

# **Wellington City Proposed District Plan**

## **Hearing Stream 4 – Part 4: Neighbourhood Centre Zone**

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

Waka Kotahi	370.400	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Amend	Considers the term "roading network" is used in several places, and the term is not defined. Particularly supports the provision for public transport, consideration of function of the transport network, the discouragement of carparking visible at street edge along an active frontage and the quality design outcomes.	Amend the reference to "transport network", to ensure that it captures all transport modes.	Accept.	Yes
Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.424	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support in part	Generally supportive with some amendments specified below.	Not specified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.507	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support in part	Generally supports the introduction and application of a Neighbourhood Centre Zone in the Draft District Plan. However, considers that amendments required to remove references to Design Guides. Considers that Design Guides are too broad to be used as an assessment matter. Considers that a limited range of design criteria should be utilised instead and the focus for assessment should be effects beyond those anticipated by the zone.	Retain the introduction of the Neighbourhood Centre Zone chapter and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.508	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Amend	Generally supports the introduction and application of a Neighbourhood Centre Zone in the Draft District Plan. However, considers that amendments required to remove references to Design Guides. Considers that Design Guides are too broad to be used as an assessment matter. Considers that a limited range of design criteria should be utilised instead and the focus for assessment should be effects beyond those anticipated by the zone.	Amend the third paragraph of the introduction of the Neighbourhood Centre Zone chapter as follows: High quality building design is a focus for the Neighbourhood Centres Zone. The transition to more intensive use in some neighbourhood centres will result in changes to existing amenity values in the centres and their surrounds. Consequently, redevelopment will be supported by a range of measures to promote good design and environmental outcomes, and address amenity issues that are not anticipated in the zone. Accordingly, most building activities will require a resource consent and an assessment against the <del>Centres and Mixed Use Design Guide key design criteria</del> . To enable intensification around existing neighbourhood centres, some of these will have increased building heights.	Reject.	No.
Willis Bond and Company Limited	416.93	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Amend	Submitter notes the effect that the more permissive medium density residential standards will have on other zones. The zones supporting higher density development have more restrictive standards than in the MRZ, creating a risk that new development is concentrated in the more permissive MRZ at the exclusion of denser zones where Council wishes to encourage greater development. The PDP should ensure that the restrictions within denser zones are not substantially more restrictive than within the MRZ (Refer to original submission for full reason).	Seeks that Council consider the relationship between the Medium Density Residential Zone and denser zones (i.e. the High Density Residential Zone, Large Lot Residential Zone, Neighbourhood Centre Zone, Local Centre one, Commercial Zone, Mixed Use Zone, Metropolitan Centre Zone and City Centre Zone) to ensure development is not unduly restricted in denser zones by greater restrictions and Council discretion.	Accept in part.	No.
Newtown Residents' Association	440.27	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Oppose	Considers that there is not justification for the Neighbourhood Centre in Berhampore to be upzoned for 22m permitted heights, and several adjacent blocks for 21m heights.	Opposes the Neighbourhood Centre Zone in Berhampore.	Reject.	No.
Foodstuffs North Island	476.11	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support in part	Generally supports the objectives and policies for the Neighbourhood Centre Zone, and specifically supports the recognition of medium and high-density development and the enablement of a wide range of activities.	Retain the Neighbourhood Centre Zone objectives and policies, with amendments.  [Inferred decision requested].	Accept in part.	No.
Foodstuffs North Island	476.82	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support	Supports the Metropolitan Centre Zoning of Pak'n'Save Kilbirnie (5 Onepu Road).	Retain Metropolitan Centre Zoning of Pak'n'Save Kilbirnie (5 Onepu Road) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.509	Commercial and mixed use Zones / Neighbourhood Centre Zone / New NCZ	Amend	Considers that there is need for a new rule to allow for the construction of, or additions and alterations to residential buildings and structures as a permitted activity. Considers that NCZ-R18 does not provide for residential activities, or the standards associated.	Seeks to Add the following new rule in the Neighbourhood Centres Zone chapter: <b>NCZ-RX - The construction of, or additions and alterations to buildings and structures containing residential activities.</b> <b>1. Activity status: Permitted</b> <b>where:</b> <b>a. The activity is located:</b> <b>i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; or</b> <b>iii. At ground floor level along any street edge not identified as a non-residential activity frontage; and iv. Complies with NCZ-R3, NCZ-R4, NCZ-S7, LCZ-S8 and LCZ-S9.</b> <b>2. Activity status: Restricted Discretionary where:</b> <b>b. Compliance with the requirements of NCZR10.1.a cannot be achieved.</b> <b>Matters of discretion are restricted to:</b> <b>1. The matters in NCZ-P7-P8.</b> <b>Notification status: An application for resource consent made in respect of rule NCZ-RX is precluded from being limited and publicly notified</b>	Reject.	No.

Restaurant Brands Limited	349.57	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-01	Support	Support	Retain NCZ-01 (Purpose) as notified.	Accept.	No.
Woolworths New Zealand	359.48	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-01	Amend	Considers that Neighbourhood Centres serve passers-by as well as their immediate residential neighbourhood. The amended wording is consistent with the current wording proposed in Policy NCZ-P2 and the proposed amendments to Objective CEKP-02.	Amend Objective NCZ-01 (Purpose) as follows:  The Neighbourhood Centre Zone meets the needs of communities, businesses and residents in the immediate residential neighbourhood <u>and passers-by</u> in a manner that supports the City's compact urban growth objectives and its role and function in the City's hierarchy of centres.	Reject.	No.

