

Wellington City Proposed District Plan

Hearing Stream 4

Appendix B: Part 2 - Metropolitan Centre Zone

- Recommended Responses to Submissions and Further Submissions

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

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Kāinga Ora Homes and Communities	391.649	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Supports the introduction and application of a Metropolitan Centre Zone in the Draft District Plan, but considers that amendments are required to better reflect density and design outcomes anticipated in the NPS-UD.	Amend the introduction text in the Metropolitan Centre Zone as follows: ... The Johnsonville and Kilbirnie metropolitan centres will play a critical role in accommodating forecast population growth and have significant development/redevelopment potential. To support and encourage intensification, the Metropolitan Centre Zone provides substantial height limits significant opportunity for building height . Given the significant development potential in the Metropolitan Centre Zones, comprehensive development and the integrated and coordinated development of larger sites is required to act as a catalyst for positive change and demonstrate density done well. High quality building design Achieving well designed buildings is a focus for these centres and criteria are included to deliver this outcome . The building typology and design is encouraged to be significantly different to the existing built form transition to more intensive use in metropolitan centres will result in significant changes to existing amenity values and design in the centres and their surrounds. Redevelopment will be supported by a range of measures to promote good design and environmental outcomes and address amenity issues. Accordingly, most building activities will require a resource consent and an assessment against the Centres and Mixed Use Design Guide. There is an identified need for significant residential intensification within and around the Metropolitan Centres. These centres are subject to the intensification policies 3 (b) and (c) of the National Policy Statement on Urban Development 2020 (NPS-UD). Accordingly, residential activity is permitted above ground floor within the centres and the High Density Residential Zone has been applied within a walkable catchment of the edge of these centres. The cumulative risk from natural hazards in Kilbirnie is that the intensification of this area has been tempered as a qualifying matter under Subpart 6, clause 3.32 of the NPS-UD has been addressed by applying a natural hazards overlay. ...	Accept in part.	Yes.
Investore Property Limited	405.87	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support	Supports the recognition of Johnsonville as a Metropolitan Centre of sub-regional importance.	Not specified.	Accept.	No.
Investore Property Limited	405.88	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support in part	Supports the introduction statement except for the statement that most building activities will require resource consent and an assessment against the Centres and Mixed Use design guide.	Retain the introductory text of the Metropolitan Centre Zone chapter and seeks amendment.	Reject.	No.
Investore Property Limited	405.89	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Supports the introduction statement except for the statement that most building activities will require resource consent and an assessment against the Centres and Mixed Use design guide.	Seeks to amend the fourth paragraph of the introductory text of the Metropolitan Centre Zone chapter to: ... High quality building design is a focus for these centres. The transition to more intensive use in metropolitan centres will result in significant changes to existing amenity values and design in the centres and their surrounds. Redevelopment will be supported by a range of measures to promote good design and environmental outcomes and address amenity issues. Accordingly, most building activities will require a resource consent and an assessment against the Centres and Mixed Use Design Guide. ...	Reject.	No.
Investore Property Limited	405.90	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain Metropolitan Centre Zone's objectives and policies with amendments.	Accept in part.	No.
Willis Bond and Company Limited	416.111	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Submitter notes the effect that the more permissive medium density residential standards will have on other zones. The zones supporting higher density development have more restrictive standards than in the MRZ, creating a risk that new development is concentrated in the more permissive MRZ at the exclusion of denser zones where Council wishes to encourage greater development. The PDP should ensure that the restrictions within denser zones are not substantially more restrictive than within the MRZ. [Refer to original submission for full reason].	Seeks that Council consider the relationship between the Medium Density Residential Zone and denser zones (i.e. the High Density Residential Zone, Large Lot Residential Zone, Neighbourhood Centre Zone, Local Centre one, Commercial Zone, Mixed Use Zone, Metropolitan Centre Zone and City Centre Zone) to ensure development is not unduly restricted in denser zones by greater restrictions and Council discretion.	Accept.	No.
Willis Bond and Company Limited	416.112	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Considers the medium density residential standards should apply across the Metropolitan Centre Zone in a similar way to the High Density Residential Zone. This would help encourage more development within Metropolitan Centre Zones. The active frontage controls in MCZ-56 should still apply, as well as the rule in MCZ-R12 preventing residential at ground level.	Amend Metropolitan Centre Zone chapter to include the equivalent of HRZ-P4 (Medium density residential standards).	Reject.	No.

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Willis Bond and Company Limited	416.113	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Considers the medium density residential standards should apply across the Metropolitan Centre Zone in a similar way to the High Density Residential Zone. This would help encourage more development within Metropolitan Centre Zones. The active frontage controls in MCZ-S6 should still apply, as well as the rule in MCZ-R12 preventing residential at ground level.	Amend Metropolitan Centre Zone chapter to incorporate the medium density residential standards (as incorporated in the High Density Residential Zone).	Reject.	No.
Johnsonville Community Association	429.40	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Considers that the key purpose of the Johnsonville Shopping Centre is to provide the range or retail and services required to support surrounding residential areas. Submitter is concerned the WCC emphasis on building residential development within the Johnsonville Shopping Centre will compromise the focus of the centre and possibly further delay redevelopment of the Johnsonville Mall.	Seeks that the statement that residential development is to be a key focus of Metropolitan Centre is amended to be reduced to Residential Developments can also be supported as long as they do not compromise the core purpose of the centre as outlined by the current District Plan.	Reject.	No.
Stride Investment Management Limited	FS107.2	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Oppose	Stride supports residential development in the Metropolitan Centre Zone as it is part of a wellfunctioning urban environment, and is opposed to the introduction of additional limitations to residential activity in this zone.	Disallow	Accept.	No.
Investore Property Limited	FS108.2	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Oppose	Investore supports residential development in the Metropolitan Centre Zone as it is part of a wellfunctioning urban environment, and is opposed to the introduction of additional limitations to residential activity in this zone.	Disallow	Accept.	No.
John Wilson	453.12	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Seeks clarification in relation to zoning around Metropolitan Centre Zones - why High Density Residential rules also apply to the Johnsonville centre compared to the Kilbirnie residential centre. [Inferred decision requested]	Reject.	No.
John Wilson	453.13	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Oppose	Opposes the provisions in the Plan applying to the "Johnsonville Metropolitan Centre Zone". [Refer to original submission for full reason]	Delete all provisions related to "Johnsonville Metropolitan Centre Zone". [Inferred decision requested]	Reject.	No.
Stride Investment Management Limited	470.23	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support	Supports the Metropolitan Centre Zoning of the Johnsonville Centre.	Retain as notified.	Accept.	No.
Stride Investment Management Limited	470.24	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support in part	Supports in part the introduction.	Retain the introduction as notified, with amendments.	Reject.	No.
Stride Investment Management Limited	470.25	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Amend	Seeks to amend part of the introduction. Specifically the statement that most building activities will require resource consent and an assessment against the Centres and Mixed Use design guide. [Refer to original submission for full reason].	Amend the introduction as follows: "...Redevelopment will be supported by a range of measures to promote good design and environmental outcomes and address amenity issues. Accordingly, most building activities will require a resource consent and an assessment against the Centres and Mixed Use Design Guide."	Reject.	No.
Stride Investment Management Limited	470.26	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support in part	Supports the objectives and policies of the Metropolitan Centre Zone. Supports the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities.	Retain Metropolitan Centre Zone objectives and policies as notified, with amendments.	Accept in part.	No.
Foodstuffs North Island	476.39	Commercial and mixed use Zones / Metropolitan Centre Zone / General MCZ	Support in part	Generally supports the objectives and policies for the Metropolitan Centre Zone, and specifically supports the recognition of medium and high-density development and the enablement of a wide range of activities.	Retain the Metropolitan Centre Zone objectives and policies, with amendments. [Inferred decision requested].	Accept.	No.

Retirement Villages Association of New Zealand Incorporated	350.270	Commercial and mixed use Zones / Metropolitan Centre Zone / New MCZ	Amend	Considers policy support for retirement villages in the Metropolitan Centre Zone is required.	<p>Add the following new policies in the Metropolitan Centre Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u></p> <p>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</p> <p>2. Recognise the functional and operational needs of retirement villages, including that they:</p> <p>a. May require greater density than the planned urban built character to enable efficient provision of services.</p> <p>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</p> <p><u>Changing communities</u></p> <p>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</p> <p><u>Larger sites</u></p> <p>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</p>	Accept in part.	Yes.
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Retirement Villages Association of New Zealand Incorporated	350.271	Commercial and mixed use Zones / Metropolitan Centre Zone / New MCZ	Amend	As currently drafted retirement villages would be a permitted or discretionary activity under the 'residential activities' rule of the Local Centre Zone (LCZ-R10). Considers that the Local Centre Zone should have a retirement village specific rule that provides for retirement villages as a permitted activity (with the construction of the retirement villages being a restricted discretionary activity under LCZ-R18). Permitted activity status recognises retirement villages are residential activities and provide substantial benefit by way of enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Add new 'Retirement villages' in the Local Centres Zone chapter rule as follows: <u>LCZ-RX Retirement villages</u> 1. Activity status: Permitted	Accept in part.	No.
KiwiRail Holdings Limited	408.128	Commercial and mixed use Zones / Metropolitan Centre Zone / New MCZ	Amend	<p>Considers that building setbacks are essential to address significant safety hazards associated with the operational rail corridor.</p> <p>Parts of the KiwiRail network adjoin commercial and mixed use zones that do not currently include provision for boundary setbacks for buildings and structures.</p> <p>KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures, and that the rail corridor be recognised as a qualifying matter in relevant non-residential zones in accordance with section 77(1)(c) of the RMA.</p> <p>Consistent with the amendment requested for the assessment criteria in the residential zones, KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor.</p>	<p>Add new standard as follows:</p> <p><u>MCZ-SX:</u> <u>Boundary setbacks</u> <u>Buildings or structures must not be located within a 5m setback from a rail corridor boundary.</u></p> <p>AND seeks that as applicable, the following matter of discretion be inserted:</p> <p><u>Matters of discretion:</u> <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></p>	Reject in part.	No.
Kāinga Ora – Homes and Communities	FS89.39	Part 3 / Commercial and Mixed Use Zones / Metropolitan Zone / New MCZ	Oppose	Kāinga Ora opposes the relief sought; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow	Accept.	No.
Stride Investment Management Limited	FS107.24	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / New MCZ	Oppose	Stride is opposed to identifying a setback area within 5m of the rail corridor as a qualifying matter. This is not necessary for the safe or efficient operation of the railway line, which is already provided for through KiwiRail's designation. Imposing an additional setback as proposed would inappropriately constrain development outside of the rail designation, and inappropriately externalises the costs of the infrastructure on to private landowners. We note that KiwiRail is a Requiring Authority so has the ability to designate private land in order to acquire the interests required for their operations if the existing designation is insufficient.	Disallow	Accept.	No.
Investore Property Limited	FS108.24	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / New MCZ	Oppose	Investore is opposed to identifying a setback area within 5m of the rail corridor as a qualifying matter. This is not necessary for the safe or efficient operation of the railway line, which is already provided for through KiwiRail's designation. Imposing an additional setback as proposed would inappropriately constrain development outside of the rail designation, and inappropriately externalises the costs of the infrastructure on to private landowners. We note that KiwiRail is a Requiring Authority so has the ability to designate private land in order to acquire the interests required for their operations if the existing designation is insufficient.	Disallow	Accept.	No.
Restaurant Brands Limited	349.148	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O1	Support	Support	Retain MCZ-O1 (Purpose) as notified.	Accept.	No.

Z Energy Limited	361.68	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-01	Support	Supports the objectives of the MCZ which seek to meet the sub-regional needs of communities, businesses and residents in a manner that supports the City's compact urban growth objectives.	Retain MCZ-01 (Purpose) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.650	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-01	Support	Generally supports MCZ-01.	Retain MCZ-01 (Purpose) as notified.	Accept.	No.
Investore Property Limited	405.91	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-01	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-01 (Purpose) with amendments.	Accept.	No.
Willis Bond and Company Limited	416.114	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-01	Support	Generally supports the intent of the Metropolitan Centre Zone.	Retain MCZ-01 (Purpose) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.294	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-02	Support	Supports the objective as it seeks to ensure that residential and commercial growth needs are met through land specifically zoned for this purpose with the provision of adequate infrastructure for housing and business use.	Retain MCZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.149	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-02	Support	Support	Retain MCZ-02 (Accommodating growth) as notified.	Accept in part.	No.

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

Retirement Villages Association of New Zealand Incorporated	350.272	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O3	Oppose in part	Considers that the current drafting of MCZ-O3 is inconsistent with Objectives 1 and 2 of the MDRS. Objectives 1 and 2 of the Act should be included in the Proposed Plan verbatim to their drafting in the MDRS. Questions what the context is in relation to contributing 'positively' to a changing and well-functioning urban environment. Considers that it is unclear what this would entail, particularly when considering that the definition of 'well functioning urban environment' consists of a list of positive / beneficial matters. Considers that it is not clear if this phrasing is stipulating that additional benefit is required in order to contribute 'positively'.	Opposes MCZ-O3 (Amenity and design) and seeks amendment as follows: Medium and high density mixed-use development is achieved that positively contributes to a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Metropolitan Centres Zone.	Reject.	No.
Z Energy Limited	361.70	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O3	Support	Supports the objectives of the MCZ which seek to meet the sub-regional needs of communities, businesses and residents in a manner that supports the City's compact urban growth objectives.	Retain MCZ-O3 (Amenity and design) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.652	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O3	Support	Generally supports MCZ-O3 but considers that amendments are required to better reflect the density and design outcomes necessary to reflect the centre's location in the Centres hierarchy and the NPS-UD outcomes.	Retain MCZ-O3 (Amenity and design) and seeks amendment as follows: Medium and high density mixed-use development is achieved that positively contributes to a good quality, well-functioning urban environment with a changing compact that reflects the changing urban form supporting high and amenity values of streets and public places. the Metropolitan Centres Zone.	Reject.	No.
Investore Property Limited	405.93	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O3	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-O3 (Amenity and design) with amendments.	Accept.	No.
Willis Bond and Company Limited	416.116	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O3	Support	Generally supports the intent of the Metropolitan Centre Zone.	Retain MCZ-O3 (Amenity and design) as notified.	Accept.	No.
Restaurant Brands Limited	349.151	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O4	Support	Support	Retain MCZ-O4 (Activities) as notified.	Accept.	No.

