition of “supported residential care activities” is unnecessary. Such activities are an important component of the rehabilitation and reintegration process for people under Ara Poutama’s supervision. They enable people and communities to provide for their social and cultural wellbeing and for their health and safety. However, should Council see it as being absolutely necessary to implement the separate definition of “supported residential care activity”, then the wording of Strategic Objective UFD-06 (which references and enables supported residential care activities), should be retained as notified	Seeks that the references to "supported residential care activity" from Strategic Objective UFD-06 (Variety of housing types...) are removed.	Reject	No	89.6	Oppose	Kāinga Ora opposes the deletion of the reference to supported residential care activities and its definition. The objective appropriately describes the range of activities expected across the city.	Disallow
Strategic Direction / Urban Form and Development / UFD-06	Ara Poutama Aotearoa the Department of Corrections	240.10	Oppose in part	Considers that the definition of “residential activity” entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama, and therefore a separate definition of “supported residential care activities” is unnecessary. Such activities are an important component of the rehabilitation and reintegration process for people under Ara Poutama’s supervision. They enable people and communities to provide for their social and cultural wellbeing and for their health and safety. However, should Council see it as being absolutely necessary to implement the separate definition of “supported residential care activity”, then the wording of Strategic Objective UFD-06 (which references and enables supported residential care activities), should be retained as notified	If council are to retain the "supported residential care activity" definition, then the wording of Strategic Objective UFD-06 (variety of housing types...) should be retained as notified.	Accept in Part	No	89.7	Oppose	Kāinga Ora opposes the deletion of the reference to supported residential care activities and its definition. The objective appropriately describes the range of activities expected across the city.	Disallow
Strategic Direction / Urban Form and Development / UFD-06	Phillippa O'Connor	289.4	Support	Supports the Objective UFD-06 as notified.	Retain UFD-06 (A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options, are available across the City to meet the community's diverse social, cultural, and economic housing needs.) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Kilmarston Developments Limited and Kilmarston Properties Limited	290.32	Support	Considers that it is important that Council encourages development that will support a more compact City.	Retain UFD-06 (A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options, are available	Accept	No	NA	NA	NA	NA

Appendix B - Strategic Direction / Urban Form and Development

					across the City...) as notified.						
Strategic Direction / Urban Form and Development / UFD-06	Tapu-te-Ranga Trust	297.15	Support	Support the recognition of papakāinga housing options in Urban Form and Development – Objective 6.	Retain UFD-06 (variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Retirement Villages Association of New Zealand Incorporated	350.23	Support in part	Supports UFD-06 to the extent it reflects the MDRS Objective 2.	Retain UFD-06 (Strategic Direction) and seeks amendment.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Retirement Villages Association of New Zealand Incorporated	350.24	Support in part	Supports UFD-06 to the extent it reflects the MDRS Objective 2.	Seeks amendment to UFD-06 (Strategic Direction) to more closely reflect MDRS Objective 2.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Woolworths New Zealand	359.20	Support	UFD-06 is supported.	Retain Objective UFD-06 (A variety of housing types, sizes and tenures,...) as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Argosy Property No. 1 Limited	383.18	Support	Supports the creation of 'well-functioning urban environments consistent with the NPS- UD. The National Policy Statement on Urban Development 2020 (NPS-UD) requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments. Argosy supports the strategic direction set by the NPS-UD. The feedback that Argosy provides on the provisions below seeks to ensure that the rules and standards in the District Plan enable this outcome	Retain Objective UFD-06 as notified.	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Taranaki Whānui ki te Upoko o te Ika	389.52	Amend	Seeks clarification of the use of papakāinga.	Amend Objective UFD-06 to the following:  A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and <del>papakāinga</del> papakāinga options, are available across the City to meet the community's diverse social, cultural, and economic housing needs. [Inferred decision requested] [Inferred decision requested]	Accept in part	Yes See also recommendation for further work.	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Kāinga Ora Homes and Communities	391.87	Amend	Considers that the references to 'assisted housing' should be removed from UFD-06.	Amend the Urban Form and Development chapter to remove all references to 'assisted housing' including and not limited to UFD-06 (A variety of housing types, sizes and tenures,...)	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development /	Kāinga Ora Homes and Communities	391.88	Support in part	Objective UFD-06 is partially supported and an amendment is sought.	Retain Objective UFD-06 (A variety of housing types,...) with amendment.	Reject	No	NA	NA	NA	NA