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

WCC Environmental Reference Group	377.427	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-03	Support	Support objective providing for sustainable, mixed use neighbourhood zones.	Retain NCZ-03 (Amenity and design) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.512	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-03	Support in part	Supports NCZ-03 but seeks a minor amendment to recognise the range of housing densities potentially enabled in the zone. Amendments sought.	Retain NCZ-03 (Amenity and design) and seeks amendment.	Accept.	No.
Kāinga Ora Homes and Communities	391.513	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-03	Amend	Supports NCZ-03 but seeks a minor amendment to recognise the range of housing densities potentially enabled in the zone. Amendments sought.	Amend NCZ-03 (Amenity and design) as follows: Medium to high density, mixed-use development is achieved that positively contributes to creating a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Neighbourhood Centres and their surrounding residential areas.	Accept.	Yes
Restaurant Brands Limited	349.60	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-04	Support	Support	Retain NCZ-04 (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?
WCC Environmental Reference Group	377.428	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-04	Support	Support objective providing for sustainable, mixed use neighbourhood zones.	Retain NCZ-04 (Activities) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.514	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-04	Support in part	Generally supports NCZ-04.	Retain NCZ-04 (Activities) as notified.	Accept.	No.
McDonald's	274.10	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Support in part	Supports the objectives and policies for the Neighbourhood, Local and Metropolitan Centre zones, and specifically supports the recognition of medium and high-density development and the enablement of a wide range of activities.	Retain NCZ-P1 (Accommodating growth), subject to amendments, as outlined other submission points.	Reject.	No.
McDonald's	274.11	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Amend	Submitter is opposed to the references on undermining the ongoing viability, vibrancy and primacy of the other Centre zones	Seek that NCZ-P1.1 (Accommodating growth) is amended as follows:  1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability and vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone supports the purpose of the zone;	Reject.	No.
Kāinga Ora – Homes and Communities	FS89.82	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Oppose	Kāinga Ora considers that the scale and primacy of Centres is critical in achieving a well-functioning urban environment and intensification outcomes.	Disallow	Accept.	No.
Restaurant Brands Limited	349.61	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Support	Support	Retain NCZ-P1 (Accommodating growth) as notified.	Reject.	No.
Foodstuffs North Island	FS23.35	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-O1	Oppose	FSNI submission point 476.12 seeks an amendment. Submission point 349.61 seeks to retain NCZ-O1 as notified.	Disallow / Reject submission in part.	Accept.	No.
Retirement Villages Association of New Zealand Incorporated	350.212	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Support	Supports NCZ-P1 and its accommodation for growth and a variety of building types, sizes, tenures, affordability, intensity, density, and efficient use of available sites.	Retain NCZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.515	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Support in part	Supports NCZ-P1 but seeks amendment to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Neighbourhood Centre. Amendments sought.	Retain NCZ-P1 (Accommodating growth) and seeks amendment.	Accept in part.	No.

Kāinga Ora Homes and Communities	391.516	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Amend	Supports NCZ-P1 but seeks amendment to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Neighbourhood Centre. Amendments sought.	Amend NCZ-P1 (Accommodating growth) as follows: Provide for the use and development of the Neighbourhood Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability and vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone; 2. A mix of medium to high density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.	Accept in part.	Yes
Foodstuffs North Island	476.12	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Amend	Opposes the references in NCZ-P1.1. to undermining the ongoing viability, vibrancy and primacy of the other Centre zones. The Centres each fulfil a different purpose as detailed in Objective 1, and are of different scales to one another. Any development within the lower order Centres should be considered in its own right without the additional administrative burden of potentially requiring assessments of effects on the higher order Centres.	Amend NCZ-P1.1. (Accommodating growth) as follows: ... 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability and vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone supports the purpose of the zone; ... ...	Reject.	No.
Kāinga Ora – Homes and Communities	F589.57	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P1	Oppose	Kāinga Ora considers that the scale and primacy of Centres is critical in achieving a well-functioning urban environment and intensification outcomes.	Disallow	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.28	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Retain NCZ-P2.7 (Enabled activities) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Ara Poutama Aotearoa the Department of Corrections	240.29	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain NCZ-P2.2 (Enabled activities) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.248	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Supports the policy as it makes provision for the provision of emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate anywhere within the urban and rural environment.	Retain NCZ-P2 (Enabled activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.62	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Support	Retain NCZ-P2 (Enabled Activities) as notified.	Accept.	No.
Woolworths New Zealand	359.49	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain NCZ-P2 (Enabled activities) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.517	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Supports NCZ-P2 as it enables residential activities in the NCZ and a range of activities to support residential growth.	Retain NCZ-P2 (Enabled activities) as notified.	Accept.	No.
Ministry of Education	400.125	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P2	Support	Supports NCZ-P2 as it is important to recognise and provide for educational facilities which will service the surrounding residential catchments and other community/commercial activities.	Retain NCZ-P2 (Enabled activities) as proposed.	Accept.	No.
Restaurant Brands Limited	349.63	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P3	Support	Support	Retain NCZ-P3 (Managed Activities) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.518	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P3	Support	Supports NCZ-P3 .	Retain NCZ-P3 (Managed activities) as notified.	Accept.	No.

Restaurant Brands Limited	349.64	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P4	Support	Support	Retain NCZ-P4 (Potentially incompatible activities) as notified.	Accept.	No.
Woolworths New Zealand	359.50	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P4	Amend	Considers that NCZ-P4 is unclear as drafted and should be amended to clarify why matters 1-4 have been included within the policy. It is considered that these clauses do not need to be incorporated into Policy NCZ-P4. Potentially incompatible activities (being activities not contemplated by the zone, or ones that infringe the zone standards) should be able to be accommodated in the zone if there is a functional and operational need and effects on the Centre are managed.	Amend NCZ-P4 (Potentially incompatible activities) as follows:  <del>Only allow activities that are potentially incompatible with the role and function of the Neighbourhood 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 of the centre: .</del>  1. <del>Carparking visible at street edge along an active frontage or non-residential activity frontage;</del> 2. <del>Demolition of buildings that results in the creation of vacant land;</del> 3. <del>Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and</del> 4. <del>Yard-based retail activities.</del>	Reject.	No.
Waka Kotahi NZ Transport Agency	FS103.33	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P4	Oppose	The policy as drafted is considered to give greater clarity over types of activities that may not be compatible in the zone.	Disallow	Accept.	No.
WCC Environmental Reference Group	377.429	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P4	Amend	Considers that NCZ-P4 should be amended, as it seems unduly restrictive to limit all yard-based activities in neighbourhood centre zones - garden centres and plant sales for example would seem business that would fit perfectly within neighbour centres. Having a wide range of activities in local neighbourhoods is fundamental to limiting car use and this policy may hinder creating 'walkable' neighbourhoods where people can access a full range of goods and services.	Amend NCZ-P4 (Potentially incompatible activities) as follows: Only allow activities that are potentially incompatible with the role and function of the Neighbourhood Centre Zone, where they will not have an adverse effect on the vibrancy and amenity of the centre: ... 4. <del>Yard-based retail activities.</del>	Reject.	No.
Kāinga Ora Homes and Communities	391.519	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P4	Support	Supports NCZ-P4.	Retain NCZ-P4 (Potentially incompatible activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.65	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P5	Support	Support	Retain NCZ-P5 (Heavy industrial activities) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.430	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P5	Amend	Considers that NCZ-P5 should be amended as 'Avoid' is too strong and prohibitive a policy test to apply, post the NZ King Salmon case. There are easily envisaged circumstances where some activities that would fit within the heavy industrial category would fit well with a neighbourhood centre. For example small scale waste collection or recycling. As cities move towards a 'circular economy' model there will be a need for community based waste and recycling and this may prohibit such activities and raise additional barriers to sustainable waste management.	Amend NCZ-P5 (Heavy industrial activities) as follows:  <del>Only allow heavy industrial activities where they will not have an adverse effect on the vibrancy and amenity of the centre.</del>  <del>Avoid heavy industrial activities from locating in the Neighbourhood Centre Zone.</del>	Reject.	No.
Kāinga Ora Homes and Communities	391.520	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P5	Support	Supports NCZ-P5.	Retain NCZ-P5 (Heavy industrial activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.66	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P6	Support	Support	Retain NCZ-P6 (Housing Choice) as notified.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.213	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P6	Support in part	Generally supports NCZ-P6 and its enablement of medium density residential development that offers a range of housing price, type, size and tenure that caters to various ages, lifestyles, cultures and abilities. However, it is necessary to acknowledge that each individual development will not offer a range in those matters.	Retain NCZ-P6 (Housing choice) and seeks amendment	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.214	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P6	Amend	Generally supports NCZ-P6 and its enablement of medium density residential development that offers a range of housing price, type, size and tenure that caters to various ages, lifestyles, cultures and abilities. However, it is necessary to acknowledge that each individual development will not offer a range in those matters.	Amend NCZ-P6 (Housing choice) to read " <del>Offers-Contributes to</del> a range of housing price, type, size and tenure".	Reject.	No.