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Z Energy Limited	361.71	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O4	Support	Supports the objectives of the MCZ which seek to meet the sub-regional needs of communities, businesses and residents in a manner that supports the City's compact urban growth objectives.	Retain MCZ-O4 (Activities) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.653	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O4	Support/amend	Generally supports MCZ-O4 but considers that amendments are required to better reflect the centre's location in the Centres hierarchy and the NPSUD outcomes.	Retain MCZ-O4 (Activities) and seeks amendment as follows: Activities will be of an appropriate scale and type to enhance the vibrancy and viability of the subregional Metropolitan Centres, and reflect their sub-regional purpose.	Reject.	No.
Investore Property Limited	405.94	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O4	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-O4 (Activities) with amendments.	Accept.	No.
Willis Bond and Company Limited	416.117	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-O4	Support	Generally supports the intent of the Metropolitan Centre Zone.	Retain MCZ-O4 (Activities) as notified.	Accept.	No.
McDonald's	274.43	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support in part	Supports the objectives and policies for the Neighbourhood, Local and Metropolitan Centre zones, and specifically supports the recognition of medium and high-density development and the enablement of a wide range of activities.	Retain MCZ-P1 (Accommodating growth), subject to amendments, as outlined other submission points.	Accept.	Yes.
McDonald's	274.44	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Submitter is opposed to the references on undermining the ongoing viability, vibrancy and primacy of the other Centre zones	Seek that MCZ-P1.1 (Accommodating growth) is amended as follows: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability and vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone supports the purpose of the zone;	Accept.	Yes.
Kāinga Ora – Homes and Communities	FS89.84	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Kāinga Ora considers that the scale and primacy of Centres is critical in achieving a well-functioning urban environment and intensification outcomes.	Disallow	Reject.	Yes.
Restaurant Brands Limited	349.152	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support	Support	Retain MCZ-P1 Accommodating growth) as notified.	Accept in part.	No.

Foodstuffs North Island	FS23.51	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Submission point 349.152 seeks to retain MCZ-P1 as notified. FSNI submission point 476.40 seeks that this policy is amended.	Disallow / Reject submission in part.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.273	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support	Supports MCZ-P1 and its accommodation for growth and a variety of building types, sizes, tenures, affordability, density, and efficient use of available development sites.	Retain MCZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Z Energy Limited	361.72	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support in part	MCZ-P1 is supported as it provides for the use and development of the Metropolitan Centre Zone to meet the City's needs.	Retain MCZ-P1 (Accommodating growth) with amendment.	Accept in part.	No.
Z Energy Limited	361.73	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Considers that MCZ-P1 should include additional emphasis to the provision of, or convenient access to, a range of commercial activities which is recognised in the MCZ objectives (MCZ-O2).	Amend MCZ-P2 (Accommodating growth) as follows: Provide for the use and development of the Metropolitan Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zone; 2. A mix of medium and high-density housing; 3. Convenient access to active transport, public transport and rapid transit options;4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of commercial services and open spaces.	Reject.	No.
Kāinga Ora Homes and Communities	391.654	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support in part	Generally supports MCZ-P1 but considers that an amendment is required to: (a) recognise the range of housing densities potentially enabled in the zone, and to recognise that tenures and affordability cannot and should not be managed through the District Plan. Considers that the focus should be on providing for the level of the activity and building form that is appropriate for a Metropolitan Centre. And; (b) Clarify that intent of the metropolitan zone is to enable significant intensification and height, and therefore high-density housing is the appropriate scale of development to encourage within the Metropolitan Centre.	Retain MCZ-P1 (Accommodating growth) and seeks amendment as follows: Provide for the use and development of the Metropolitan Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zone; 2. A mix of medium and high-density housing; 3. Convenient access to active transport, public transport and rapid transit options;4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of commercial services and open spaces.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Investore Property Limited	405.95	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Opposed to the reference to “undermining” the “ongoing viability, vibrancy and primacy” of the City Centre Zone in Policy MCZ-P1. Considers that the Metropolitan Centres fulfil a different purpose, and are of an entirely different scale to the City Centre. The City Centre has a scale and centrality which means that activities in Johnsonville and Kilbirnie offer little threat to its long-term sustainability. As such any development in the Metropolitan Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the City Centre. The Metropolitan Centre zones are relatively confined, and it is also important to encourage efficient use of this land. It is considered that requiring a mix of medium and high density housing will not achieve this.	Opposes MCZ-P1 (Accommodating growth) and the reference to “undermining” the “ongoing viability, vibrancy and primacy”. Seeks amendment.	Accept in part.	No.
Investore Property Limited	405.96	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Opposed to the reference to “undermining” the “ongoing viability, vibrancy and primacy” of the City Centre Zone in Policy MCZ-P1. The Metropolitan Centres fulfil a different purpose, and are of an entirely different scale to the City Centre. The City Centre has a scale and centrality which means that activities in Johnsonville and Kilbirnie offer little threat to its long-term sustainability. As such any development in the Metropolitan Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the City Centre. The Metropolitan Centre zones are relatively confined, and it is also important to encourage efficient use of this land. It is considered that requiring a mix of medium and high density housing will not achieve this.	Amend MCZ-P1 (Accommodating growth) as follows: Provide for the use and development of the Metropolitan Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zone; 2. A mix of medium and high-density housing; 3. Convenient access to active transport, public transport and rapid transit options;4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of commercial services and open spaces.	Accept in part.	Yes.
Willis Bond and Company Limited	416.118	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Support	Supports the need to provide for a variety of building types, sizes, tenures, affordability, etc.	Retain MCZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.89	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Submission point 416.118 seeks to retain MCZ-P1 as notified. FSNI submission point 476.40 seeks to amend MCZ-P1.	Disallow / Reject submission in part.	Reject.	No.

Stride Investment Management Limited	470.27	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Opposes the reference to undermining the 'ongoing viability, vibrancy and primacy' of the City Centre Zone. Any development in the Metropolitan Centre Zones is unlikely to have any impact on the City Centre Zone and any development in the Metropolitan Centre Zone should be considered in its own right.	Opposes MCZ-P1 (Accommodating growth) as notified, seek amendments.	Accept in part.	No.
Stride Investment Management Limited	470.28	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Seeks amendments to MCZ-P1 (Accommodating growth). [Refer to original submission for full reason]	Amend MCZ-P1.1 (Accommodating Growth) as follows (or words to similar effect): 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zone;	Accept in part.	No.
Stride Investment Management Limited	470.29	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Seeks amendments to MCZ-P1 (Accommodating growth). Considers that requiring a max of medium and high density housing in the Metropolitan Centre Zones will not achieve efficient use of land. [Refer to original submission for full reason]	Amend MCZ-P1.2 (Accommodating Growth) as follows (or words to similar effect): 2. A mix of medium and high-density housing;	Reject.	No.
Foodstuffs North Island	476.40	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Amend	Opposes the references in MCZ-P1.1. to undermining the ongoing viability, vibrancy and primacy of the other Centre zones. The Centres each fulfil a different purpose as detailed in Objective 1, and are of different scales to one another. Any development within the lower order Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the higher order Centres.	Amend MCZ-P1.1. (Accommodating growth) as follows: ... 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zone supports the purpose of the zone; ...	Accept.	Yes.
Kāinga Ora – Homes and Communities	FS89.59	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P1	Oppose	Kāinga Ora considers that the scale and primacy of Centres is critical in achieving a well-functioning urban environment and intensification outcomes.	Disallow	Reject.	No.
Ara Poutama Aotearoa the Department of Corrections	240.51	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Retain MCZ-P2.7 (Enabled activities) as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.52	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain MCZ-P2.2 (Enabled activities) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Fire and Emergency New Zealand	273.295	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Supports the policy as it makes provision for the provision of emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate stations anywhere within the urban and rural environment.	Retain MCZ-P2 (Enabled activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.153	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Support	Retain MCZ-P2 (Enabled activities) as notified.	Accept.	No.
Z Energy Limited	361.74	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	MCZ-P2 is supported as it enables a wide-range of activities, including commercial activities (as defined).	Retain MCZ-P2 (Enabled activities) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.655	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Generally supports MCZ-P2.	Retain MCZ-P2 (Enabled activities) as notified.	Accept.	No.
Ministry of Education	400.140	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Supports MCZ-P2 as it is important to recognise and provide for educational facilities which will service the surrounding residential catchments and other community/commercial activities.	Retain MCZ-P2 (Enabled activities) as notified.	Accept.	No.
Investore Property Limited	405.97	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P2	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P2 (Enabled activities) with amendments.	Accept.	No.

Restaurant Brands Limited	349.154	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Support	Support	Retain MCZ-P3 (Managed activities) as notified.	Accept in part.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.274	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Oppose in part	Opposes restrictions on retirement villages being established at ground floor level.	Seeks to delete clause (3) of MCZ-P3 (Potentially incompatible activities) as notified.	Reject.	No.
Investore Property Limited	405.98	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Oppose	Opposed to the reference to “undermining” the “ongoing viability, vibrancy and primacy” of the City Centre Zone in Policy MCZ-P1. The Metropolitan Centres fulfil a different purpose, and are of an entirely different scale to the City Centre. The City Centre has a scale and centrality which means that activities in Johnsonville and Kilbirnie offer little threat to its long-term sustainability. As such any development in the Metropolitan Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the City Centre. The Metropolitan Centre zones are relatively confined, and it is also important to encourage efficient use of this land. It is considered that requiring a mix of medium and high density housing will not achieve this.	Opposes MCZ-P3 (Managed activities) and the reference to “undermining” the “ongoing viability, vibrancy and primacy”. Seeks amendment.	Accept in part.	Yes.
Investore Property Limited	405.99	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Amend	Opposed to the reference to “undermining” the “ongoing viability, vibrancy and primacy” of the City Centre Zone in Policy MCZ-P1. The Metropolitan Centres fulfil a different purpose, and are of an entirely different scale to the City Centre. The City Centre has a scale and centrality which means that activities in Johnsonville and Kilbirnie offer little threat to its long-term sustainability. As such any development in the Metropolitan Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the City Centre. The Metropolitan Centre zones are relatively confined, and it is also important to encourage efficient use of this land. It is considered that requiring a mix of medium and high density housing will not achieve this.	Opposes MCZ-P3 (Managed activities) as follows: Manage the location and scale of commercial activities that could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of activities within the Metropolitan Centre Zone, and the function of the transport network.	Accept in part.	Yes.
Stride Investment Management Limited	470.30	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Oppose	Considers the matters in MCZ-P3 (Managed Activities) are for the market rather than District Plan regulation. Opposes the requirement to manage the location and scale of commercial activities that could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of activities, and the function of the transport network. [Refer to original submission for full reason]	Delete MCZ-P3 (Managed Activities) in its entirety.	Reject.	No.
Stride Investment Management Limited	470.31	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Oppose in part	Opposes the reference to undermining the ‘viability and vibrancy of centres’. [Refer to original submission for full reason]	Opposes MCZ-P3 (Managed Activities) as notified, seeks amendments.	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Stride Investment Management Limited	470.32	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P3	Amend	Seeks amendments to MCZ-P3 (Managed Activities). Considers that requiring a max of medium and high density housing in the Metropolitan Centre Zones will not achieve efficient use of land. [Refer to original submission for full reason]	Amend MCZ-P3 (Managed Activities) as follows: Manage the location and scale of commercial activities that could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of activities within the Metropolitan Centre Zone, and the function of the transport network.	Accept in part.	Yes.
Restaurant Brands Limited	349.155	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P4	Support	Support	Retain MCZ-P4 (Potentially incompatible activities) as notified.	Accept.	No.

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

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Investore Property Limited	405.101	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P5	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P5 (Heavy industrial activities).	Accept.	No.