Appendix B - Strategic Direction / Urban Form and Development

UFD-06											
Strategic Direction / Urban Form and Development / UFD-06	Kāinga Ora Homes and Communities	391.89	Amend	Considers that Objective UFD-06 should be amended to clarify that the tenure is not relevant to achieving quality urban environments, but the range of types and sizes of housing are.	Amend Objective UFD-06 (A variety of housing types,...) as follows:  A variety of housing types and sizes and tenures, including assisted housing, supported residential care, and papakainga options, are available across the City to meet the community's diverse social, cultural, and economic housing needs.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Metlifecare Limited	413.6	Oppose	Consider that as currently drafted this objective does not recognise the importance of housing being able to provide both social and health benefits in the community.	Seeks to ensure that this objective recognises that housing must not only meet social, cultural and economic housing needs, it must also meet health needs.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Metlifecare Limited	413.7	Amend	Consider that as currently drafted this objective does not recognise the importance of housing being able to provide both social and health benefits in the community.	Seeks that UDF-06 is amended as follows: A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options, are available across the City to meet the community's diverse social, cultural, and economic housing needs and to reflect demand.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Willis Bond and Company Limited	416.48	Support in part	Support UFD-06 in part.	Retain UFD-06 (A variety of housing types, sizes and tenures, including assisted housing...) with amendments.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Willis Bond and Company Limited	416.49	Amend	Considers that UFD-06 should acknowledge the need to deliver affordable housing. Submitter considers that Wellington's affordability issues are well-documented. A lack of affordable housing risks harming the City's ability to attract workers and to sustain vibrant arts scene.	Amend UFD-06 (A variety of housing types, sizes and tenures, including assisted housing...) to acknowledge the need to deliver affordable housing.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Willis Bond and Company Limited	416.50	Amend	Considers that UFD-06 should acknowledge the need to deliver affordable housing. Submitter considers that Wellington's affordability issues are well-documented. A lack of affordable housing risks harming the City's ability to attract workers and to sustain a vibrant arts scene.	Amend UFD-06 (A variety of housing types, sizes and tenures, including assisted housing...) as follows:  A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options, and affordable housing options, are available across the City to meet the community's diverse social, cultural, and economic housing needs.	Reject	No	NA	NA	NA	NA

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Strategic Direction / Urban Form and Development / UFD-06	Te Rūnanga o Toa Rangatira	488.33	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-06 (A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-06	Te Rūnanga o Toa Rangatira	488.34	Support in part	Supports reference to papakainga in UFD-06.	Retain UFD-06 (A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Oranga Tamariki	83.5	Amend	<p>Oranga Tamariki seek amendments to UFD-06 to provide specific direction in relation to community needs and well-being.</p> <p>It is considered that the proposed amended objectives can better provide for Part 2 of the RMA in relation to people and communities providing for their social, economic and well-being and for their health and safety.</p>	<p>Amend UFD-07 (Strategic objectives) as follows:</p> <p>Development supports the creation of liveable, well-functioning urban environments that enables all people and communities to provide for their social, economic, environmental, and cultural wellbeing, and for their health and safety now and into the future.</p> <p>Development will achieve this by:</p> <ol style="list-style-type: none"> <li>1. Being accessible and well-designed;</li> <li>2. Supporting sustainable travel choices, including active and micro mobility modes;</li> <li>3. Being serviced by the necessary infrastructure appropriate to the intensity, scale and function of the development and urban environment;</li> <li>4. Being socially inclusive;</li> <li>5. Being ecologically sensitive;</li> <li>6. Respecting of the City's historic heritage;</li> <li>7. Providing for community well-being; and</li> <li>8. Adapting over time and being responsive to an evolving, more intensive surrounding context.;</li> </ol> <p><u>and</u> <u>Provides for community well-being.</u></p>	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Chorus New Zealand Limited (Chorus), Spark New Zealand Trading Limited (Spark) and	99.8	Support	UFD-07 is supported as it appropriately recognises the need for a well-functioning urban environment to be served by the necessary infrastructure appropriate to the intensity, scale and function of the development and urban environment.	Retain Objective UFD-07 as notified.	Accept in part	No	NA	NA	NA	NA