Kāinga Ora Homes and Communities	391.521	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P6	Support in part	Generally supports NCZ-P6 but considers that an amendment is required to: (a) recognise the range of housing densities potentially enabled in the zone, and to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Neighbourhood Centre. And; (b) Clarify that intent of the Neighbourhood Centre zone is to enable intensification and height, and therefore medium to high-density housing is the appropriate scale of development to encourage within the Neighbourhood Centre, particularly taking account of the location of some Neighbourhood Centres adjoining High Density Residential Zones. Furthermore, high density residential development can provide for a range of housing choices in itself. This position is consistent with NCZ-P1 and NCZ-P7 and the intent of the NCZ.	Retain NCZ-P6 (Housing choice) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.522	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P6	Amend	Generally supports NCZ-P6 but considers that an amendment is required to: (a) recognise the range of housing densities potentially enabled in the zone, and to recognise that tenures and affordability cannot and should not be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Neighbourhood Centre. And; (b) Clarify that intent of the Neighbourhood Centre zone is to enable intensification and height, and therefore medium to high-density housing is the appropriate scale of development to encourage within the Neighbourhood Centre, particularly taking account of the location of some Neighbourhood Centres adjoining High Density Residential Zones. Furthermore, high density residential development can provide for a range of housing choices in itself. This position is consistent with NCZ-P1 and NCZ-P7 and the intent of the NCZ.	Amend NCZ-P6 (Housing choice) as follows: Enable medium to high density residential development that: 1. Contributes towards accommodating anticipated growth in the City; and 2. Offers a range of housing price, type, and size and tenure that is accessible to people of all ages, lifestyles, cultures and abilities.	Accept in part.	Yes
Historic Places Wellington	182.30	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support	[No specific reason given - refer to original submission]	Retain NCZ-P7 (Quality design – neighbourhood and townscape outcomes) as notified.  [Inferred decision requested]	Accept in part.	No.
Fire and Emergency New Zealand	273.249	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support in part	Supports the policy as it seeks to achieve quality design outcomes for new development in the zone. In order to achieve good quality design outcomes, which includes the provision of a safe environment and resilient urban environment, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new developments. FENZ therefore seeks the inclusion of a further matter under this policy	Supports NCZ-P7 (Quality design - neighbourhood and townscape outcomes), with amendment.	Accept in part.	No.
Fire and Emergency New Zealand	273.250	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Amend	Supports the policy as it seeks to achieve quality design outcomes for new development in the zone. In order to achieve good quality design outcomes, which includes the provision of a safe environment and resilient urban environment, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new developments. FENZ therefore seeks the inclusion of a further matter under this policy	Amend NCZ-P7 (Quality design - neighbourhood and townscape outcomes) as follows:  Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of the Neighbourhood Centre Zone by: 1. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development:  ... c. Provides for the increased levels of residential accommodation enabled in this zone; and d. Provides for a range of supporting business, open space and community facilities; and e. Is accessible for emergency service vehicles;	Accept.	Yes

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
McDonald's	274.12	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support in part	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain NCZ-P7 (Quality design -neighbourhood and townscape outcomes), subject to amendments as outlined other submission points.	Reject.	No.
McDonald's	274.13	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Amend	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Seeks addition of the following to NCZ-P7 (Quality design -neighbourhood and townscape outcomes) as follows:  Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.67	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support	Support	Retain NCZ-P7 (Quality Design) as notified.	Accept in part.	No.
Foodstuffs North Island	FS23.36	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Oppose	FSNI submission point 476.14 seeks an amendment. Submission point 349.67 seeks to retain NCZ-P7 as notified.	Disallow / Reject submission in part.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.215	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support in part	Supports the recognition in (1)(b) of optimising the development capacity of land and in (2)(e) of flexibility for ground floor space to be used for residential purposes.	Retain NCZ-P7 (Quality design – neighbourhood and townscape outcomes) as notified.	Accept in part.	No.