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

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

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
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Kāinga Ora Homes and Communities	391.660	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	<p>Considers that amendment is required to:</p> <ul style="list-style-type: none"> The policy name to better reflect the intent of the policy and the subsequent wording which seeks to manage new developments contribution to the centre and streetscape; and The policy wording to better recognise the MCZ rule setting and the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect; and to simplify and clarify the neighbourhood and townscape outcomes that plan is seeking to manage. 	<p>Amend MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) as follows: Quality design outcomes – neighbourhood and townscape Centres outcomes Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and <u>planned urban built form amenity and function</u> of the Metropolitan Centre Zone by: 1. Recognising the benefits of well-designed, comprehensive, development, including the extent to which the development: a. Acts as a positive catalyst for future change by reflecting Reflects the nature and scale of the development proposed enabled within the zone and in the vicinity, and responds to the evolving, more intensive identity of the centre; b. Optimises the development capacity of land, particularly sites that are: i. Large; or ii. Narrow; or iii. Vacant; or iv. Ground level parking areas; ...</p>	Accept in part.	Yes.
LIVE WELLington	FS96.37	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Oppose	Retain existing wording around quality outcomes and amenity. Removing words like amenity will result in poor liveability outcomes for residents and communities	Disallow	Reject.	No.
Waka Kotahi NZ Transport Agency	FS103.22	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support	The amendment is considered an improvement enabling greater intensification while retaining good urban design.	Allow	Accept.	No.
Roland Sapsford	FS117.36	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Oppose	Retain existing wording around quality outcomes and amenity. Removing words like amenity will result in poor liveability outcomes for residents and communities.	Disallow	Reject.	No.
Investore Property Limited	405.103	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) with amendments.	Accept in part.	No.
Wellington Heritage Professionals	412.79	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support	Supports this policy to ensure that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.	Retain MCZ-P7 (Quality design – neighbourhood and townscape outcomes) as notified.	Reject.	No.
Willis Bond and Company Limited	416.121	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	<p>Considers that this is a long (and confusing) provision and should be reviewed against the earlier policies to ensure it is succinct, focused and does not cover the same ground as other policies.</p> <p>If the Design Guides are retained (which the submitter opposes), the submitter considers that this policy should be reviewed for overlap with the Design Guides.</p>	Seeks that MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) be amended to ensure it is succinct, focused and does not cover the same ground as other policies.	Accept in part.	Yes.
Foodstuffs North Island	FS23.90	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support	Submission point 416.121 partly supports FSNI submission point 476.41.	Allow / Allow submission in part.	Reject.	No.
Willis Bond and Company Limited	416.122	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	<p>Considers that this is a long (and confusing) provision and should be reviewed against the earlier policies to ensure it is succinct, focused and does not cover the same ground as other policies.</p> <p>If the Design Guides are retained (which the submitter opposes), the submitter considers that this policy should be reviewed for overlap with the Design Guides.</p>	Seeks that if the Design Guides are retained that MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) be reviewed for overlap with the Design Guides.	Accept in part.	Yes.
Stride Investment Management Limited	470.35	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support in part	Supports MCZ-P7 in general. [Refer to original submission]	Retain MCZ-P7 (Quality design outcomes – neighbourhood and townscape outcomes) as notified, seeks amendments.	Reject.	No.
Stride Investment Management Limited	470.36	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	<p>Supports MCZ-P7 in general, with the exception of 2(e) which requires flexibility for ground floor space to be converted for a range of activities "including residential".</p> <p>Considers MCZ-P7.2.e. to be onerous to have to design commercial or retail buildings to be flexible for a change in use to residential.</p>	<p>Amend MCZ-P7.2.e. (Quality design outcomes...) as follows; "... c. Enhances the quality of the streetscape and public / private interface; d. Integrates with existing and planned active and public transport movement networks; and e. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential."</p>	Reject.	No.

Foodstuffs North Island	476.41	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Support in part	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain MCZ-P7 (Quality design – neighbourhood and townscape outcomes) with amendment.	Reject.	No.
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Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Foodstuffs North Island	476.42	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P7	Amend	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Amend MCZ-P7 (Quality design – neighbourhood and townscape outcomes) to include the following: Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.159	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Support	Support	Retain MCZ-P8 (On-site residential amenity) as notified.	Accept in part.	Yes.
Z Energy Limited	361.81	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain MCZ-P8 (On-site residential amenity) as notified.	Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.661	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Support in part	Supports MCZ-P8 in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Considers that amendments are required to remove communal outdoor space requirements are also sought as this is already covered by reference to outdoor space generally and this could be private outdoor space.	Retain MCZ-P8 (On-site residential amenity) and seeks amendment.	Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.662	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Amend	Supports MCZ-P8 in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Considers that amendments are required to remove communal outdoor space requirements are also sought as this is already covered by reference to outdoor space generally and this could be private outdoor space.	Amend MCZ-P8 (On-site residential amenity) as follows: Achieve a good standard of amenity for residential activities in the Metropolitan Centre Zone by: 1. Providing residents with access to adequate outlook; and 2. Ensuring access to convenient outdoor space, including private or shared communal areas.	Accept in part.	Yes.
Investore Property Limited	405.104	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P8 (On-site residential amenity) with amendments.	Accept in part.	Yes.
Willis Bond and Company Limited	416.123	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P8	Amend	Considers that on-site residential amenity can be provided in a number of ways and should not be prescriptive, acknowledging that mandated types of amenity (such as outdoor space) can increase housing cost and prevent lower income residents living within the city centre. The submitter considers that the policy should acknowledge affordability constraints. The National Policy Statement on Urban Development 2020 (NPS-UD) requires district plans to “enable, in city centre zones, building heights and density of urban form to realise as much development capacity as possible” (Policy 3). The submitter considers that this should not be restricted by prescriptive amenity requirements.	Amend MCZ-P8 (On-site residential amenity) as follows: Achieve a good standard of amenity for residential activities in the Metropolitan Centre Zone, by: 1. Providing residents with access to an adequate outlook; and 2. Ensuring access to convenient outdoor space, including private or shared communal areas.	Accept in part.	Yes.
Restaurant Brands Limited	349.160	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Support	Support	Retain MCZ-P9 (Managing adverse effects) as notified.	Accept.	No.
Retirement Villages Association of New Zealand Incorporated	350.278A	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Support in part	Agrees that shading, privacy, bulk and dominance effects on adjacent sites require management. However, the level of management needs to be informed by the development expectations for the zone.	Retain MCZ-P9 (Managing adverse effects) and seeks addition of new "role of density standards" policy in the Local Centre Zone chapter as follows: MCZ-PX Role of density standards Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.	Reject.	No.
Z Energy Limited	361.82	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain MCZ-P9 (Managing adverse effects) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.663	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Support in part	Considers that amendment is required to MCZ-P9 to specify “adjoining properties” for the minimisation of adverse effects and clarifying that effects are those beyond those anticipated in the plan in accordance with Policy 6 NPSUD.	Retain MCZ-P9 (Managing adverse effects) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.664	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Amend	Considers that amendment is required to MCZ-P9 to specify “adjoining properties” for the minimisation of adverse effects and clarifying that effects are those beyond those anticipated in the plan in accordance with Policy 6 NPSUD.	Amend MCZ-P9 (Managing adverse effects) as follows: Recognise the evolving, higher density development context anticipated in the Metropolitan Centre Zone, while managing any associated adverse effects beyond those anticipated within the zone, including: ...	Reject.	No.

Investore Property Limited	405.105	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Support	Supports the objectives and policies for the Metropolitan Centre zone generally, and specifically supports the recognition of the sub-regional role of these centres, the recognition of high-density development, and the enablement of a wide range of activities. Specific changes are sought to particular provisions.	Retain MCZ-P9 (Managing adverse effects) with amendments.	Accept in part.	No.
Willis Bond and Company Limited	416.124	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Amend	Submitter considers that the impacts of construction activity on the transport network should not be relevant in the resource consenting process. The submitter considers that the densification proposed by the District Plan will inevitably result in impacts.	Amend MCZ-P9 (Managing adverse effects) as follows: Recognise the evolving, higher density development context anticipated in the Metropolitan Centre Zone, while managing any associated adverse effects including: 1. Shading, privacy, bulk and dominance effects on adjacent sites, and 2. The impact of construction on the transport network.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Stride Investment Management Limited	470.37	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Oppose in part	Opposes that part of MCZ-P9 (Managing Adverse Effects) which relates to managing the impact of construction activities on the transport network.	Opposes MCZ-P9 (Managing Adverse Effects) as notified, seeks amendments.	Reject.	No.
Stride Investment Management Limited	470.38	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P9	Amend	Considers that this is a matter that is better addressed in the transport chapter, while a focus of transport effects may constrain and lengthen construction periods.	Amend MCZ-P9 (Managing Adverse Effects) to as follows; *1. Shading, privacy, bulk and dominance effects on adjacent sites; and 2. The impact of construction on the transport network.	Reject.	No.
Restaurant Brands Limited	349.162	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R1	Support	Support	Retain MCZ-R1 (Commercial activities) as notified.	Accept.	No.
Foodstuffs North Island	FS23.75	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R1	Support	Submission point 349.162 supports FSNI submission point 476.94.	Allow	Accept.	No.
Stride Investment Management Limited	470.40	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R1	Support	Supports commercial activities being permitted. Considers that these activities are clearly anticipated by the zone.	Retain MCZ-R1 (Commercial activities) as notified.	Accept.	No.
Foodstuffs North Island	476.94	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R1	Support	Supports supermarkets as a permitted activity in the MCZ.	Retain MCZ-R1 (Commercial activities) as notified. [Inferred decision requested].	Accept.	No.
Ministry of Education	400.141	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R3	Support	Supports MCZ-R3 as it provides for educational facilities as a permitted activity.	Retain MCZ-R3 (Educational facilities) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.298	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R6	Support	Supports the rule as it permits the development of emergency service facilities within the zone as a permitted activity. Due to urban growth, population changes and commitments to response times, FENZ may need to locate stations anywhere within the urban and rural environment.	Retain MCZ-R6 (Emergency service facilities)as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.53	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R7	Support	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Retain MCZ-R7 (Community corrections activities) as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.54	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R12	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain MCZ-R12 (Residential activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.667	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R12	Support in part	Supports MCZ-R12 but consider amendment is required to delete reference to verandah control and natural hazards as these matters are not relevant to the location of residential activities or addressed in other rules such as the natural hazards rules.	Retain MCZ-R12 (Residential activities) and seeks amendment.	Accept in part.	No.

Kāinga Ora Homes and Communities	391.668	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R12	Amend	Supports MCZ-R12 but consider amendment is required to delete reference to verandah control and natural hazards as these matters are not relevant to the location of residential activities or addressed in other rules such as the natural hazards rules.	Amend MCZ-R12.1 (Residential activities) as follows: 1. Activity status: Permitted Where: a. The activity is located: i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; iii. At ground floor level along any street edge not identified as a non-residential activity frontage; iv. At ground level along any street not identified as requiring verandah coverage; or v. At ground level on any site contained within a Natural Hazard Overlay.	Accept in part.	Yes.
Investore Property Limited	405.108	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Oppose in part	Opposes the total gross floor area limit of 20,000m ² of MCZ-R13. Submitter seeks amendments to this rule in order to provide a 30,000m ² gross floor area threshold for triggering a Restricted Discretionary activity status in the land zoned Metropolitan Centre in Johnsonville. Submitter considers that a 30,000m ² threshold for this rule would be more appropriate given the scale of existing and consented development, large lot sizes, land in common ownership, and the anticipated level of development in the Johnsonville Metropolitan Centre. [Refer to original submission for full reason].	Opposes MCZ-R13.1 (Integrated retail activity) and seeks amendment.	Accept in part.	No.

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Investore Property Limited	405.109	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Opposes the total gross floor area limit of 20,000m ² of MCZ-R13. Submitter seeks amendments to this rule in order to provide a 30,000m ² gross floor area threshold for triggering a Restricted Discretionary activity status in the land zoned Metropolitan Centre in Johnsonville. Submitter considers that a 30,000m ² threshold for this rule would be more appropriate given the scale of existing and consented development, large lot sizes, land in common ownership, and the anticipated level of development in the Johnsonville Metropolitan Centre. [Refer to original submission for full reason].	Amend MCZ-R13.1 (Integrated retail activity) as follows: 1. Activity status: Permitted Where: a. The total gross floor area does not exceed 20,000m² 30,000m ² .	Accept in part.	Yes.
Investore Property Limited	405.110	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Oppose in part	Considers that the restricted discretionary rule should provide a preclusion clause for public and limited notification. Retail activities are clearly anticipated by the zone, and the matters of discretion provided under MCZ-R13 enable appropriate consideration of effects for larger developments. Public and limited notification for these activities is therefore unnecessary and inappropriate. Also considers that the note stating the permitted baseline will not be applied is inappropriate and should be deleted. This should be a matter of discretion to be determined by the Council on the merits of the application. [Refer to original submission for full reason].	Opposes MCZ-R13.2 (Integrated retail activity) and seeks amendment	Accept in part.	No.
Investore Property Limited	405.111	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Considers that the restricted discretionary rule should provide a preclusion clause for public and limited notification. Retail activities are clearly anticipated by the zone, and the matters of discretion provided under MCZ-R13 enable appropriate consideration of effects for larger developments. Public and limited notification for these activities is therefore unnecessary and inappropriate. Also considers that the note stating the permitted baseline will not be applied is inappropriate and should be deleted. This should be a matter of discretion to be determined by the Council on the merits of the application. [Refer to original submission for full reason].	Amend MCZ-R13.2 (Integrated retail activity) as follows: 2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MCZ-R13.1 cannot be achieved. Matters of discretion are: 1. The matters in MCZ-P1, MCZ-P2, MCZ-P3, and MCZ-P4; 2. The cumulative effect of the development on: a. The ongoing viability and vibrancy of the City Centre Zone and Golden Mile; b. The safety and efficiency of the transport network, including providing for a range of transport modes; c. The hierarchy of roads, travel demand or vehicle use; and 3. The compatibility with other activities provided for in the Zone. Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with MCZ-R13.1.a. Notification status: An application for resource consent made in respect of rule MCZ-R13.2.a is precluded from being either publicly or limited notified.	Accept in part.	Yes.
Stride Investment Management Limited	470.41	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Oppose in part	Oppose in part MCZ-R13 (Integrated Retail Activity).	Opposes MCZ-R13 (Integrated Retail Activity) as notified, seeks amendments.	Reject in part.	No.

