

Wellington City Proposed District Plan

Hearing Stream 4 – Part 5: Mixed Use 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?
Simon Ross	37.7	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Amend	Considers that Mixed Use Zones are much too sparse and too small.	Seeks that mixed use be enabled wherever development over three storeys is allowed.	Reject.	No.
Simon Ross	37.8	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Amend	Considers that Mixed Use Zones are much too sparse and too small.	Seeks that all corner sites in residential areas allow mixed use.	Reject.	No.
Simon Ross	37.9	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that mixed use is enabled around the Johnsonville Line stations.	Reject.	No.
Michael O'Rourke	194.16	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Not specified	[No specific reason given beyond decision requested - refer to original submission.]	Seeks that some areas of Newtown, primarily those already zoned as Mixed Use, are also zoned High Density Residential Zone.	Reject.	No.
Wellington City Youth Council	201.31	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Support	Supports the idea of providing business activities spaces for mixed used areas of city centre.	Supports retention of Mixed Use Zone as notified	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.42	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Support	Considers that the definition of "residential activity" entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain the provisions applicable to "residential activities" in the Mixed Use Zone as notified.	Accept.	No.
Tawa Community Board	294.17	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Oppose	Opposes 10 Surrey Street (Tawa Junction) being Mixed Use Zone. Considers that land at 10 Surrey Street is one of the largest parcels of single-ownership land on the valley floor, very near the town centre and Tawa Station, and one of the most suitable sites for the highest height limit to encourage future development of centre-like mixed housing and business use.	Opposes the zoning of 10 Surrey Street, Tawa as Mixed Use Zone and seeks that this site is zoned Local Centre Zone, to match the Tawa Town Centre.	Reject.	No.
Z Energy Limited	361.47	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Support	Supports Mixed Use Zone in Tawa, Miramar and Kaiwharawhara. The purpose of the MUZ is to provide for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities. It continues the long-standing approach of enabling a wide range of compatible activities in Wellington's suburban employment areas.	Retain the Mixed Use Zone chapter as notified.	Accept in part.	No.
Wellington Tenth's Trust	363.4	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Amend	Considers appropriate amendment to introduction. The submitter has aspirations for future development at this site and the use of mixed zone opportunities applies. Appropriate considerations include mixed use development.	Seeks to amend the Mixed Use Zone to provide for potential future developments opportunities in relation to the submitter's site.	Reject.	No.
Waka Kotahi	370.403	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Support	Supports provision for active and public transport, consideration of function of the transport network, the discouragement of carparking visible at street edge along an active frontage and the quality design outcomes.	Retain the Mixed Use Zone chapter as notified.	Accept in part.	No.
Taranaki Whānui ki te Upoko o te Ika	389.96	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Amend	Considers that the height control area being amended to 27m appropriate, as it is the maximum height of development consented under the Shelly Bay Masterplan resource consent. Submitter seeks that that the planning framework as set out in the consented Shelly Bay Masterplan and Design Guide is adopted as the default planning settings for the landholdings within the scope of the granted consents. Notes that the granted resource consent is currently being implemented on site.	Seeks that in addition to amending the extent of the zoning of Shelly Bay Taikuru, that the height control area is amended to 27m.	Reject.	No.

Laurence Harger & Ingrid Kölle	FS2.11	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Oppose	<p>Taranaki Whānui has sold the land it owned at Shelly Bay to The Wellington Company for a large development which was consented via the Special Housing Accords Act, thus denying the community any say on the consenting process. Community involvement should be ensured for the future though and the current DP height limit of 11 metres in some areas and the zero height limit in Open Space B land should remain. A recent poll has shown that the wider Wellington public want Shelly Bay included in a National Heritage Park centred on the 76 hectares of Watts Peninsula already designated for a reserve by the Government.</p> <p>Taranaki Whānui have treated Shelly Bay solely as a commercial proposition despite disagreement by a large group of its members (Mau Whenua) who occupied the site and opposed its sale, wanting to uphold their cultural and spiritual connection to the land. Mau Whenua continue to oppose the sale of the land at Shelly Bay and should be included by the council in all decisions taken about its future.</p>	Disallow / Seeks that the provisions relating to Shelly Bay in submission 389 are disallowed.	Accept in part.	No.
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Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Mary Varnham and Paul O'Regan	FS40.11	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Oppose	<p>Taranaki Whānui has sold its holdings at Shelly Bay and are no longer, as claimed, 'significant landowners'. Their possible ownership interest in the peninsula as a whole through Right of First Refusal is confined to the Mt Crawford site as the adjacent 76 hectares of Watts Peninsula has been designated reserve by the government (the current landowner) and WCC since 2011.</p> <p>The local community, despite its active interest in and use of the bay, was shut out of all consultation during the resource consent process. It is critical that it be involved in all future decision making.</p> <p>The current DP height limit of 11 metres in some areas and the zero height limit in Open Space B land is supported not only by the local community but by the wider Wellington public, as evidenced in the independent poll conducted for the group Buy Back the Bay by Research NZ, which showed that 78% of Wellingtonians want Shelly Bay included in a National Heritage Park, which would also include the 76 hectares of Watts Peninsula set aside by the government as a reserve in 2011.</p> <p>Taranaki Whānui have viewed Shelly Bay as a strictly commercial proposition and disavowed any cultural, historical and spiritual connection to the site. A substantial proportion of the iwi (mau whenua) have opposed and continue to oppose the sale of the site, and should be included by the council in all democratic decision making about the future of Shelly Bay.</p>	Disallow	Accept in part.	No.
Buy Back the Bay	FS79.53	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Oppose	<p>Refers to submission 389 states: Taranaki Whānui opposes the extent of the proposed zoning of Shelly Bay Taikuru and the proposed height control limits." Buy Back the Bays opposes the submission on both points.</p> <p>Specifically, the Submission 389 for Taranaki Whānui seeks that:</p> <p>"1. The Mixed Use Zone is extended across the allotments illustrated in Figure Two below or amended to follow the extent of consented development area outlined in the approved masterplan and engineering drawings.</p> <p>2. The Height Control Area is amended to 27m being the maximum height of development consented under the Shelly Bay Masterplan resource consent."</p> <p>Buy Back the Bays opposes both parts. Buy Back the Bays note that neither part affects Taranaki Whānui's commercial or other interests. Considers that both parts only affect the tall apartment buildings planned by and for the exclusive commercial benefit of The Wellington Company, not the leasing of lower existing buildings that The Wellington Company has offered to Taranaki Whānui as its stake in the project.</p>	Disallow	Accept in part.	No.
Kāinga Ora Homes and Communities	391.611	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Support in part	<p>Supports the introduction and application of a Mixed Use Zone in the proposed District Plan. Some amendments are suggested to acknowledge that the context and activities in the vicinity of Mixed Use Zones may change in the future due to the proposed Plan provision and to acknowledge NPSUD P6.</p>	Retain introduction of the Mixed Use Zone chapter and seeks amendment.	Accept in part.	No.