WCC Environmental Reference Group	377.431	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support	NCZ-P8 is supported as the need for, and scope of, quality design matters specified.	Retain NCZ-P7 (Quality design – neighbourhood and townscape outcomes) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.523	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support in part	Generally supports NCZ-P7, but seeks amendment to: (a) The policy name to better reflect the intent of the policy and the subsequent wording, which seeks to manage new developments contribution to the neighbourhood and townscape; and (b) The policy wording to better recognise the NCZ rule setting and the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect; and to simplify and clarify the neighbourhood and townscape outcomes that plan is seeking to manage.	Retain NCZ-P7 (Quality design – neighbourhood and townscape outcomes) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.524	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Amend	Generally supports NCZ-P7, but seeks amendment to: (a) The policy name to better reflect the intent of the policy and the subsequent wording, which seeks to manage new developments contribution to the neighbourhood and townscape; and (b) The policy wording to better recognise the NCZ rule setting and the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect; and to simplify and clarify the neighbourhood and townscape outcomes that plan is seeking to manage.	Amend NCZ-P7 (Quality design – neighbourhood and townscape outcomes) as follows: <del>Quality design – Neighbourhood and townscape outcomes</del> Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and <del>amenity</del> <b>planned urban built form</b> of the Neighbourhood Centre Zone by: 1. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: a. <del>Acts as a positive catalyst for future change by reflecting</del> <b>Reflects</b> the nature and scale of the development <del>proposed</del> <b>enabled</b> within the zone and in the vicinity, and responds to the evolving, more intensive identity of the neighbourhood; b. Optimises the development capacity of land, <del>particularly sites that are: i. Large; or ii. Narrow; or iii. Vacant; or</del> <b>iv. Ground level parking areas;</b> c. Provides for the increased levels of residential accommodation enabled in this zone; and d. Provides for a range of supporting business, open space and community facilities; 2. Ensuring that the development, <del>where relevant:</del> a. Responds to the site context, particularly where it is located adjacent to: ... ...	Accept in part.	Yes
Wellington Heritage Professionals	412.77	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support	Supports this policy to ensure that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.	Retain NCZ-P7 (Quality design – neighbourhood and townscape outcomes) as notified.	Accept in part.	No.
Foodstuffs North Island	476.13	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Support in part	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain NCZ-P7 (Quality design – neighbourhood and townscape outcomes) with amendment.	Reject.	No.
Foodstuffs North Island	476.14	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P7	Amend	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Amend NCZ-P7 (Quality design – neighbourhood and townscape outcomes) to include the following: Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.68	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P8	Support	Support	Retain NCZ-P8 (On-site residential amenity) as notified.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.432	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P8	Support	NCZ-P8 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-P8 (On-site residential amenity) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.525	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P8	Support in part	Supports NCZ-P8 in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Amendments to remove communal outdoor space requirements are also sought as this is already covered by reference to outdoor space generally and this could be private outdoor space.	Retain NCZ-P8 (On-site residential amenity) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.526	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P8	Amend	Supports NCZ-P8 in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Amendments to remove communal outdoor space requirements are also sought as this is already covered by reference to outdoor space generally and this could be private outdoor space.	Amend NCZ-P8 (On-site residential amenity) as follows: Achieve a good standard of amenity for residential activities in the Neighbourhood Centre Zone by: 1. Providing residents with access to adequate outlook; and 2. Ensuring access to convenient outdoor space, <del>including private or shared communal areas.</del>	Reject.	No.
Restaurant Brands Limited	349.69	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P9	Support	Support	Retain NCZ-P9 (Managing adverse effects) as notified.	Accept.	No.