Stride Investment Management Limited	470.42	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Considers increase of permitted gross floor area would be more appropriate given the scale of existing and consented development, the large lot sizes, the land held in common ownership, and the anticipated level of development in Johnsonville. [Refer to original submission for full reason]	Amend MCZ-R13 (Integrated Retail Activity) as follows: 1. Activity status: Permitted Where: a. The total gross floor area does not exceed 20,000m² <u>30,000m²</u> .	Accept in part.	Yes.
Stride Investment Management Limited	470.43	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Considers increase of permitted gross floor area would be more appropriate given the scale of existing and consented development, the large lot sizes, the land held in common ownership, and the anticipated level of development in Johnsonville. [Refer to original submission for full reason]	Amend matters of discretion for MCZ-R13 (Integrated Retail Activity) as follows: 1. The matters in MCZ-P1, MCZ-P2, MCZ-P3, and MCZ-P4; 2. The cumulative effect of the development on: a. The ongoing viability and vibrancy of the City Centre Zone and Golden Mile; b. The safety and efficiency of the transport network, including providing for a range of transport modes; c. The hierarchy of roads, travel demand or vehicle use; and 3. The compatibility with other activities provided for in the Zone.	Accept in part.	Yes.
Stride Investment Management Limited	470.44	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Seeks that a preclusion clause for public and limited notification is included, given retail activities are anticipated by the zone and the matters of discretion enable appropriate consideration of effects for larger developments. [Refer to original submission for full reason]	Amend MCZ-R13.2 (Integrated Retail Activity) as follows: "Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with MCZ-R13.1.a." Notification status: An application for resource consent made in respect of rule MCZ-R13.2.a is precluded from being either publicly or limited notified."	Accept in part.	Yes.

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Stride Investment Management Limited	470.45	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R13	Amend	Seeks deletion of note stating that council will not consider a permitted baseline assessment in relation to MCZ-R13.1.a. (Integrated Retail Activity). Considers that it is inappropriate to decline an assessment of the permitted baseline when considering the effects of an integrated retail development. This should be a matter of discretion to be determined by the Council on the merits of each consent application under s 104 of the Resource Management Act 1991. [Refer to original submission for full reason]	Amend MCZ-R13.2 (Integrated Retail Activity) as follows: "..... 3. The compatibility with other activities provided for in the Zone. Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with MCZ-R13.1.a."	Accept in part.	Yes.
McDonald's	274.48	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Oppose in part	Opposed to the Discretionary Activity status for car parking activities that do not comply with the permitted activity requirements.	Retain MCZ-R15.2 (Carparking activities), subject to amendment outlined other submission points.	Accept in part.	No.
McDonald's	274.49	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Amend	Opposed to the Discretionary Activity status for car parking activities that do not comply with the permitted activity requirements.	Amend MCZ-R15.2 (Carparking activities) as follows: ... 2. Activity status: Discretionary <u>Restricted Discretionary</u> Where: a. Compliance with the requirements of MCZ-R15.1.a cannot be achieved.	Reject.	No.
Woolworths New Zealand	359.77	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Amend	Considers that MCZ-R15.2 should be amended so that the activity status of this standard infringement is changed to restricted discretionary. It is considered that this status, plus the suggested matters of discretion, will ensure an appropriate assessment of effects is undertaken, whilst providing a level of certainty to applicants that where activities are anticipated, such assessments will be rational and streamlined. Supermarkets often require car parking to be visible, both from commercial viability perspective but also given the requirements to separate loading and servicing activities from public interfaces. This site layout requires that loading is located to the rear of a store, with the building in front and the entrance accessible and legible from the car park and street frontage. The application of blanket urban design ideals in these standards is challenged such that the proposed amendment seeks to explicitly exclude supermarkets from complying with this standard.	Amend MCZ-R15.2 (Carparking activities) as follows: 2. Activity status: <u>Restricted</u> Discretionary Where: a. Compliance with the requirements of MCZ-R15.1.a is not achieved. <u>Matters of discretion are:</u> 1. <u>The matters in MCZ-P2, MCZ-P3, MCZ-P4, MCZ-P7, MCZ-P9 and MCZ-P10;</u> 2. <u>The cumulative effect of the development on:</u> a. <u>The ongoing viability and vibrancy of the Zone ;</u> b. <u>The safety and efficiency of the transport network, including providing for a range of transport modes;</u> c. <u>The hierarchy of roads, travel demand or vehicle use; and</u> 3. <u>The compatibility with other activities provided for in the zone.</u> <u>Note: Rule MCZ-R15 does not apply to new supermarkets or additions to existing supermarkets.</u>	Reject.	No.

Foodstuffs North Island	F523.19	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Support	Submission point 359.77 partly supports submission points 476.44 and 476.45.	Allow / Allow submission in part.	Reject.	No.
Greater Wellington Regional Council	F584.108	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Oppose	Greater Wellington oppose this submission point. A "discretionary" activity status provides necessary controls for carparking activities which align with the direction of Proposed RPS Change 1, including objectives CC.1 and CC.3, and policies CC.1, CC.3 and CC.9.	Disallow / Seeks that the provisions be retained as notified and support provisions that support active transport nodes.	Accept in part.	No.
Investore Property Limited	405.112	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Support in part	Supports the intent of MCZ-R15 but considers it would be appropriate to amend MCZ-R15 to enable any carparking at the ground level as a restricted discretionary activity, as this would provide appropriate discretion.	Retain MCZ-R15 (Carparking activities) with amendment.	Accept in part.	No.
Investore Property Limited	405.113	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Amend	Supports the intent of MCZ-R15 but considers it would be appropriate to amend MCZ-R15 to enable any carparking at the ground level as a restricted discretionary activity, as this would provide appropriate discretion.	Amend MCZ-R15 (Carparking activities) as follows: ... 2. Activity status: <u>Restricted</u> Discretionary	Reject.	No.
Stride Investment Management Limited	470.46	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Support in part	Supports the intent of rule MCZ-R15 (Carparking activities).	Retain MCZ-R15 (Carparking activities) as notified, with amendments.	Accept in part.	No.
Stride Investment Management Limited	470.47	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Amend	Considers that it would be appropriate to amend rule MCZ-R15 (Carparking Activities) to enable any carparking at the ground level as a restricted discretionary activity, as this would provide appropriate discretion.	Amend MCZ-R15 (Carparking Activities) as follows: ... 2. Activity status: Restricted Discretionary.	Reject.	No.
Foodstuffs North Island	476.44	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Oppose	Opposes the Discretionary Activity status in MCZ-R15 for car parking activities that do not comply with the Permitted Activity requirements.	Amend MCZ-R15 (Carparking activities) as follows: ... 2. Activity status: Discretionary <u>Restricted Discretionary</u>	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Greater Wellington Regional Council	F584.103	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Oppose	Greater Wellington oppose this submission point. A "discretionary" activity status provides necessary controls for carparking activities which align with the direction of Proposed RPS Change 1, including objectives CC.1 and CC.3, and policies CC.1, CC.3 and CC.9	Disallow / Seeks that the provisions be retained as notified and support provisions that support active transport nodes.	Accept.	No.
Foodstuffs North Island	476.45	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R15	Amend	Opposes the Discretionary Activity status in MCZ-R15 for car parking activities that do not comply with the Permitted Activity requirements.	Amend MCZ-R15 (Carparking activities) as follows: ... 2. Activity status: Discretionary <u>Restricted Discretionary</u>	Reject.	No.
Z Energy Limited	361.85	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R16	Support in part	MCZ-R16 is supported in so much as it provides for yard-based retail activities (the definition of which includes service stations) as a discretionary activity. However, it is sought that changes to the notification status be made to exclude activities relating to the operation, maintenance and upgrading of existing activities and new activities adjoining specific zones and roads.	Retain MCZ-R16 (Yard-based retailing activities) with amendment.	Accept in part.	No.
Z Energy Limited	361.86	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R16	Amend	Considers that MCZ-R16 should be amended to make changes to the notification status to exclude activities relating to the operation, maintenance and upgrading of existing activities and new activities adjoining specific zones and roads.	Amend MCZ-R16 (Yard-based retailing activities) as follows: Activity status: Discretionary Notification status: An application for resource consent made in respect of rule MCZ-R16.1 must be publicly notified <u>except</u> : a. <u>The activity relates to the maintenance, operation and upgrading of an existing activity;</u> b. <u>The new or existing activity adjoins another commercial zone, a residential zone or an arterial or collector Road.</u>	Accept in part.	Yes.
BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.151	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R16	Support in part	MCZ-R16 is supported in so much as the rule provides for yard-based retail activities as a discretionary activity. It is understood that an application for resource consent made in respect of this rule, however, must be publicly notified in accordance with the Notification Status.	Retain MCZ-R16 (Yard-based retailing activities) with amendment.	Accept in part.	No.

BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.152	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R16	Amend	<p>Considers that MCZ-R16 should be amended as the notification requirement is not supported as it may have a range of unintended outcomes. For instance, without clarification, it may require public notification for any operational change, upgrading or maintenance to an existing yard-based activity where public notification would be more appropriately determined through standard notification tests. It may therefore also discourage existing activities from undertaking important maintenance and upgrades, for instance, to meet requirements of HSNO / HSWA legislation, better accord with good practise, introduce new technologies, or necessary changes to meet demand.</p> <p>Ongoing operation, maintenance, and upgrades of existing service stations / yard-based retail activities should not be subject to this notification requirement, which is not appropriate for existing lawful activities.</p> <p>It is considered that an additional exclusion to the notification status is appropriate only where the existing or new activity is located on the edge of the zone or adjacent to an arterial or collector road. These locations and/or interfaces do not have, nor should they expect, the same urban design outcomes and levels of visual amenity compared to a centrally located site in the CCZ for example. A service station, for example, would not impact the function and vitality of a centre zone if it were located on the edge of the zone where it can appropriately transition to the adjoining zone.</p>	Amend MCZ-R16 (Yard-based retailing activities) as follows: Notification Status: An application for resource consent made in respect of rule MCZ-R16 must be publicly notified <u>except</u> : a. <u>The activity relates to the maintenance, operation and upgrading of an existing activity;</u> b. <u>The new or existing activity adjoins another commercial zone, a residential zone or an arterial or collector Road.</u>	Accept in part.	Yes.
Fire and Emergency New Zealand	273.299	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R18	Support	Supports the rule as the demolition or removal of buildings and structures within the MCZ is a permitted activity.	Retain MCZ-R18 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Restaurant Brands Limited	349.163	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R18	Support	Support	Retain MCZ-R18 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.669	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R18	Support	Supports MCZ-R18.	Retain MCZ-R18 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.300	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support	Supports the rule as the demolition or removal of buildings and structures within the MCZ is a permitted activity.	Retain MCZ-R19 (Demolition or removal of buildings and structures) as notified.	Accept.	No.
Restaurant Brands Limited	349.164	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support	Support	Retain MCZ-R19 (Demolition or removal of buildings and structures) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Greater Wellington Regional Council	351.276	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain MCZ-R19 (Demolition or removal of buildings and structures) with amendment.	Accept in part.	No.
Greater Wellington Regional Council	351.277	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend MCZ-R19 (Demolition or removal of buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.	Reject.	No.
Stride Investment Management Limited	FS107.15	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Oppose	Stride is opposed to this amendment as it is unnecessary to manage the effects of demolition and has the potential to add additional direct and administrative costs on to demolition and development.	Disallow	Accept.	No.
Investore Property Limited	FS108.15	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Oppose	Investore is opposed to this amendment as it is unnecessary to manage the effects of demolition and has the potential to add additional direct and administrative costs on to demolition and development.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.670	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support in part	Supports this rule in part but seeks clarification, and any necessary amendments, to ensure that this rule will not have an unintended consequence of constraining staged developments.	Retain MCZ-R19 (Demolition or removal of buildings and structures) and seeks amendment.	Accept in part.	No.

Kāinga Ora Homes and Communities	391.671	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Amend	Supports this rule in part but seeks clarification, and any necessary amendments, to ensure that this rule will not have an unintended consequence of constraining staged developments.	Seeks to amend MCZ-R19 (Demolition or removal of buildings and structures) to avoid unintended consequence of constraining staged developments.	Reject.	No.
Investore Property Limited	405.114	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support in part	Supports the intention of this rule and supports the preclusion of public and limited notification but seeks amendments to provide for demolition as a Restricted Discretionary activity. Submitter has concerns that as notified it may constrain staged developments that require demolition and clearing of a larger site to enable development. Submitter considers that a restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes.	Retain MCZ-R19 (Demolition or removal of buildings and structures) with amendments.	Accept in part.	No.
Investore Property Limited	405.115	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Amend	Supports the intention of this rule and supports the preclusion of public and limited notification but seeks amendments to provide for demolition as a Restricted Discretionary activity. Submitter has concerns that as notified it may constrain staged developments that require demolition and clearing of a larger site to enable development. Submitter considers that a restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes.	Amend MCZ-R19.2 (Demolition or removal of buildings and structures) as follows: ... 2. Activity status: <u>Restricted</u> Discretionary Where: a. Compliance with any of the requirements of MCZ-R19.1 cannot be achieved The assessment of the activity must have regard to Matters of discretion are: 1. How the land will be utilised whilst it is vacant; and	Reject.	No.
Stride Investment Management Limited	470.48	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Support in part	Supports the intent of rule MCZ-R19 (Demolition or removal of buildings and structures).	Retain MCZ-R19 (Demolition or removal of buildings and structures) as notified with amendments.	Accept in part.	No.
Stride Investment Management Limited	470.49	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R19	Amend	Seeks amendments to MCZ-R19, to provide for demolition as a Restricted Discretionary activity Considers that a restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes. [Refer to original submission for full reason]	Amend MCZ-R19 (Demolition or removal of buildings and structures) as follows: 2. Activity status: <u>Restricted</u> Discretionary Where: a. Compliance with any of the requirements of MCZ-R19.1 cannot be achieved The assessment of the activity must have regard to: <u>Matters of discretion are:</u> 1. How the land will be utilised whilst it is vacant; and 2. Creating a positive visual relationship between the site and streetscape whilst the site is vacant.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Wellington City Council	266.156	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers a notification status statement is missing in relation to developments where all standards are met.	Amend MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) as follows: Notification status: <u>An application for resource consent made in respect of rule MCZ-R20.2, a which complies with all standards is precluded from being either publicly or limited notified. (...)</u>	Accept.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.244	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the relief sought in this submission in so far as it is consistent with The RVA's primary submission.	Amend / Allow the submission point subject to the relief sought in The RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.244	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the relief sought in this submission in so far as it is consistent with Ryman's primary submission.	Amend / Allow the submission point subject to the relief sought in Ryman's primary submission.	Accept in part.	No.
Fire and Emergency New Zealand	273.301	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support	Supports the rule as the construction of, or additions and alterations to, buildings and structures within the MCZ is a permitted activity.	Retain MCZ-R20 (Construction of or additions and alterations to buildings and structures) as notified.	Accept in part.	No.