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	Vodafone New Zealand Limited (Vodafone)										
Strategic Direction / Urban Form and Development / UFD-07	Kilmarston Developments Limited and Kilmarston Properties Limited	290.33	Support	Considers that it is important that Council encourages development that will support a more compact City.	Retain UFD-07 (Development supports the creation of a liveable, well-functioning urban environment) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Retirement Villages Association of New Zealand Incorporated	350.25	Support in part	Supports UFD-07 to the extent it reflects MDRS Objective 1. However, is concerned the objective is overly directive as to how this outcome will be achieved, through listing 8 broad and undefined matters that need to be satisfied.	Retain UFD-07 (Strategic Direction) and seeks amendment.	Reject See body of report	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Retirement Villages Association of New Zealand Incorporated	350.26	Amend	Supports UFD-07 to the extent it reflects MDRS Objective 1. However, is concerned the objective is overly directive as to how this outcome will be achieved, through listing 8 broad and undefined matters that need to be satisfied.	Seeks amendment to UFD-07 (Strategic Direction) to acknowledge that development will not achieve all of the listed matters in all cases.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Wellington Electricity Lines Limited	355.21	Support	Supports Objective UFD-07 for its effective messaging as to the need of the electricity distribution network in achieving well-functioning urban environments.	Retain UFD-07 of the Urban Form and Development Objective chapter as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Woolworths New Zealand	359.21	Support	UFD-07 is supported.	Retain Objective UFD-07 (Development supports the creation of a liveable,...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Waka Kotahi	370.69	Support	Supports this strategic objective as written.	Retain Strategic Objective UFD-07 as notified.	Accept in part	No	72.16	Support	Supports objective.  Considers the relief sought should be allowed because it will (a) will promote the sustainable management of the natural and physical resources in Wellington City, and is therefore consistent with Part 2 and other provisions of the Resource Management Act 1991 (RMA) and the Enabling Housing Supply Amendment Act 2021 (Amendment Act); (b) is consistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020; (c) will meet the reasonably foreseeable needs of future generations; (d) will avoid, remedy or mitigate actual and potential adverse effects on the environment; (e) will enable the social, economic and cultural wellbeing of the people of Wellington City; and (f) is the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.	Allow
Strategic Direction / Urban Form and Development / UFD-07	Southern Cross Healthcare Limited	380.27	Support	Supports strategic objective UFD-07 as it recognises that development will support the creation of a liveable, well-functioning urban environment that enables people and communities to provide for their social, economic, environmental, and cultural wellbeing, and for their health and safety, and this will be achieved by environments adapting over time to a more intensive surrounding context.	Retain Urban Form and Development strategic objective UFD-07 as notified	Accept in part	No	NA	NA	NA	NA

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Strategic Direction / Urban Form and Development / UFD-07	Kāinga Ora Homes and Communities	391.90	Support	Objective UFD-07 is generally supported.	Retain Objective UFD-07 (Development supports the creation...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Ministry of Education	400.16	Support in part	Requests the inclusion of 'additional infrastructure' to be included within UFD-07. Under the NPS-UD and the Definitions Chapter of the Proposed District Plan, educational facilities are included in the definition of 'additional infrastructure'. This will ensure that subdivision and development include provision for the expansion of existing or new educational facilities to accommodate the demand of development.	Amend UFD-07 (Development supports the creation of...) as follows:  ... Development will achieve this by:  ... 3. Being serviced by the necessary infrastructure and <u>additional infrastructure</u> appropriate to the intensity, scale and function of the development and urban environment;  ...	Accept	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Investore Property Limited	405.30	Support	Supports the creation of well-functioning urban environments under UFD-07, that is consistent with the direction set out in the NPS-UD.  The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments [Refer to original submission for full reason].	Retain UFD-07 (Strategic Objectives) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Wellington International Airport Ltd	406.78	Oppose in part	Poorly sited noise sensitive activity has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Considers that such activities should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See original submission paragraphs 4.11 to 4.15 for full reason]	Opposes UFD-07 as is and seeks amendment.	Reject	No	89.119	Oppose	Kāinga Ora considers that the effects of medium and high density housing development can be managed so as not to constrain and / or curtail the airport operation. Measures proposed in the PDP such as acoustic insulation and ventilation requirements for noise sensitive activities within the Air Noise Overlays will manage the potential effects without constraining development. The neighbourhoods surrounding the airport are well placed for high density development due to transport network, public open spaces and social infrastructure and proximity to employment and commercial activities.	Disallow  Kāinga Ora seeks that UFD-07 is retained as notified
Strategic Direction / Urban Form and Development / UFD-07	Wellington International Airport Ltd	406.79	Amend	Poorly sited noise sensitive activity has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Considers that such activities should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See original submission paragraphs 4.11 to 4.15 for full reason]	Amend UFD-07 (Development supports the creation of a liveable, well-functioning urban environment) as follows:  ... 7. Providing for community well-being; <del>and</del> 8. Adapting over time and being responsive to an evolving, more intensive surrounding context;	Reject	No	NA	NA	NA	NA