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

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

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

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

BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.148	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R14	Amend	<p>Considers that NCZ-R14 should be amended as the notification requirement is not supported as it may have a range of unintended outcomes. For instance, without clarification, it may require public notification for any operational change, upgrading or maintenance to an existing yard-based activity where public notification would be more appropriately determined through standard notification tests. It may therefore also discourage existing activities from undertaking important maintenance and upgrades, for instance, to meet requirements of HSN0 / HSWA legislation, better accord with good practise, introduce new technologies, or necessary changes to meet demand.</p> <p>Ongoing operation, maintenance, and upgrades of existing service stations / yard-based retail activities should not be subject to this notification requirement, which is not appropriate for existing lawful activities.</p> <p>It is considered that an additional exclusion to the notification status is appropriate only where the existing or new activity is located on the edge of the zone or adjacent to an arterial or collector road. These locations and/or interfaces do not have, nor should they expect, the same urban design outcomes and levels of visual amenity compared to a centrally located site in the CCZ for example. A service station, for example, would not impact the function and vitality of a centre zone if it were located on the edge of the zone where it can appropriately transition to the adjoining zone.</p>	<p>Amend NCZ-R14 (Yard-based retailing activities) as follows:</p> <p>Notification Status: An application for resource consent made in respect of rule NCZ-R14 must be publicly notified <u>except</u>:</p> <p>a. <u>The activity relates to the maintenance, operation and upgrading of an existing activity;</u></p> <p>b. <u>The new or existing activity adjoins another commercial zone, a residential zone or an arterial or collector Road.</u></p>	Accept in part.	Yes
WCC Environmental Reference Group	377.447	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R14	Amend	<p>Considers that NCZ-R14 should be amended, as it seems unduly restrictive to limit all yard-based activities in neighbourhood centre zones - garden centres and plant sales for example would seem business that would fit perfectly within neighbour centres. Having a wide range of activities in local neighbourhoods is fundamental to limiting car use and this policy may hinder creating 'walkable' neighbourhoods. It may even be appropriate to have some permitted activity rules for some yard based activities - for example a small garden centre. Drafting for this Rule is not specifically provided but it is considered this should be reconsidered as the 50% total area yard restriction appears to catch a wide range of activities, many of which may be appropriate and should be permitted in neighbourhood centres.</p>	<p>Amend NCZ-R14 (Yard-based retailing activities) as follows:</p> <p>1. Activity status: <u>Restricted Discretionary</u></p> <p><u>Matters of discretion are:</u> <u>The matters in NCZ-P1, NCZ-P2, NCZ-P3, and NCZ-P4;</u></p> <p><u>Notification status: An application for resource consent made in respect of rule LCZ-R14 must be publicly notified.</u></p>	Reject.	No.
Kāinga Ora Homes and Communities	391.537	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R14	Support	Generally supports NCZ-R14.	Retain NCZ-R14 (Yard-based retailing activities) as notified.	Accept in part.	No.
Fire and Emergency New Zealand	273.252	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R16	Support	Supports the rule as the demolition or removal of buildings and structures within the NCZ is a permitted activity.	Retain NCZ-R16 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Restaurant Brands Limited	349.72	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R16	Support	Support	Retain NCZ-R16 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.538	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R16	Support	Generally supports NCZ-R16.	Retain NCZ-R16 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.253	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R17	Support	Supports the rule as the demolition or removal of buildings and structures within the NCZ is a permitted activity.	Retain NCZ-R17 (Demolition or removal of buildings and structures) as notified.	Accept.	No.
Restaurant Brands Limited	349.73	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R17	Support	Support	Retain NCZ-R17 (Demolition or removal of buildings and structures) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.539	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R17	Support in part	Supports NCZ-R17 in part but seeks an amendment to ensure the rule only applies to active and nonresidential activity frontages. The notification status is supported.	Retain NCZ-R17 (Demolition or removal of buildings and structures) and seeks amendment as follows.	Reject.	No.
Kāinga Ora Homes and Communities	391.540	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R17	Amend	Seeks an amendment to ensure the rule only applies to active and non-residential activity frontages. The notification status is supported.	<p>Retain NCZ-R17 (Demolition or removal of buildings and structures) and seeks amendment as follows:</p> <p>1. Activity status: Permitted where:</p> <p>a. <u>The demolition or removal of a building on a site that has an active frontage or non-residential activity frontage;</u></p> <p>...</p>	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Wellington City Council <b>Appendix B - Neighbourhood Centre Zone</b>	266.153	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Considers a notification status statement is missing in relation to developments where all standards are met.	Amend NCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) as follows:  Notification status:  An application for resource consent made in respect of rule NCZ-R18.2.a which complies with all standards is precluded from being either publicly or limited notified. (...)	Wellington City Council Proposed District	Plan Summary of Submissions by Chapter
Fire and Emergency New Zealand	273.254	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Support	Supports the rule as the construction or, or additions and alterations to, buildings and structures within the NCZ is a permitted activity.	Retain NCZ-R18 (Construction of or additions and alterations to buildings and structures) as notified.	Accept.	Yes
Restaurant Brands Limited	349.74	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Oppose	Oppose  Opposed to the cross reference to the Centres and Mixed-Use Design Guide within the matters of discretion. The cross reference to the policies of the NCZ is sufficient to ensure that development achieves a “good quality, well-functioning environment” as required by NCZ-O3.	Amend NCZ-R18 (Construction of, or additions and alterations to, buildings and structures) as follows:  ...  Matters of discretion are:  ...  3. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height limit requirement at Ngaio, Berhampore and Aro Valley centres and either comprises 25 or more residential units or is a non-residential building; 4-3. ... 5-4. ... 6-5. ... 7-6. ...	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.221	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Support in part	Supports the construction of, or additions and alterations to, buildings and structures being a permitted or restricted discretionary activity under NCZ-R18. Does not oppose the inclusion of the matters of discretion in Clause 2 relating to the extent and effect on non-compliance with the requirements of NCZ-R18.1. Considers that the matters of discretion in Clause 1, are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. Opposes the inclusion of NCZ-P10 in Clause 1, and the Clause 3 matters of discretion relating to the City Outcomes Contribution for the reasons provided in response to NCZP10 above. Considers that due to an absence of any reference to retirement villages in the Centres and Mixed Use and Residential Design Guides, their inclusion as matters of discretion in Clauses 3 and 4 are not of relevance / applicable to retirement villages and should be deleted. Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects offered by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites. Considers that for resource consent applications for the construction of or additions / alterations to retirement villages under NCZR18 should be precluded from being publicly notified; and that for a resource consent application for the construction of or additions / alterations to retirement villages under NCZR18 that complies with NCZ-S1, NCZ-S2 and NCZ-S4 should be precluded from being limited notified.	Retain NCZ-R18 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment	Accept in part.	Yes
Retirement Villages Association of New Zealand Incorporated	350.222	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Supports the construction of, or additions and alterations to, buildings and structures being a permitted or restricted discretionary activity under NCZ-R18. Does not oppose the inclusion of the matters of discretion in Clause 2 relating to the extent and effect on non-compliance with the requirements of NCZ-R18.1. Considers that the matters of discretion in Clause 1, are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. Opposes the inclusion of NCZ-P10 in Clause 1, and the Clause 3 matters of discretion relating to the City Outcomes Contribution for the reasons provided in response to NCZP10 above. Considers that due to an absence of any reference to retirement villages in the Centres and Mixed Use and Residential Design Guides, their inclusion as matters of discretion in Clauses 3 and 4 are not of relevance / applicable to retirement villages and should be deleted. Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects offered by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites. Considers that for resource consent applications for the construction of or additions / alterations to retirement villages under NCZR18 should be precluded from being publicly notified; and that for a resource consent application for the construction of or additions / alterations to retirement villages under NCZR18 that complies with NCZ-S1, NCZ-S2 and NCZ-S4 should be	Amend NCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) as follows:  2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of NCZ-R18.1 cannot be achieved. Matters of discretion are: 1. The matters in NCZ-P6, NCZ-P7, NCZ-P8, NCZ-P9 and NCZ-P10 (this clause is not applicable to retirement villages); 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 3. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height limit requirement at Ngaio, Berhampore and Aro Valley centres and either comprises 25 or more residential units or is a non-residential building (this clause is not applicable to retirement villages); 4. The Residential Design Guide (this clause is not applicable to retirement villages);	Reject.	No.
retirement villages under NCZR18 that complies with NCZ-S1, NCZ-S2 and NCZ-S4 should be					5 The extent and effect of any identifiable site constraints;	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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Woolworths New Zealand	359.53	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Considers that NCZ-R18 should be amended so that permitted activities include a baseline for supermarket operations within the NCZ that is greater than the current threshold of 100m2 for new buildings on account of the general operational requirements of the stores. This proposed baseline of 450m2 aligns with the Auckland Unitary Plan provisions in the Neighbourhood Centre zone and is considered a commensurate response given the typical scale of supermarket buildings.	Amend NCZ-R18.1 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Permitted .... b. The construction of any building or structure: 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</u> ; and iv. <u>Will have a gross floor area of less than 450m2 where it accommodates a supermarket</u> ; and iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and vi. Comply with effects standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5 and NCZ-S6; and vii. Does not involve the construction of a new building for residential activities.	Reject.	No.
Woolworths New Zealand	359.54	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Considers that NCZ-R18 restricted discretionary activities should exclude new supermarket buildings. There are concerns around the inclusion of the Centres and Mixed Use Design Guide within these matters of discretion on account of the unnecessary scope this introduces in a restricted discretionary consenting framework. As such, it is specifically sought that that this is excluded from the matters of discretion for new supermarket buildings.	Amend NCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Restricted Discretionary Where: 1. Compliance with any of the requirements of NCZ-R18.1 cannot be achieved.  Matters of discretion are: 1. The matters in NCZ-P6, NCZ-P7, NCZ-P8, NCZ-P9 and NCZ-P10, <u>excluding for supermarkets exceeding NCZ-R18 (b)(iv)</u> ; 2. <u>For supermarkets exceeding NCZ-R18(b)(iv), the matters in NCZ-P3, NCZ-P4, NCZ-P7, NCZ-P9, 3.</u> The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 3. <u>4.</u> The Centres and Mixed-Use Design Guide, including guideline G107 97 - City Outcomes Contribution for any building that exceeds the maximum height limit requirement at Ngaio, Berhampore and Aro Valley centres and either comprises 25 or more residential units or is a nonresidential building ( <u>excluding supermarkets</u> ); 4. <u>5.</u> The Residential Design Guide; 5. <u>6.</u> The extent and effect of any identifiable site constraints; 6. <u>7.</u> Construction impacts on the transport network; and 7. <u>8.</u> The availability and connection to existing or planned three waters infrastructure.	Reject.	No.
Kāinga Ora Homes and Communities	391.541	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Support in part	Supports NCZ-R18 in part, but seeks: (a) amendments to remove direct reference to the design guide and to instead rely on the urban design outcomes that are outlined by the policy references and amended standards, and (b) to remove reference to the "City Outcomes Contribution" as this will unduly limit intensive development and height infringements should be assessed on its effects as provided for under the Resource Management Act, instead reference to NCZ-P10 in the matters of discretion is sufficient.	Retain NCZ-R18 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.542	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Seeks: (a) amendments to remove direct reference to the design guide and to instead rely on the urban design outcomes that are outlined by the policy references and amended standards, and (b) to remove reference to the "City Outcomes Contribution" as this will unduly limit intensive development and height infringements should be assessed on its effects as provided for under the Resource Management Act, instead reference to NCZ-P10 in the matters of discretion is sufficient.	Amend NCZ-R18 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Permitted where: a. Alterations or additions to a building or structure: ... <del>iii. Do not result in the creation of new residential units; and</del> ... b. The construction of any building or structure: ... vii. any building for residential activities complies with effects standards NCZ-S7 and NCZ-S8. 2. Activity status: Restricted Discretionary where: a. Compliance with any of the requirements of NCZ-R18.1 cannot be achieved. Matters of discretion are:	Accept in part.	Yes
Investore Property Limited	405.62	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain NCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	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	FS126.83	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.83	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.
Investore Property Limited	405.63	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend NCZ-R18.2 (Construction of, or additions and alterations to, buildings and structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Accept in part.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.84	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.84	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.
Fabric Property Limited	425.51	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R18	Amend	<p>Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules.</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 NCZ-R18.2.3 (City Outcomes Contribution) as follows:</p> <p>...</p> <p><del>3. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height limit requirement at Ngaio, Berhampore and Aro Valley centres and either comprises 25 or more residential units or is a non-residential building;</del></p> <p>...</p>	Accept in part.	Yes
Fire and Emergency New Zealand	273.255	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Support in part	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure including for the purposes of firefighting.	Supports NCZ-R19 (Conversion of buildings or parts of buildings for residential activities), with amendment.	Reject.	No.
Fire and Emergency New Zealand	273.256	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Amend	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure including for the purposes of firefighting.	<p>Amend NCZ-R19 (Conversion of buildings or parts of buildings for residential activities) as follows:</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The matters in NCZ-P1, NCZ-P3, NCZP6 and NCZ-P8;</li> <li>The extent of compliance with standards NCZ57, NCZ-58 and NCZ-59 and satisfaction of associated assessment criteria;</li> <li>The Residential Design Guide; and</li> <li>The availability and connection to existing or planned three waters infrastructure, including for firefighting purposes.</li> </ol>	Reject.	No.
Kāinga Ora Homes and Communities	391.543	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-R19	Support in part	Supports NCZ-R19 in part, and particularly supports the preclusion of public and limited notification. Kāinga Ora seek amendments to remove direct reference to the design guide as the matters in the relevant policies include those matters articulated through the design guides.	Retain NCZ-R19 (Conversion of buildings, or parts of buildings, for residential activities) and seeks amendment.	Accept in part.	No.