McDonald's	274.50	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Oppose in part	Oppose the requirement for restricted discretionary consent where additions and alterations change the exterior to the building above veranda level and are visible from public spaces.	Retain MCZ-R20 (Alterations and additions to buildings and structures), subject to amendments, as outlined other submission points.	Accept in part.	No.
McDonald's	274.51	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers where compliance can be achieved with the relevant standards, this should be a permitted activity otherwise McDonald's considered there to be a risk that this will result in the perverse outcome of parts of exterior facades not being updated.	Seeks the following amendment to MCZ-R20 (Alterations and additions to buildings and structures) as follows: 1. a. Any alterations or additions to a building or structure that: i. Do not alter the external appearance of the building or structure; or ii. Relate to a building frontage below veranda level, including entranceways and glazing and compliance with MCZ-S5 is achieved; or iii. Do not result in the creation of new residential units; and iv. Are not visible from public spaces; and v. i. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5 and MCZ-S6; and	Reject.	No.
Restaurant Brands Limited	349.165	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Oppose	Oppose Opposed to the cross reference to the Centres and Mixed-Use Design Guide within the matters of discretion. The cross reference to the policies of the MCZ is sufficient to ensure that development achieves a "good quality, well-functioning environment" as required by MCZ-O3.	Amend MCZ-R20 (Construction of, or additions and alterations to, buildings and structures) as follows: ... Matters of discretion are: ... 3. The Centres and Mixed-Use Design Guide, including guideline G107—City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building; 4-3, 5-4, 6-5, 7-6.	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Retirement Villages Association of New Zealand Incorporated	350.280	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Supports the construction of, or additions and alterations to, buildings and structures being a permitted or restricted discretionary activity under MCZ-R20. Does not oppose the inclusion of the matters of discretion in Clause 2 relating to the extent and effect on non-compliance with the requirements of MCZ-S1 - MCZ-S10. However, considers that standard should not be applicable to retirement villages. Considers that the matters of discretion in Clause 1 are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. Opposes clause 3 matter of discretion relating to City Outcomes Contributions. Considers that due to an absence of any reference to retirement villages in the Centres and Mixed Use and Residential Design Guides, their inclusion as matters of discretion in Clauses 3 and 4 are not of relevance / applicable to retirement villages and should be deleted. Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects offered by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites. Considers that for resource consent applications for the construction of or additions / alterations to retirement villages under MCZ-R20 should be precluded from being publicly notified; and that for a resource consent application for the construction of or additions / alterations to retirement villages under MCZ-R20 that complies with MCZ-S1 and MCZ-S4 should be precluded from being limited notified.	Retain MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) and seeks amend as follows: 2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of MCZ-R4920.1 cannot be achieved. Matters of discretion are: 1. The matters in MCZ-P6, MCZ-P7, MCZ-P8 and MCZ-P9 (this clause is not applicable to retirement villages); 2. The extent and effect of non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11; 3. The Centres and Mixed-Use Design Guide, including guideline G107—City Outcomes Contribution for any building that exceeds the maximum height limit requirement at Ngalo, Berhampore and Aro Valley centres and either comprises 25 or more residential units or is a non-residential building (this clause is not applicable to retirement villages); 4. The Residential Design Guide (this clause is not applicable to retirement villages); 5. The extent and effect of any identifiable site constraints; 6. Construction impacts on the transport network; and 7. The availability and connection to existing or planned three waters infrastructure; 8. For retirement villages: i. The effects of the retirement village on the safety of adjacent streets or public open spaces; ii. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length; iii. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces; iv. When assessing the matters in 2(a)(2), and 2(a)(8)(i) – (iii), consider: a. The need to provide for efficient use of larger sites; and b. The functional and operational needs of the retirement village. v. The positive effects of the construction, development and use of the retirement village.	Reject.	No.

Woolworths New Zealand	359.78	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers that MCZ-R20.1 should be amended to establish a baseline for supermarket operations within the LCZ that is greater than the current threshold of 100m2 for new buildings on account of the general operational requirements of the stores. This proposed baseline of 2000m2 aligns with the Auckland Unitary Plan provisions in the Local Centre zone and is considered a commensurate response given the typical scale of supermarket buildings in this zone.	Amend CZ-R20.1 (Construction of, or additions and alterations to, buildings and structures) as follows: ... b. The construction of any building or structure: i. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from a public space; and iii. Will have a gross floor area of less than 100m2 <u>except where specified in iv below: iv. Will have a gross floor area of less than 2000m2 where it accommodates a supermarket</u> ; and iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and vi. Comply with effects standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5 and MCZ-S6 and vi. Does not involve the construction of a new building for residential activities	Reject.	No.
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Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Woolworths New Zealand	359.79	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers that MCZ-R20.2 restricted discretionary activities should exclude new supermarket buildings. There are concerns around the inclusion of the Centres and Mixed Use Design Guide within these matters of discretion on account of the unnecessary scope this introduces in a restricted discretionary consenting framework. As such, it is specifically sought that that this is excluded from the matters of discretion for new supermarket buildings.	Amend CZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Restricted Discretionary Where: 1. Compliance with any of the requirements of MCZ-R19.4 <u>MCZR20.1</u> cannot be achieved. Matters of discretion are: 1. The matters in MCZ-P6, MCZ-P7, MCZ-P8 and MCZ-P9 excluding for supermarkets exceeding MCZR20(b)(iv); 2. For supermarkets exceeding MCZ-R20(b)(iv), the matters in MCZ-P2, MCZ-P3, MCZ-P4, MCZ-P7, MCZ-P9; 3. The extent and effect of non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZS11; 4. The Centres and Mixed-Use Design Guide, including guideline G10797 - City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building (excluding supermarkets); 4-5. The Residential Design Guide; 5. 6. The extent and effect of any identifiable site constraints; 6. 7. Construction impacts on the transport network; and 7. 8. The availability and connection to existing or planned three waters infrastructure.	Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.672	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support in part	Supports this rule in part, and particularly the preclusion of public and limited notification. Considers that amendments are required to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought, and to remove reference to the "City Outcomes Contribution". Considers that reference to residential units should also be removed as this rule is focussed on the built form rather than activities and this would be a double up.	Retain MCZ-R20 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	Accept in part.	No.

Kāinga Ora Homes and Communities	391.673	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Supports this rule in part, and particularly the preclusion of public and limited notification. Considers that amendments are required to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought, and to remove reference to the "City Outcomes Contribution". Considers that reference to residential units should also be removed as this rule is focussed on the built form rather than activities and this would be a double up.	Amend MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) as follows: 2. Activity status: Restricted Discretionary where: a. compliance with any of the requirements of MCZ-R19.1 cannot be achieved. Matters of discretion are: 1. The matters in MCZ-P6, MCZ-P7, MCZ-P8 and MCZ-P9; 2. The extent and effect of non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11; 3. <u>The Centres and Mixed-Use Design Guide, including guideline G407 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building;</u> 4. <u>The Residential Design Guide;</u> 3. <u>the following centres and residential urban design outcomes:</u> a. <u>provides an effective public private interface suitable for the location;</u> b. <u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> c. <u>Appropriate response to neighbouring sites for the proposed activity.</u> d. <u>Provides high quality buildings.</u> #4. The extent and effect of any identifiable site constraints; #5. Construction impacts on the transport network; and #6. The availability and connection to existing or planned three waters infrastructure.	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.161	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the intent of the relief sought, however, The RVA seeks for new rules to be included specifically for retirement villages in line with The RVA's primary submission.	Amend / Allow the submission point, subject to the relief sought within The RVA's primary submission regarding the changes sought for retirement villages under MCZ-R20.	Accept in part.	No.
Ryman Healthcare Limited	FS128.161	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the intent of the relief sought, however, Ryman seeks for new rules to be included specifically for retirement villages in line with Ryman's primary submission.	Amend / Allow the submission point, subject to the relief sought within Ryman's primary submission regarding the changes sought for retirement villages under MCZ-R20.	Accept in part.	No.
Investore Property Limited	405.116	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
The Retirement Villages Association of New Zealand Incorporated	FS126.99	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.99	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.
Investore Property Limited	405.117	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.100	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.100	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.
Investore Property Limited	405.118	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support	Supports the preclusion of public and limited notification in MCZ-R20 and seeks that this rule is retained as notified but seeks that this be applied for all standards.	Seeks that the notification preclusion provision of MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) is retained as notified.	Accept in part.	No.

Investore Property Limited	405.119	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Supports the preclusion of public and limited notification in MCZ-R20 and seeks that this rule is retained as notified but seeks that this be applied for all standards.	Seeks that MCZ-R20 (Construction of, or additions and alterations to, buildings and structures) be amended to provide provide that applications for which resource consent is required for noncompliance with MCZS[1,2,3,4,5,6,7,8,9,10 or 11] is precluded from public or limited notification .	Accept in part.	Yes.
Willis Bond and Company Limited	416.126	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Submitter considers that changes are required to MCZ-R20 for the following reasons: - The Design Guides should be non-statutory [Refer to original submission for full reason]. - The City Outcomes Contribution will not be required if heightlimits are removed [Refer to original submission for full reason]. - "The extent and effect of any identifiable site constraints" is vague and will be difficult to apply. It appears to refer to technical constraints which developers will necessarily take into account outside of the RM process. - "The impacts of related construction activities on the transport network" [Refer to original submission for full reason]. - "The availability and connection to existing or planned three waters infrastructure" – This should be managed via development contributions / financial contributions.	Amend MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) as follows: 3. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building; 4. The Residential Design Guide; 5. The extent and effect of any identifiable site constraints; 6. Construction impacts on the transport network; and 7. The availability and connection to existing or planned three waters infrastructure. ...	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.257	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with The RVA's primary submission.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in line with The RVA's primary submission.	Accept in part.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.275	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the deletion of Design Guides along with removal of the reference to "City Outcome Contributions" and preclusions for public and limited notification which is consistent with The RVA's primary submission.	Amend / Allow the submission points regarding deletions and notification preclusions, subject to the relief sought by The RVA.	Accept in part.	No.
Ryman Healthcare Limited	FS128.257	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in line with Ryman's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.275	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the deletion of Design Guides along with removal of the reference to "City Outcome Contributions" and preclusions for public and limited notification which is consistent with Ryman's primary submission.	Amend / Allow the submission points regarding deletions and notification preclusions, subject to the relief sought by Ryman.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Willis Bond and Company Limited	416.127	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	Considers that changes are required to MCZ-R20 for the following reasons: - The Design Guides should be non-statutory [Refer to original submission for full reason]. - The City Outcomes Contribution will not be required if heightlimits are removed [Refer to original submission for full reason]. - "The extent and effect of any identifiable site constraints" is vague and will be difficult to apply. It appears to refer to technical constraints which developers will necessarily take into account outside of the RM process. - "The impacts of related construction activities on the transport network" [Refer to original submission for full reason]. - "The availability and connection to existing or planned three waters infrastructure" – This should be managed via development contributions / financial contributions.	Seeks that MCZ-R20.2 (Construction of, or additions and alterations to, buildings and structures) be amended (to clarify that applications that comply with all the relevant standards will not be notified) as follows: ... Notification status: ... <u>An application for resource consent made in respect of Rule 20.2.a which complies with MCZ-S1 to MCZ-S11 is precluded from being either publicly or limited notified.</u> ...	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.273	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support	The RVA supports the relief sought in this submission as it is consistent with The RVA's primary submission.	Allow	Accept.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.276	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	The RVA supports the deletion of Design Guides along with removal of the reference to "City Outcome Contributions" and preclusions for public and limited notification which is consistent with The RVA's primary submission.	Amend / Allow the submission points regarding deletions and notification preclusions, subject to the relief sought by The RVA.	Accept in part.	No.
Ryman Healthcare Limited	FS128.273	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support	Ryman supports the relief sought in this submission as it is consistent with Ryman's primary submission.	Allow	Accept.	No.
Ryman Healthcare Limited	FS128.276	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Not specified	Ryman supports the deletion of Design Guides along with removal of the reference to "City Outcome Contributions" and preclusions for public and limited notification which is consistent with Ryman's primary submission.	Amend / Allow the submission points regarding deletions and notification preclusions, subject to the relief sought by Ryman.	Accept in part.	No.