					and Avoiding the effects of reverse sensitivity on Regionally Significant Infrastructure.						
Strategic Direction / Urban Form and Development / UFD-07	Wellington International Airport Ltd	406.80	Amend	Poorly sited noise sensitive activity has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Considers that such activities should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See original submission paragraphs 4.11 to 4.15 for full reason]	Delete Objective UFD-07.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Willis Bond and Company Limited	416.1	Amend	Considers that UFD-07 is too extensive in its demands on development and is not consistent with the more permissive direction in the medium density housing standards and the National Policy Statement on Urban Development 2020 (NPS-UD). The submitter considers that the items mentioned are generally dealt with elsewhere in the PDP.	Seeks that UFD-07 is reviewed for alignment with the medium density housing standards, NPS-UD and the balance of the Proposed District Plan.  [If the objective is not deleted in its entirety]	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Willis Bond and Company Limited	416.51	Oppose	Considers that UFD-07 is too extensive in its demands on development and is not consistent with the more permissive direction in the medium density housing standards and the National Policy Statement on Urban Development 2020 (NPS-UD). The submitter considers that the items mentioned are generally dealt with elsewhere in the PDP.	Delete UFD-07 (Development supports the creation of a liveable, well-functioning...) in its entirety.	Reject	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Stride Investment Management Limited	470.14	Support	Supports UFD-07 (Development supports the creation of a liveable...)	Retain as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-07	Te Rūnanga o Toa Rangatira	488.35	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-07 (Development supports the creation of a liveable, well-functioning urban environment...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-08	Woolworths New Zealand	359.22	Support	UFD-08 is supported.	Retain Objective UFD-08 (Areas of identified special character are recognised...) as notified.	Accept in part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-08	Waka Kotahi	370.70	Amend	Considers it would be helpful if the District Plan identified under what specific circumstances "where possible" pertains to. As currently written the objective is subjective.	Amend Strategic Objective UFD-08 to clarify what 'where possible' pertains to.	Accept	No	NA	NA	NA	NA

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Strategic Direction / Urban Form and Development / UFD-08	Kāinga Ora Homes and Communities	391.91	Oppose	Objective UFD-08 is opposed due to the recognition of 'special character' at the strategic level of the Plan. This is more appropriately addressed through the relevant zone provisions and precincts. Character is not a NPSUD qualifying matter and as these are not referenced here then neither should special character.	Delete Objective UFD-08 (Areas of identified special character...) in its entirety.	Reject	No	7.1	Oppose	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 in general, and Mount Cook in particular.  [Inferred reference to submission 391.91]	Disallow
								63.1	Oppose	Considers that the original submission states that Character is not a NPSUD qualifying matter. We disagree - NPS-UD has provision for 'any other matter' determined by Council to be a qualifying matter.  [Inferred reference to 391.91]	Disallow
								69.11	Oppose	WCC summary of submission reads: Objective UFD-08 is opposed due to the recognition of 'special character' at the strategic level of the Plan. This is more appropriately addressed through the relevant zone provisions and precincts. Character is not a NPSUD qualifying matter and as these are not referenced here then neither should special character.  Wellington is a boutique capital with unique characteristics that are highly valued and celebrated for collectively adding to the charm of this unique city. The special character of the city's inner residential areas are a well recognised part of the city's international reputation, and these deserve robust consideration and planning control. Special character precincts would seem to enable a more rigorous and sustainable control.	Disallow
Strategic Direction / Urban Form and Development / UFD-08	Willis Bond and Company Limited	416.52	Support	Supports the direction of UFD-08.	Retain UFD-08 (Areas of identified special character are recognised...) as notified.	Accept in Part	No	NA	NA	NA	NA
Strategic Direction / Urban Form and Development / UFD-08	Te Rūnanga o Toa Rangatira	488.36	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-08 (Areas of identified special character are recognised and new development within those areas...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points	Accept in part	No	NA	NA	NA	NA