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

Wellington City Council	266.154	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Amend	Considers there needs to be an increase in the height of the neighbourhood centre on the corner of Mersey Street and The Parade, Island Bay shops from 12m to 14m. This is because the PDP building neighbourhood centre heights are lower than the surrounding residential areas (14m). This is inconsistent with the approach taken to building heights in other centres and adjoining residential areas.	Amend NCZ-S1 (Maximum Height) as per table included in full submission.  [Refer to original submission for table version of amendment sought]	Accept.	Yes
Fire and Emergency New Zealand	273.259	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Supports NCZ-S1 (Maximum height), with amendment.	Reject.	No.

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	273.260	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend NCZ-S1 (Maximum height) as follows:  This standard does not apply to:  ...  c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and d. Lift overruns provided these do not exceed the height by more than 4m; and e. Hose drying towers up to 15m in height.	Reject.	No.
Onslow Residents Community Association	283.11	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Oppose	Considers that the 22m height limit is not appropriate for the Khandallah centre.	Opposes NCZ-S1 (Maximum Height) with respect to Khandallah being in Height Control Area 2 (22m).	Reject.	No.
Onslow Residents Community Association	283.12	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Amend	Considers that the 22m height limit is not appropriate for the Khandallah centre.	Seeks that Khandallah Centre is moved to Height Control Area 1 (12m) under NCZ-S1 (Maximum height).	Reject.	No.
James Coyle	307.21	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain NCZ-S1 (Maximum height) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.75	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Support	Support	Retain NCZ-S1 (Maximum height) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.545	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Support in part	Generally supports NCZ-S1 particularly as it enables six storey development in a number of centres. However, seeks amendment to enable fence heights of up to 2 metres to align with the Building Act.	Retain NCZ-S1 (Maximum Height) and seeks amendment.	Reject.	No.
Kāinga Ora Homes and Communities	391.546	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Amend	Generally supports NCZ-S1 particularly as it enables six storey development in a number of centres. However, seeks amendment to enable fence heights of up to 2 metres to align with the Building Act.	Amend NCZ-S1 (Maximum Height) as follows: ... 2. Fences and standalone walls must not exceed a maximum height of <del>1.8</del> 2 metres (measured above ground level).	Reject.	No.
Rachel Underwood	458.9	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S1	Oppose	Opposes the provision to allow six-storey buildings considering that it will result in cold, sunless, wind canyons.	Amend NCZ-S1 (Maximum Height) to retain existing low-rise or one-level buildings adjacent to the roadside with three-storey (or six-storey) buildings set back.	Reject.	No.
McDonald's	274.17	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S2	Oppose	Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete NCZ-S2 (Minimum building height) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.76	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S2	Oppose	Oppose  There are many buildings with a height less than the required minimum that will contribute positively to a well-functioning urban environment. The proposed standard will result in too many buildings requiring resource consent and is not an efficient or effective method to implement the policies of the Proposed District Plan.	Delete NCZ-S2 (Maximum building height) in its entirety.	Reject.	No.
Foodstuffs North Island	F523.38	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S2	Support	Submission point 349.76 supports FSNI submission point 476.18.	Allow	Reject.	No.