Fabric Property Limited	425.55	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	<p>Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules.</p> <p>Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of "density done well" as stated in the Design Guide.</p> <p>Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.</p>	<p>Amend MCZ-R20.2.3 (City Outcomes Contribution) as follows:</p> <p>...</p> <p>3. The Centres and Mixed Use Design Guide, including guideline G107— City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building;</p> <p>...</p>	Accept in part.	Yes.
Stride Investment Management Limited	470.50	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Support	Supports the preclusion of public and limited notification and seeks that this is applied to all standards.	Retain MCZ-R20 (Construction of, or additions and alterations to, buildings and structures) as notified, with amendments.	Accept in part.	No.
Stride Investment Management Limited	470.51	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R20	Amend	<p>Considers appropriate that preclusion of public and limited notification seen in MCZ-R20 be applied to all standards.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend MCZ-R20 (construction of, or additions and alterations to, buildings and structures) as follows:</p> <p>.....</p> <p>Notification status: An application for resource consent made in respect of rule MCZ-R20.2 which results from non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5 and MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10, MCZ-S11 is precluded from being publicly notified.</p> <p>....</p> <p>[Inferred decision requested]</p>	Reject.	No.
Fire and Emergency New Zealand	273.302	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Support in part	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however included to include the necessity to connect to three waters infrastructure including for the purposes of firefighting.	Supports MCZ-R21 (Conversion of buildings or parts of buildings to residential activities), with amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Fire and Emergency New Zealand	273.303	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Amend	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however included to include the necessity to connect to three waters infrastructure including for the purposes of firefighting.	<p>Amend MCZ-R21 (Conversion of buildings or parts of buildings to residential activities) as follows:</p> <p>Matters of discretion are:</p> <p>...</p> <p>3. The Residential Design Guide; and</p> <p>4. The availability and connection to existing or planned three waters infrastructure; and</p> <p>5. <u>The availability and connection to existing or planned three waters infrastructure, including for firefighting purposes.</u></p>	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.41	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.41	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Oppose	Ryman opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept.	No.
Kāinga Ora Homes and Communities	391.674	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R21	Support in part	Supports this rule in part, and particularly supports the preclusion public and limited notification. Considers that amendments are required to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought.	Retain MCZ-R21 (Conversion of buildings, or parts of buildings, to residential activities) and seeks amendment.	Accept in part.	No.

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

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Fire and Emergency New Zealand	273.305	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-R22	Amend	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Amend MCZ-R22 (Outdoor storage areas) as follows: Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Accept.	Yes.
Fire and Emergency New Zealand	273.306	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support	Supports the standard as it provides a maximum height of between 15m and 25m for any building	Retain MCZ-S1 (Maximum height) as notified.	Accept in part.	No.

Bus Barn Limited	320.2	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	Considers that specific height control (MCZ-S1 - Height control 2) should be increased to 40m, rather than 27m. The demand for housing and business in Lyall Bay (and Wellington) is high. Policy 3b states 'in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys'. To truly reflect the policy of the NPS-UD the height limit on this windfall site, the district plan should allow an increase to allow for more development to cater for high demand of housing in Lyall Bay, which in turn would support the local area.	Amend MCZ-S1 (Maximum height) as follows: ... Height control area 2 Kilbirnie (except as below) 27m <u>40m</u> ...	Reject.	No.
Restaurant Brands Limited	349.166	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support	Support	Retain MCZ-S1 (Maximum height) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.676	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Oppose	Considers that amendments are required to provide for building heights of 15 storeys (55 metres). Notes that no clarification is provided in the plan for why height limits are required. Considers that amendments are required to the Metropolitan Centre building height controls (MCZ-S1) to enable building heights of up to 15 storeys or 55 metres. This change will enable greater development capacity and is appropriate given the identification of the Metropolitan Centres as significant subregional centres second only to the City Centre in the city hierarchy. Considers that amendment is required to enable fence heights of up to 2 metres.	Retain MCZ-S1 (Maximum height) and seeks amendment.	Accept in part.	No.
Greater Wellington Regional Council	FS84.47	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZS1	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Reject.	No.
Kāinga Ora Homes and Communities	391.677	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	Considers that amendments are required to provide for building heights of 15 storeys (55 metres). Notes that no clarification is provided in the plan for why height limits are required. Considers that amendments are required to the Metropolitan Centre building height controls (MCZ-S1) to enable building heights of up to 15 storeys or 55 metres. This change will enable greater development capacity and is appropriate given the identification of the Metropolitan Centres as significant subregional centres second only to the City Centre in the city hierarchy. Considers that amendment is required to enable fence heights of up to 2 metres.	Amend MCZ-S1 (Maximum height) as follows: 1. The following maximum height limits above ground level must be complied with: Buildings and structures must not exceed a maximum height of 55m above ground level. Location Limit Height control area 1 Johnsonville 35m Height control 2 Kilbirnie (except as below) 27m Height control area 3 Kilbirnie, north of Rongotai Road 15m 2. Fences and standalone walls must not exceed a maximum height of 4 2 metres (measured above ground level).	Reject.	No.
Greater Wellington Regional Council	FS84.48	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S4	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Accept in part.	No.
Stride Investment Management Limited	FS107.42	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support	Stride supports the proposed 55m height limit within the Metropolitan Centre zone, for the reasons provided by the primary submitter and in Stride's primary submission.	Allow	Reject.	No.
Investore Property Limited	FS108.42	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support	Investore supports the proposed 55m height limit within the Metropolitan Centre zone, for the reasons provided by the primary submitter and in Investore's primary submission.	Allow	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
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Investore Property Limited	405.122	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support in part	<p>Considers that the 35 m maximum height limit and extent is generally appropriate and supports it to the extent that it is more enabling than the height in the Operative District Plan; but seeks that it is amended to 50m for the central parts of the centre.</p> <p>It is important that the Metropolitan Centre zone provides appropriate building heights to enable sufficient development capacity to accommodate the population growth anticipated and the activities provided for. This will enable sufficient development needed in Johnsonville and is consistent with the NPS-UD.</p> <p>The area identified for this 50 m maximum height is shown in Appendix D of the submission.</p> <p>[Refer to original submission for full reason, including attachment].</p>	Retain MCZ-S1 (maximum height) and seeks amendment.	Accept in part.	No.
Investore Property Limited	405.123	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	<p>Considers that the 35 m maximum height limit and extent is generally appropriate and supports it to the extent that it is more enabling than the height in the Operative District Plan; but seeks that it is amended to 50m for the central parts of the centre.</p> <p>It is important that the Metropolitan Centre zone provides appropriate building heights to enable sufficient development capacity to accommodate the population growth anticipated and the activities provided for. This will enable sufficient development needed in Johnsonville and is consistent with the NPS-UD.</p> <p>The area identified for this 50 m maximum height is shown in Appendix D of the submission.</p> <p>[Refer to original submission for full reason, including attachment].</p>	Amend MCZ-S1 (maximum height) to provide for a 50m building height within an area identified between Moorfield Road and Johnsonville - Porirua Motorway. [Refer to original submission for map].	Reject.	No.
Investore Property Limited	405.124	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support	Support the Height Control 2 (Kilbirnie) of 27 m within the standard.	Seek to retain Height Control 2 (Kilbirnie) of MCZ-S1 (Maximum Height) as notified.	Accept.	No.
Willis Bond and Company Limited	416.128	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	<p>Acknowledges that some form of bulk or height limitation is appropriate in the Metropolitan Centre Zone, but consider replacing with floor area ratios.</p> <p>As an alternative to maximum heights, floor area ratios relative to lot sizes could be used as a method to control bulk and calculated based on the heights currently allowed. This would enable more holistic design outcomes that prioritise performance outcomes as opposed to arguably arbitrary height limits.</p>	Seeks that Council consider replacing MCZ-S1 (Maximum Height) maximum height limits with floor area ratios.	Reject.	No.
Willis Bond and Company Limited	416.129	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	<p>If height limits are retained, 35m should apply across both Metropolitan Centres. This is in line with the purpose of Metropolitan Centres and the National Policy Statement on Urban Development 2020 (NPS-UD), Policy 3(b).</p> <p>[Refer to original submission for full reason].</p>	Seeks that if height limits are retained, amend Kilbirnie to 35m.	Reject.	No.
Willis Bond and Company Limited	416.130	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	<p>Submitter considers that if height limits are retained, there should be further scope for development above the façade height, e.g. plant rooms, sloping roofs, etc.</p> <p>The submitter considers that it is the view from the street which is the greatest concern (i.e. the height of the parapet).</p> <p>The submitter considers that the way the current height limits are drafted encourages a 'flat haircut' style of building and limits potential roof designs.</p>	<p>Seeks that MCZ-S1 (Maximum height) be amended as follows:</p> <p>This standard does not apply to:</p> <p>... d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and e. Lift overruns provided these do not exceed the height by more than 4m; f. <u>Circumstances where up to 50% of a building's roof in elevation exceeds the maximum height where the entire roof slopes 15° or more; or</u> g. <u>Circumstances where, in respect of flat roofs or roofs sloping less than 15°, non-habitable rooms (such as plant rooms) and other roof-top structures may exceed the height, provided those structures are set back from the leading edge of the parapet by at least 2 metres and do not exceed 50% of the overall roof area.</u> ... [[Inferred decision requested].</p>	Reject.	No.
Rachel Underwood	458.11	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Oppose	Opposes the provision to allow six-storey buildings considering that it will result in cold, sunless, wind canyons.	Amend MCZ-S1 (Maximum Height) to retain existing low-rise or one-level buildings adjacent to the roadside with three-storey (or six-storey) buildings set back.	Reject.	No.
Stride Investment Management Limited	470.52	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Support in part	<p>Supports in general the 35m height limit</p> <p>[Refer to original submission for full reason].</p>	Retain MCZ-S1 (Maximum height) as notified, with amendments.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Stride Investment Management Limited	470.53	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S1	Amend	<p>Considers appropriate that an amendment to MCZ-S1 (Maximum height) to increase the height limit to 50m in the central parts of the centre.</p> <p>Considers that maximum height limit of 35 metres will not be sufficient to enable the development that is needed in Johnsonville, and the level that is appropriate for a Metropolitan Centre zoning in accordance with the strategic direction of the Proposed District Plan or the NPS-UD.</p> <p>Considers that a two-tiered approach to building height would be appropriate, and have seen this applied in the Kilbirnie Metropolitan Centre.</p> <p>[Refer to original submission for full reason].</p>	Amend MCZ-S1 (Maximum height) to provide for a 50m building height within the area shown on the map in Appendix C. [Refer to original submission for attachment labelled Appendix C]	Reject.	No.
McDonald's	274.52	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Oppose	<p>Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.</p>	Delete MCZ-S2 (Minimum building height) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.167	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Oppose	<p>Oppose</p> <p>There are many buildings with a height less than the required minimum that will contribute positively to a well-functioning urban environment. The proposed standard will result in too many buildings requiring resource consent and is not an efficient or effective method to implement the policies of the Proposed District Plan.</p>	Delete MCZ-S2 (Minimum building height) in its entirety.	Reject.	No.
Foodstuffs North Island	F523.54	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support	<p>Submission point 349.167 supports FSNI submission point 476.46.</p>	Allow	Reject.	No.
Woolworths New Zealand	359.80	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Oppose	<p>MCZ-S2 is opposed in its entirety and should be deleted. The standard is overly onerous, when the PDP should be promoting development in the Centres. If this is to be retained in some degree, it should be refined to be a building frontage height standard and limited to specified streets as identified on the planning maps to achieve centre vibrancy and amenity.</p>	Delete MCZ-S2 (Minimum building height) in its entirety.	Reject.	No.
Foodstuffs North Island	F523.20	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support	<p>Submission point 359.80 supports submission point 476.46.</p>	Allow	Reject.	No.
Z Energy Limited	361.87	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support in part	<p>MCZ-S2 is supported in so much as it seeks to enable a higher density of activities in the CC by enabling buildings of greater heights than other zones. This standard applies to every new 'building' or 'structure', which are both defined in the PDP and essentially includes any physical object that is fixed to the ground with no qualifying dimensions.</p> <p>[Submitter identified MCZ-S4 (Height in relation to boundary) instead of MCZ-S2 (Minimum building height); submission points have been changed to refer to MCZ-S2]</p>	Retain MCZ-S2 (Minimum building height) with amendment. [Inferred decision requested]	Accept in part.	No.
Z Energy Limited	361.88	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Amend	<p>Considers that MCZ-S2 should be amended to consider include exclusions for any building or structure that cannot be occupied by a person.</p> <p>[Submitter identified MCZ-S4 (Height in relation to boundary) instead of MCZ-S2 (Minimum building height); submission points have been changed to refer to MCZ-S2]</p>	Amend MCZ-S2 (Minimum building height) as follows: 1. A minimum height of 7m is required for: a. New buildings or structures; and b. Additions to the frontages of existing buildings and structures. <u>This standard does not apply to:</u> 1. Any building or structure that is unable to be occupied by people.	Accept.	Yes.
Investore Property Limited	405.125	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support in part	<p>Considers that the standard should only apply to identified active frontages. This is to recognise that smaller building types may be needed for practical reasons on larger development sites such as the Johnsonville centre alongside taller buildings. Restricting this standard to active frontages ensures that good urban design outcomes are still achieved.</p>	Retain MCZ-S2 (Minimum building height) with amendment.	Accept in part.	No.
Investore Property Limited	405.126	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Amend	<p>Considers that the standard should only apply to identified active frontages. This is to recognise that smaller building types may be needed for practical reasons on larger development sites such as the Johnsonville centre alongside taller buildings. Restricting this standard to active frontages ensures that good urban design outcomes are still achieved.</p>	Amend MCZ-S2 (Minimum building height) as follows: 1. A minimum height of 7m is required for: a. New buildings or structures <u>on sites with active frontages</u> ; and b. Additions to the frontages of existing buildings and structures <u>on sites with active frontages</u> .	Reject.	No.
Willis Bond and Company Limited	416.131	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support in part	<p>Supports MCZ-S2 in part. The submitter considers that the minimum building height (7m) is generally appropriate in the Metropolitan Centre Zones, however, the submitter suggests more flexibility to breach the standards where the new building will result in a quality urban design outcome.</p>	Retain MCZ-S2 (Minimum building height) with amendments.	Accept in part.	No.

Foodstuffs North Island	FS23.92	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Oppose	Submission point 416.131 seeks to amend MCZ-S2. FSNI submission point 476.46 seeks to delete MCZ-S2 in it's entirety.	Disallow	Reject.	No.
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Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Willis Bond and Company Limited	416.132	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Amend	Submitter considers that the minimum building height (7m) is generally appropriate in the Metropolitan Centre Zones, however, the submitter suggests more flexibility to breach the standards where the new building will result in a quality urban design outcome.	Seeks that MCZ-S2 (Minimum building height) be amended, with the assessment criteria where the standard is infringed to include urban design outcomes.	Reject.	No.
Stride Investment Management Limited	470.54	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Support in part	Supports in part MCZ-S2 (Minimum Building Height) .	Retain MCZ-S2 (Minimum Building Height) as notified, with amendments. [[Inferred decision requested]]	Accept in part.	No.
Stride Investment Management Limited	470.55	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Amend	Seeks amendments to MCZ-S2 (Minimum Building Height) so that the minimum building height standard only applies to identified active frontages. Considers that this would recognise that smaller building types may be needed for practical reasons on larger development sites such as the Johnsonville centre alongside taller buildings. Considers that restricting this standard to active frontages would ensure that good urban design outcomes are still achieved.	Amend MCZ-S2 (Minimum Building Height) as follows: 1. A minimum height of 7m is required for: a. New buildings or structures <u>on sites with active frontages</u> ; and b. Additions to the frontages of existing buildings and structures <u>on sites with active frontages</u> .	Reject.	No.
Foodstuffs North Island	476.46	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S2	Oppose	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete MCZ-S2 (Minimum building height) in its entirety.	Reject.	No.
Fire and Emergency New Zealand	273.307	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S3	Support	Supports the standard as it provides a maximum height of between 15m and 25m for any building	Retain MCZ-S3 (Minimum ground floor height) as notified.	Accept.	No.
McDonald's	274.53	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S3	Oppose	Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete MCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.168	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S3	Oppose	Opposed to the minimum floor-to-floor ceiling heights for new development. The standard is overly prescriptive, does not provide for the specific requirements of drive-through facilities, and is unworkable from an operational perspective, and will only serve to increase the cost and/or regulatory processes of the development.	Delete MCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Foodstuffs North Island	FS23.55	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S3	Support	Submission point 349.168 supports FSNI submission point 476.47.	Allow	Reject.	No.
Foodstuffs North Island	476.47	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S3	Oppose	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete MCZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.169	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S4	Support	Support	Retain MCZ-S4 (Height in relation to boundary) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.678	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S4	Support in part	Considers amendments to MCZ-S4 are required to achieve consistency with any recommended changes to the height in relation to boundary rules and height for the residential zones.	Retain MCZ-S4 (Height in relation to boundary) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.679	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S4	Amend	Considers amendments to MCZ-S4 are required to achieve consistency with any recommended changes to the height in relation to boundary rules and height for the residential zones.	Amend MCZ-S4 (Height in relation to boundary) to align with changes sought to MCZ-S1 (Maximum height) and MCZ-S2 (Minimum building height).	Reject.	No.
Restaurant Brands Limited	349.170	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S5	Support	Support	Retain MCZ-S5 (Verandah control) as notified.	Accept in part.	No.

Z Energy Limited	361.89	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S5	Support in part	MCZ-S5 is partially supported as relates to specific sites identified on the Planning Maps with a 'verandah control'. However, the performance standard would apply if Z Energy was seeking consent for a building or structure and requires a verandah to extend the full width of the building elevation. This is not practical in the context of a service station, where the buildings on the site are usually a canopy over the refuelling area and the ancillary retail building to one side or to the rear.	Retain MCZ-S5 (Minimum building height) with amendment.	Accept in part.	No.
Z Energy Limited	361.90	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S5	Amend	Considers that MCZ-S5 should be amended to have greater recognition of these existing activities and their operational and functional requirements that prevent compliance is needed, noting the investment associated with the existing commercial activities, the benefits they provide to the community and the need for them to be maintained and upgraded from time to time. It is sought that this standard not apply to buildings where there is functional requirement to not include a verandah. (Option A)	Amend MCZ-S5 (Minimum building height) as follows: 1. Verandahs must be provided on building elevations on identified street frontages <u>except where there is a functional requirement for a building to not contain a verandah.</u> ...	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Z Energy Limited	361.91	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S5	Amend	Considers that MCZ-S5 should be amended to have greater recognition of these existing activities and their operational and functional requirements that prevent compliance is needed, noting the investment associated with the existing commercial activities, the benefits they provide to the community and the need for them to be maintained and upgraded from time to time. It is sought that this standard not apply to service stations. (Option B)	Amend MCZ-S5 (Minimum building height) as follows: ... This standard does not apply to: a. Any scheduled building identified in SCHED1-Heritage buildings. However, if for any reason these buildings received Council approval (resource consent or other approval) to be demolished, then a verandah would be required for any replacement buildings on these sites; and b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree. <u>c. Service stations</u>	Accept.	Yes.
Z Energy Limited	361.92	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S5	Amend	Considers that MCZ-S5 should be amended to have greater recognition of these existing activities and their operational and functional requirements that prevent compliance is needed, noting the investment associated with the existing commercial activities, the benefits they provide to the community and the need for them to be maintained and upgraded from time to time. It is sought that this standard recognise functional requirement in the assessment criteria. (Option C)	Amend MCZ-S5 (Minimum building height) as follows: ... Assessment criteria where the standard is infringed: 1. The extent to which any non-compliance: a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public space as part the development; and c. <u>Is required for on-site functional or operational needs</u> 2. The continuity of verandah coverage along the identified street, informal access route or public space	Reject.	No.
McDonald's	274.54	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Oppose in part	Considers that the standards on active frontage and non-residential activity frontage controls in Centres and Mixed Use Zones are overly prescriptive.	Retain MCZ-S6 (Active frontage and non-residential activity frontage controls), subject to amendment outlined other submission points.	Accept in part.	No.

McDonald's	274.55	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Amend	Considers that centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity. It would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.	Amend MCZ-S6 (Active frontage and non-residential activity frontage controls) as follows: 1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage or a non-residential activity frontage control for any new building, or ground level addition or alteration to an existing building, must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and c. Locate the principal public entrance on the front boundary; 2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a. is more than 4.3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m; and c. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent. 3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and 4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and b. Locate the principal public entrance on the front boundary.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.180	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with The RVA's primary submission. The RVA considers that residential activities, including retirement villages, should be permitted at ground floor.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.180	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages, should be permitted at ground floor.	Disallow	Accept.	No.
Restaurant Brands Limited	349.171	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Support	Support	Retain MCZ-S6 (Active frontage and non-residential activity frontage controls) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.56	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Oppose	Submission point 349.171 seeks to retain MCZ-S6 as notified. FSNI submission point 476.48 seeks that the provision is amended.	Disallow / Reject submission in part.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Woolworths New Zealand	359.81	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Support in part	The restricted discretionary activity status to infringe the active frontage standards of MCZ-S6, NCZS6, and LCZ-S6 is supported. Notwithstanding, it is noted that supermarkets are unlikely to comply with these standards in any circumstance (being built up to the street edge on all street boundaries; a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; 50% visually transparent shutter doors), owing to genuine operational reasons. Whilst Woolworths acknowledges that the assessment criteria associated with the standard enable the consideration of those operational and functional needs, the standard represents another circumstance whereby consents would always be required for supermarkets, despite supposedly being encouraged with the relevant CMUZ.	Retain MCZ-S6 (Active frontage and non-residential activity frontage controls) with amendment.	Accept in part.	No.

Woolworths New Zealand	359.82	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Amend	<p>Considers that supermarkets are unlikely to comply with the restricted discretionary standards of MCZ-56 in any circumstance, owing to genuine operational reasons.</p> <p>While the assessment criteria associated with the standard enable the consideration of those operational and functional needs, the standard represents another circumstance whereby consents would always be required for supermarkets, despite supposedly being encouraged with the relevant CMUZ. This standard should be amended to not apply to new or extended supermarkets. The restricted discretionary activity status to infringe this standard is supported.</p>	<p>Amend MCZ-56 (Active frontage and non-residential activity frontage controls) as follows:</p> <ol style="list-style-type: none"> Any new building or addition to an existing building (<u>excluding new supermarkets or additions to an existing supermarket</u>) on an identified street with an active frontage must: <ol style="list-style-type: none"> Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and Locate the principal public entrance on the front boundary; Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless facade that: a. Is more than 3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m; Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building <u>on a site located on an identified street with an active frontage</u> must be at least 50% visually transparent; and Any new building or addition to an existing building (<u>excluding new supermarkets or additions to an existing supermarket</u>) on a site with a non-residential activity frontage control must: <ol style="list-style-type: none"> Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and Locate the principal public entrance on the front boundary. 	Reject.	No.
Foodstuffs North Island	FS23.21	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Support	Submission point 359.82 partly supports FSNI submission point 376.48.	Allow / Allow submission in part.	Reject.	No.
Z Energy Limited	361.93	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Support in part	MCZ-56 is partially supported as it requires that buildings are built up to the street edge along the full width of the site, that glazing is provided and that the principal entrance is located on the front road boundary.	Retain MCZ-56 (Active frontage and non-residential activity frontage controls) with amendment.	Accept in part.	No.
Z Energy Limited	361.94	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Amend	Considers that MCZ-56 should be amended to recognise the operational and functional requirements of existing service stations and should be amended.	<p>Amend MCZ-56 (Active frontage and non-residential activity frontage controls) as follows:</p> <ol style="list-style-type: none"> Any new building or addition to an existing building adjoining an identified street with an active frontage control must: <ol style="list-style-type: none"> Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary <u>except where there is a functional requirement for that building to be set back from the street edge. In this case, 1b would not apply;</u> Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage Locate the principal public entrance on the front boundary <u>except where there is a functional requirement for the principal entrance to not front the street.</u> ... Any new building or addition to an existing building on a site with a non-residential activity frontage control must: <ol style="list-style-type: none"> Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary <u>except where there is a functional requirement for that building to be set back from the street edge.</u> Locate the principal public entrance on the front boundary <u>except where there is a functional requirement for the principal entrance to not front the street.</u> 	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.680	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-56	Amend	<p>Considers that MCZ-56 should be amended so that active frontage controls only apply where necessary, such as along principal roads/arterials not necessary along connecting streets. Only buildings that are located along any street edge should be controlled, rather than buildings on the whole site where an active frontage applies. Active frontage controls on streets and buildings where these matters do not apply should be deleted.</p> <p>These amendments recognise that active frontage controls are useful to achieve well-functioning urban environments where they are specifically applied on key roads where character and amenity values anticipated by underlying zoning are present.</p>	Amend MCZ-56 (Active frontage and non-residential activity frontage controls) to only apply for buildings that are located along principal roads/arterials and along any street edge.	Accept.	No.

Investore Property Limited	405.127	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Support in part	Supports this control and associated provisions in part, and agrees with the intent around urban design, but considers that it provides insufficient exceptions for functional requirements such as vehicle entrances. Considers the requirement should be amended so that so that only 70% of an active frontage must be built up to the street edge, in order to allow for functional requirements on the remaining 30% of the street frontage.	Retain MCZ-S6.1.a (Active frontage and non-residential activity frontage controls) with amendments.	Reject.	No.
Investore Property Limited	405.128	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Amend	Supports this control and associated provisions in part, and agrees with the intent around urban design, but considers that it provides insufficient exceptions for functional requirements such as vehicle entrances. Considers the requirement should be amended so that so that only 70% of an active frontage must be built up to the street edge, in order to allow for functional requirements on the remaining 30% of the street frontage.	Amend MCZ-S6.1.a (Active frontage and non-residential activity frontage controls) as follows: 1. Any new building or addition to an existing building adjoining an identified street with an active frontage must: a. Be built up to the street edge <u>on all street boundaries and along the full 70% of the width of the site boundary</u> bordering any street boundary, <u>subject to functional requirements.</u>	Reject.	No.
Willis Bond and Company Limited	416.133	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Amend	Submitter considers that there should be more flexibility to breach the standard where the overall design has a positive effect on the streetscape.	Amend MCZ-S6 (Active frontage and non-residential activity frontage controls) as follows: Assessment criteria where the standard is infringed: The extent to which: ... b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings <u>or otherwise enhances the streetscape;</u> and ...	Accept.	Yes.
Foodstuffs North Island	FS23.93	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Support	Submission point 416.133 seeks to amend MCZ-S6. FSNI submission point 476.48 also seeks to amend MCZ-S6.	Allow / Allow submission in part.	Accept.	No.
Stride Investment Management Limited	470.56	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Support in part	Supports MCZ-S6 (Active frontage and non-residential activity frontage controls) and associated provisions in part, and agrees with the intent around urban design.	Retain MCZ-S6 (Active frontage and non-residential activity frontage controls) as notified, with amendments.	Reject.	No.
Stride Investment Management Limited	470.57	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Amend	Considers that the active frontage controls provide insufficient exceptions for functional requirements such as vehicle entrances. Seeks amendments to the active frontage controls and all associated provisions so that only 70% of an active frontage must be built up to the street edge, in order to allow for functional requirements on the remaining 30% of the street frontage.	Amend MCZ-S6.1.a. (Active frontage and non-residential activity frontage controls) as follows: 1. ... a. Be built up to the street edge <u>on all street boundaries and along the full 70% of the width of the site boundary</u> bordering any street boundary, <u>subject to functional requirements.</u> ...	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Foodstuffs North Island	476.48	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S6	Oppose in part	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on active frontage and non-residential activity frontage controls are overly prescriptive. In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity. Considers that it would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.	Amend MCZ-S6 (Active frontage and non-residential activity frontage controls) as follows: 1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage or a non-residential activity frontage control for any new building, or ground level addition or alteration to an existing building. Must: a) Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; b) Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and c) Locate the principal public entrance on the front boundary; 2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless facade that: a) is more than 4.3 metres wide; and b) Extends from a height of 1m above ground level to a maximum height of 2.5m; and c) Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent. 3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and 4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and b. Locate the principal public entrance on the front boundary.	Reject.	No.