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

Kāinga Ora Homes and Communities	391.549	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-54	Support	Generally supports NCZ-54.	Retain NCZ-54 (Height in relation to boundary) as notified.	Accept.	No.
Restaurant Brands Limited	349.79	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-55	Support	Support	Retain NCZ-55 (Verandah control) as notified.	Accept.	No.
McDonald's	274.19	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-56	Oppose in part	Considers that the standards on active frontage and non-residential activity frontage controls in Centres and Mixed Use Zones are overly prescriptive.	Retain NCZ-56 (Active frontage and non-residential activity frontage controls), subject to amendment outlined other submission points.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
McDonald's	274.20	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-56	Amend	Considers that centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity. It would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.	Amend NCZ-56 (Active frontage and non-residential activity frontage controls) as follows: 1. <del>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:</del> a. <del>Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</del> b. <del>Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</del> c. <del>Locate the principal public entrance on the front boundary;</del> 2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a. Is more than 3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m; and c. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent. 3. <del>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</del> 4. <del>Any new building or addition to an existing building on a site with a non-residential activity frontage control must:</del> a. <del>Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</del> b. <del>Locate the principal public entrance on the front boundary.</del>	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.178	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-56	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with The RVA's primary submission. The RVA considers that residential activities, including retirement villages, should be permitted at ground floor.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.178	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-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.	Disallow	Accept.	No.
Restaurant Brands Limited	349.80	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-56	Support	Support	Retain NCZ-56 (Active frontage and non-residential activity frontage controls) as notified.	Accept.	No.
Foodstuffs North Island	FS23.40	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-56	Oppose	Submission point 349.80 seeks to retain NCZ-56 as notified. FSNi submission point 476.20 - 476.21 seeks this standard is amended.	Disallow / Reject submission in part.	Reject.	No.
Woolworths New Zealand	359.56	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-56	Support in part	The restricted discretionary activity status to infringe the active frontage standards of MCZ-56, NCZ56 and LCZ-56 is supported. Notwithstanding, it is noted that supermarkets are unlikely to comply with these standards in any circumstance (being built up to the street edge on all street boundaries; a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; 50% visually transparent shutter doors), owing to genuine operational reasons. Whilst Woolworths acknowledges that the assessment criteria associated with the standard enable the consideration of those operational and functional needs, the standard represents another circumstance whereby consents would always be required for supermarkets, despite supposedly being encouraged with the relevant CMUZ.	Retain NCZ-56 (Active frontage and non-residential activity frontage controls) with amendment.	Accept in part.	No.

Foodstuffs North Island	FS23.6	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Support	Submission point 359.56 partly supports FSNI submission points 476.20 and 476.21.	Allow / Allow submission in part.	Accept in part.	No.
Woolworths New Zealand	359.57	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose in part	Opposes the application of the standard to new or extended supermarkets.	Oppose in part NCZ-S6 (Active frontage and non-residential activity frontage controls) and request am	Accept in part.	No.
Foodstuffs North Island	FS23.7	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Support	Submission point 359.57 partly supports FSNI submission point 476.20 and 476.21.	Allow / Allow submission in part.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Woolworths New Zealand	359.58	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Amend	<p>Considers that supermarkets are unlikely to comply with the restricted discretionary standards of NCZ-S6 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>	Amend NCZ-S6 (Active frontage and non-residential activity frontage controls) as follows:1. Any new b	Reject.	No.
Foodstuffs North Island	FS23.8	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Support	Submission point 359.58 partly supports FSNI submission point 476.20 and 476.21.	Allow / Allow submission in part.	Reject.	No.
Kāinga Ora Homes and Communities	391.550	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Amend	<p>Considers that NCZ-S6 should be amended so that active frontage controls only apply where necessary, such as along principal roads/arterials not necessary along connecting streets. Only buildings that are located along any street edge should be controlled, rather than buildings on the whole site where an active frontage applies. Active frontage controls on streets and buildings where these matters do not apply should be deleted.</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 NCZ-S6 (Active frontage and non-residential activity frontage controls) to only apply for buildings that are located along principal roads/arterials and along any street edge.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.551	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Support	Generally supports NCZ-S6.	Retain NCZ-S6 (Active frontage and non-residential activity frontage controls) as notified.	Accept.	No.
Foodstuffs North Island	476.20	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose in part	<p>Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on active frontage and non-residential activity frontage controls are overly prescriptive.</p> <p>In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity.</p> <p>Considers that it would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.</p>	<p>Amend NCZ-S6 (Active frontage and non-residential activity frontage controls) as follows:</p> <p>1. <del>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:</del></p> <p>a) <del>Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</del></p> <p>b) <del>Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</del></p> <p>c) <del>Locate the principal public entrance on the front boundary;</del></p> <p>2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a) Is more than 4.3 metres wide; and b) Extends from a height of 1m above ground level to a maximum height of 2.5m; and c) <del>Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent.</del></p> <p>3. <del>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</del></p> <p>4. <del>Any new building or addition to an existing building on a site with a non-residential activity frontage control must:</del></p> <p>a) <del>Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</del></p> <p>b) <del>Locate the principal public entrance on the front boundary.</del></p>	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.43	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?								
Ryman Healthcare Limited	FS128.43	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages should be permitted at ground floor level.	Disallow	Accept.	No.								
Foodstuffs North Island	476.21	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Amend	<p>Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on active frontage and non-residential activity frontage controls are overly prescriptive.</p> <p>In FSNi's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity.</p> <p>Considers that it would be would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.</p>	<p>Amend NCZ-S6 (Active frontage and non-residential activity frontage controls) as follows:</p> <p>1. <del>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:</del></p> <p>a) <del>Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</del></p> <p>b) <del>Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</del></p> <p>c) <del>Locate the principal public entrance on the front boundary;</del></p> <p>2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a) Is more than 4.3 metres wide; and b) Extends from a height of 1m above ground level to a maximum height of 2.5m; and c) <del>Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent.</del></p> <p>3. <del>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</del></p> <p>4. <del>Any new building or addition to an existing building on a site with a non-residential activity frontage control must:</del></p> <p>a. <del>Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</del></p> <p>b. <del>Locate the principal public entrance on the front boundary.</del></p>	Accept.	No.								
The Retirement Villages Association of New Zealand Incorporated	FS126.44	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept.	No.								
Ryman Healthcare Limited	FS128.44	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S6	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission. Ryman considers that residential activities, including retirement villages should be permitted at ground floor level.	Disallow	Accept.	No.								
Kāinga Ora Homes and Communities	391.552	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S7	Support in part	Supports NCZ-S7 in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility.	Retain NCZ-S7 (Minimum residential unit size) and seeks amendment.	Accept in part.	No.								
Kāinga Ora Homes and Communities	391.553	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S7	Amend	Supports NCZ-S7 in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility.	<p>Amend NCZ-S7 (Minimum residential unit size) as follows:</p> <p>1. Residential units, including dual key units, must meet the following minimum sizes</p> <table border="1"> <thead> <tr> <th>Residential Unit Type</th> <th>Minimum Net Floor Area a.</th> </tr> </thead> <tbody> <tr> <td>Studio unit</td> <td>305m<sup>2</sup></td> </tr> <tr> <td>b. 1 or more bedroom unit</td> <td>40m<sup>2</sup></td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m<sup>2</sup></td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area a.	Studio unit	305m <sup>2</sup>	b. 1 or more bedroom unit	40m <sup>2</sup>	c. 2+ bedroom unit	55m <sup>2</sup>	Accept.	No.
Residential Unit Type	Minimum Net Floor Area a.														
Studio unit	305m <sup>2</sup>														
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c. 2+ bedroom unit	55m <sup>2</sup>														
Retirement Villages Association of New Zealand Incorporated	350.223	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S8	Oppose in part	Considers retirement villages should be excluded from this standard as in the MRZ and HRZ zones.	Opposes NCZ-S8 (Residential – outdoor living space) and seeks amendment.	Reject.	No.								
Retirement Villages Association of New Zealand Incorporated	350.224	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S8	Amend	Considers retirement villages should be excluded from this standard as in the MRZ and HRZ zones.	Amend NCZ-S8 (Residential – outdoor living space) to exclude retirement villages.	Reject.	No.								
Kāinga Ora Homes and Communities	391.554	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S8	Support	Generally supports NCZ-S8.	Retain NCZ-S8 (Residential – outdoor living space) as notified.	Accept.	No.								
Kāinga Ora Homes and Communities	391.555	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-S9	Oppose	Opposes NCZ-S9 as it sets a standard that may not be possible to meet for dwellings that would otherwise provide a decent standard of living and is inconsistent with the scale of high density development.	Delete NCZ-S9 (Minimum outlook space for multi-unit housing) in its entirety as notified.	Reject.	No.								