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

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?								
Kāinga Ora Homes and Communities	391.682	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-57	Amend	Supports this standard in part but considers that amendments are required to remove the minimum standard for 2+ bedroom units to enable greater design flexibility.	Amend MCZ-57 (Minimum residential unit size) as follows: ... <table border="0"> <tr> <td>Residential unit type</td> <td>Minimum net floor area</td> </tr> <tr> <td>Studio unit</td> <td>305m2</td> </tr> <tr> <td>1 or more bedroom unit</td> <td>40m2 2+</td> </tr> <tr> <td>bedroom unit</td> <td>55m2...</td> </tr> </table>	Residential unit type	Minimum net floor area	Studio unit	305m2	1 or more bedroom unit	40m2 2+	bedroom unit	55m2...	Reject.	No.
Residential unit type	Minimum net floor area														
Studio unit	305m2														
1 or more bedroom unit	40m2 2+														
bedroom unit	55m2...														
Willis Bond and Company Limited	416.134	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-57	Oppose	Opposes MCZ-57 as the submitter considers: - Minimum residential unit sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling. - Health, fire egress and overcrowding issues that arise from small sized dwellings are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum unit sizes do not reflect the policy in MCZ-P1 to offer a range of housing price, type, size and tenure.	Delete MCZ-57 (Minimum residential unit size) in its entirety.	Reject.	No.								

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

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Willis Bond and Company Limited	416.136	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S8	Oppose	Opposes MCZ-S8 as the submitter considers: - Minimum outdoor living space sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling.- Health, fire egress and overcrowding issues that arise from lack of outdoor living space are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum outdoor living space sizes do not reflect the policy in MCZ-P1 to offer a range of housing price, type, size and tenure.	Delete MCZ-S8 (Residential – outdoor living space) in its entirety.	Reject.	No.
Fire and Emergency New Zealand	FS14.3	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S8	Oppose	Fire and Emergency consider the NZBC needs to be updated to catch up with the changing urban environment, and that there is a lack of clarity / consistency in the interpretation / application of the NZBC and the RMA with respect to operational firefighting requirements. As such, Fire and Emergency disagree that fire egress issues that arise from lack of outdoor living spaces are best dealt with by other legislation. Fire and Emergency consider that district plan provisions ought to address these matters up front in order to manage the use, development and protection of natural and physical resources which enables people and communities to provide for their social, economic, and cultural well-being, and for their health and safety in accordance with Section 5 of the RMA.	Disallow / Retain MCZ-S8 as notified.	Accept in part.	No.

Stride Investment Management Limited	470.60	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S8	Support	Supports MCZ-S8 (Residential – outdoor living space) as it enables the ability to provide communal outdoor living space as an alternative to private outdoor living space.	Retain MCZ-S8 (Residential – outdoor living space) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.685	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S9	Oppose	Opposes MCZ-S9 as it sets a standard that may not be possible to meet for dwellings that would otherwise provide a decent standard of living.	Delete MCZ-S9 (Minimum outlook space for multi-unit housing) in its entirety as notified.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.283	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S10	Oppose in part	Opposes the minimum building separation distance (being 10 m from any other building on the same site) for retirement villages as it would prevent linked buildings. It is considered that the proposed matters of discretion for retirement villages are sufficient for assessing any effects relating to building lengths.	Opposes MCZ-S10 (Minimum building separation distance) and seeks amendment as follows: 1..... [figure] This standard does not apply to retirement villages.	Reject.	No.
Kāinga Ora Homes and Communities	391.686	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S10	Oppose	Opposes MCZ-S10 as it constrains design flexibility, and it is not clear what positive outcome it achieves.	Delete MCZ-S10 (Minimum building separation distance) in its entirety as notified.	Reject.	No.
Investore Property Limited	405.129	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S10	Oppose	Considers that this standard will act as a constraint on appropriate development and design, and it is not clear what positive outcome it achieves. It is also impractical as it provides a more restrictive standard for the placement of two residential buildings on the same site, than it does for residential buildings on two separate adjoining sites.	Delete MCZ-10 (Minimum building separation distance) in its entirety.	Reject.	No.
Stride Investment Management Limited	470.61	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S10	Oppose	Considers standard MCZ-S10 (Minimum building separation distance) will act as a constraint on appropriate development and design. Considers MCZ-S10 is impractical as it provides a more restrictive standard for the placement of two residential buildings on the same site, than it does for residential buildings on two separate adjoining sites.	Delete MCZ-S10 (Minimum building separation distance) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.172	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Support	Support	Retain MCZ-S11 (Minimum building separation distance) as notified.	Reject.	No.
Foodstuffs North Island	F523.76	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Submission point 349.172 seeks to retain MCZ-S11 as notified. FSN submission 476.95 point seeks to delete MCZ-S11 in its entirety.	Disallow	Accept.	No.
Retirement Villages Association of New Zealand Incorporated	350.284	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Amend	Opposes the applicability of a maximum building depth standard for retirement villages. Considers that the proposed matters of discretion for LCZ-R18 are sufficient for assessing any effects relating to building lengths.	Amend MCZ-S10 (Minimum building separation distance) as follows: 1..... [figure] This standard does not apply to retirement villages.	Reject.	No.
Woolworths New Zealand	359.83A	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Amend	Considers that MCZ-S11 should be amended to introduce operational and functional requirements to infringements to maximum building depth since continuous external wall depth greater than 25m may be difficult to avoid in some larger scale proposals. Development of that scale may warrant consent and assessment, so long as that assessment is commensurate to the scale of the proposal, its context and those operational and functional requirements.	Amend MCZ-S11 (Maximum building height) as follows: 1. The extent to which the design mitigates the effect of a long featureless building elevation; and 2. Dominance, privacy and shading effects on adjoining sites. 3. The extent to which any non-compliance is necessary to provide for the functional needs or operational needs of a proposed activity	Reject.	No.
Kāinga Ora Homes and Communities	391.687	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Opposes MCZ-S11 as it constrains design flexibility, and it is not clear what positive outcome it achieves.	Delete MCZ-S11 (Maximum building depth) in its entirety as notified.	Reject.	No.

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Investore Property Limited	405.130	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Considers that this standard will act as a constraint on appropriate development and design, and it is not clear what positive outcome it achieves.	Delete MCZ-11 (Maximum building depth) in its entirety.	Reject.	No.
Willis Bond and Company Limited	416.137	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Submitter considers that the maximum building depth is too restrictive and the submitter does not consider that it meets the section 32 Resource Management Act 1991 tests for appropriateness.	Delete MCZ-S11 (Maximum building depth) in its entirety.	Reject.	No.
Stride Investment Management Limited	470.62	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Considers MCZ-S11 (Maximum building depth) will act as a constraint on appropriate development and design.	Delete MCZ-S11 (Maximum building depth) in its entirety.	Reject.	No.

Foodstuffs North Island	476.95A	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-S11	Oppose	Opposes the Centre standards which sets a maximum 25m continuous depth of any external side wall. The word "continuous" is defined as forming an unbroken whole, without being interrupted. It is unclear whether the standard would still apply if the side wall was modulated. It would appear that the intent of these standards relates to privacy and dominance effects on neighbours and preventing a long featureless building façade. Privacy and dominance effects are more appropriately dealt with via the height, height in relation to boundary and outlook space standards. Furthermore, any new building in a Centre zone that is visible from the public realm requires consent and consideration of objectives and policies that also address amenity and design. Considers that the standards on maximum building depth are unnecessary and will act as a constraint on appropriate development and design.	Delete MCZ-S11 (Maximum building depth) in its entirety.		
Foodstuffs North Island	476.82	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support	Supports the Metropolitan Centre Zoning of Pak'n'Save Kilbirnie (5 Onepu Road).	Retain Metropolitan Centre Zoning of Pak'n'Save Kilbirnie (5 Onepu Road) as notified.	Reject.	No.
Z Energy Limited	361.2	Mapping / Retain Zone / Retain Zone	Support	The Metropolitan Centre Zones at the Z service stations in Kilbirnie and Johnsonville are supported.	Retain the Metropolitan Centre Zones at 10 Courts Street (Z Kilbirnie) and 134 Johnsonville Road (Z Johnsonville).	Accept.	No.
Investore Property Limited	405.17	Mapping / Retain Zone / Retain Zone	Support	Supports the Metropolitan Centre Zone in Johnsonville.	Retain the application of Metropolitan Centre Zone for Johnsonville as notified.	Accept.	No.
Investore Property Limited	405.8	Mapping / Mapping General / Mapping General	Support	Supports the hierarchy of centres, and the recognition of Johnsonville as a Metropolitan Centre of significant sub-regional importance.	Seeks that the heirarchy of centres remains, including Johnsonville as a Metropolitan Centre	Accept.	No.
Investore Property Limited	405.10	Mapping / Mapping General / Mapping General	Amend	Considers that the 35 m maximum height limit within Johnsonville and extent is generally appropriate; but considers that central parts of the Johnsonville Metropolitan Centre should enable up to 50 m. This will enable sufficient development needed in Johnsonville and is consistent with the NPS-UD. The area identified for this 50 m maximum height is shown in Appendix D of the submission.	Seeks that Height Control Area 1 (Johnsonville) is nuanced to set a 50 m building height limit within central Johnsonville being an area identified between Moorfield Road and Johnsonville - Porirua Motorway [Refer to original submission for map]; and 35 m for the remainder of Johnsonville.	Reject.	No.
Johnsonville Community Association Inc	FS114.21	General / Mapping / Mapping General / Mapping General	Oppose	While the JCA is a strong long term supporter of redeveloping the Johnsonville Shopping Centre, it is very concerned of any development that is out of scale to the Johnsonville Suburban Centre. The key purpose of the Johnsonville Shopping Centre is to provide the range or retail and services required to support surrounding residential areas. The JCA is concerned the WCC emphasis on building high-rise residential development within the Johnsonville Shopping Centre will compromise the focus of the centre and possibly further delay redevelopment of the Johnsonville Mall. [Refer to further submission for full reason]	Disallow / Seeks to amend the Johnsonville Metropolitan Centre height limit from 10 storeys to the previous Metropolitan Centre maximum height limit of 8 storeys	Accept in part.	No.
Investore Property Limited	405.11	Mapping / Mapping General / Mapping General	Support	Support the Height Control 2 (Kilbirnie) of the Metropolitan Centre Zone.	Retain the Height Control 2 (Kilbirnie) mapping as notified.	Accept.	No.
Willis Bond and Company Limited	416.2	Mapping / Mapping General / Mapping General	Amend	If height limits are retained, 35m should apply across both Metropolitan Centres. This is in line with the purpose of Metropolitan Centres and the National Policy Statement on Urban Development 2020 (NPS-UD), Policy (3)(b). [Refer to original submission for full reason].	Seeks that if height limits are retained, amend Kilbirnie to 35m in the mapping.	Reject.	No.
Johnsonville Community Association	429.13	Mapping / Mapping General / Mapping General	Oppose	Considers that the key purpose of the Johnsonville Shopping Centre is to provide the range of retail and services required to support surrounding residential areas. Submitter is concerned that the WCC emphasis on building residential development within the Johnsonville Shopping Centre will compromise the focus of the centre and possibly further delay redevelopment of the Johnsonville Mall.	Opposes the height limit change from 8 storeys to 10 storeys in the Johnsonville Metropolitan Centre Zone.	Reject.	No.

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Johnsonville Community Association	429.14	Mapping / Mapping General / Mapping General	Amend	Considers that the key purpose of the Johnsonville Shopping Centre is to provide the range or retail and services required to support surrounding residential areas. Submitter is concerned the WCC emphasis on building residential development within the Johnsonville Shopping Centre will compromise the focus of the centre and possibly further delay redevelopment of the Johnsonville Mall.	Seeks that The Johnsonville Metropolitan Centre Zone has it's height limits amended to 8 storeys.	Reject.	No.
Foodstuffs North Island	476.71	Mapping / Mapping General / Mapping General	Support	Supports the Metropolitan Centre Zoning of Pak'n'Save Kilbirnie (5 Onepu Road).	Retain the mapping of Metropolitan Centre Zoning for Pak'n'Save Kilbirnie (5 Onepu Road) as notified.	Accept.	No.

John Wilson	453.3	Mapping / Rezone / Rezone	Oppose	Opposes zoning of "Johnsonville Metropolitan Centre Zone". [Refer to original submission for full reason]	Not specified.	Reject.	No.
Z Energy Limited	361.2	Mapping / Retain Zone / Retain Zone	Support	The Metropolitan Centre Zones at the Z service stations in Kilbirnie and Johnsonville are supported.	Retain the Metropolitan Centre Zones at 10 Coutts Street (Z Kilbirnie) and 134 Johnsonville Road (Z Johnsonville).	Accept.	No.
Investore Property Limited	405.17	Mapping / Retain Zone / Retain Zone	Support	Supports the Metropolitan Centre Zone in Johnsonville.	Retain the application of Metropolitan Centre Zone for Johnsonville as notified.	Accept.	No.