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

Nico Maiden	77.1	Mapping / Mapping General / Mapping General	Amend	Many areas in Wellington are a long distance walk from a corner store or other similar amenity.	Seeks that more properties be zoned as NCZ (Neighbourhood Centre Zone).	Reject.	No.
Wellington City Council	266.16	Mapping / Mapping General / Mapping General	Amend	Considers the ePlan map needs to be amended to reflect the increase of the Island Bay Parade and Mersey Street shops to 14m.	Amend ePlan mapping to show height of 14m for the Neighbourhood Centre at the corner of Mersey Street and The Parade, Island Bay.	Accept.	Yes

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Tawa Business Group	107.5	Mapping / Rezone / Rezone	Amend	<p>Considers that 105 Main Road, Tawa should be rezoned to High Density Residential Zone.</p> <p>This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use.</p> <p>Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity.</p> <p>Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 105 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.	Accept.	Yes
Tawa Business Group	107.6	Mapping / Rezone / Rezone	Amend	<p>Considers that 107 Main Road, Tawa should be rezoned to High Density Residential Zone.</p> <p>This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use.</p> <p>Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity.</p> <p>Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 107 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.	Accept.	Yes
Tawa Business Group	107.7	Mapping / Rezone / Rezone	Amend	<p>Considers that 109 Main Road, Tawa should be rezoned to High Density Residential Zone.</p> <p>This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use.</p> <p>Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity.</p> <p>Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 109 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.	Accept.	Yes

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

Wellington's Character Charitable Trust	FS82.267	General / Mapping / Rezone / Rezone	Support	Considers the Boffa Miskell report, Council officers' assessment, and other evidence, justifies extending the character protections and rezoning for all areas identified by submitters in the rest the further submitter's table [see further submission for full information]. Considers that these proposals protect historic heritage from inappropriate development as required by section 6(f) of the RMA.	Allow	Reject.	No.
LIVE WELLington	FS96.112	General / Mapping / Rezone / Rezone	Support	The Boffa Miskell report, Council officers' assessment, and other evidence, justifies extending the character protections and rezoning for all areas identified by submitters in the rest of this table. These proposals protect historic heritage from inappropriate development as required by section 6(f) of the RMA.	Allow	Reject.	No.
Historic Places Wellington Inc	FS111.157	General / Mapping / Rezone / Rezone	Support	Considers that the notified mapping extent of the Character precincts is too small to adequately protect sites within heritage suburbs from inappropriate subdivision or development under s.6 of the RMA. Considers that the character (or "heritage") precincts must be enlarged, or otherwise protected, to achieve that objective.	Allow	Reject.	No.
Newtown Residents' Association	440.7	Mapping / Rezone / Rezone	Amend	Considers that the the Neighbourhood Centre in Berhampore should be classified as Medium Density Residential Zone.	Rezone the Neighbourhood City Centre Zone in Berhampoor to Medium Density Residential Zone.	Reject.	No.
Wellington's Character Charitable Trust	FS82.208	General / Mapping / Rezone / Rezone	Support	Considers the Boffa Miskell report, Council officers' assessment, and other evidence, justifies extending the character protections and rezoning for all areas identified by submitters in the rest the further submitter's table [see further submission for full information]. Considers that these proposals protect historic heritage from inappropriate development as required by section 6(f) of the RMA.	Allow	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Tawa Community Board	294.1	Other / Other / Other	Amend	<p>Considers that structure plans are a key tool to encourage larger footprint development or redevelopment.</p> <p>Wishes to ensure that infrastructure is sufficient for the planned more intensive development.</p> <p>Supports encouragement of the redevelopment of seismic limited structures.</p> <p>Ensure the inclusion of adequate community facilities including green spaces, connectivity and laneways.</p> <p>Ensure there is wider scale area planning for climate change effects - minimum floor heights, flood flow zones, and Porirua stream development setbacks.</p> <p>[Refer to original submission for full reason]</p>	Seeks that a Structure Plan is developed for the Tawa CBD to sit alongside the plan that provides a more holistic community and business development.	Reject.	No.
Tawa Community Board	294.1	Other / Other / Other	Amend	<p>Considers that structure plans are a key tool to encourage larger footprint development or redevelopment.</p> <p>Wishes to ensure that infrastructure is sufficient for the planned more intensive development.</p> <p>Supports encouragement of the redevelopment of seismic limited structures.</p> <p>Ensure the inclusion of adequate community facilities including green spaces, connectivity and laneways.</p> <p>Ensure there is wider scale area planning for climate change effects - minimum floor heights, flood flow zones, and Porirua stream development setbacks.</p> <p>[Refer to original submission for full reason]</p>	Seeks that a Structure Plan is developed for the Tawa CBD to sit alongside the plan that provides a more holistic community and business development.	Reject.	No.