Kāinga Ora Homes and Communities	391.612	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Amend	Supports the introduction and application of a Mixed Use Zone in the proposed District Plan. Some amendments are suggested to acknowledge that the context and activities in the vicinity of Mixed Use Zones may change in the future due to the proposed Plan provision and to acknowledge NPSUD P6.	Amend the second paragraph of the introduction of the Mixed Use Zone chapter as follows: The Mixed Use Zone is distributed across the city. A broad range of activities are enabled to occur alongside one another in the Mixed Use Zone. It needs to be noted that due to the wide range of non-residential activities provided for, and the potential for industrial activities to establish in this Zone, there may be moderate to high levels of noise, vehicle trip generation or other environmental effects. While such effects may be tolerable within the Mixed Use Zone, they could undermine the amenity of zones nearby if not appropriately managed. Effects from new activities and development within the Mixed Use Zone need to be compatible with the local context. Activities that generate adverse effects of a nature or scale that is potentially incompatible with the existing and anticipated <u>future context</u> will typically not be enabled in the Mixed Use Zone unless such activities can demonstrate they are able to co-exist with existing <u>and anticipated future</u> sensitive activities in the vicinity.	Reject.	No.
Willis Bond and Company Limited	416.96	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	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.
Miriam Moore	433.16	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Not specified	Considers that the MUZ land in Tawa is the best place for targeted intensification of residential development, it would be great to see this incentivised for that purpose.	Not specified.	Reject.	No.

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Michelle Rush	436.17	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Amend	Considers that the extent of mixed zones should be widened in neighbourhood and local centre zones, taking in part of the medium density and high density residential zones. The would ensure the ability for people to work, live, and seek services within a walkable, or micro-transport catchment while achieving carbon reduction, increasing liveability and amenity, contributing to public health and wellbeing, and community vibrancy. Increasing provision for mixed uses is part of this.	Seeks to extend Mixed Use Zones in and around Neighbourhood Centre Zones, Local Centre Zones, Medium Density Residential Zones and High Density Residential Zones.	Reject.	No.
Ara Poutama Aotearoa the Department of Corrections	240.43	Commercial and mixed use Zones / Mixed Use Zone / New MUZ	Amend	Considers that should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", then Ara Poutama requests that the enabled activities policies and land use activity rules applying to supported and transitional accommodation activities in the Mixed Use, City Centre and Waterfront zones are amended. The zone frameworks would not otherwise enable supported residential care activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (MUZ-R13, CCZ-R16 and WFZ-R11).	Amend the land use activity rule framework for the Mixed Use Zone to include a new permitted activity rule applying to "supported residential care activities" as follows, if the definition of "supported residential care activity" is retained: <u>MUZ-RX Supported residential care activities</u> <u>1. Activity status: Permitted</u>	Reject.	No.
Fire and Emergency New Zealand	273.279	Commercial and mixed use Zones / Mixed Use Zone / New MUZ	Amend	Seeks a new policy which focuses on Quality Design Outcomes within this Zone specifically, as per the other Commercial Zones within the PDP. In accordance with the relief sought for these policies in other commercial zones, a quality design outcome should include accessibility for emergency service vehicles.	Add new MUZ policy; <u>MUZ-PX: Quality Design Outcomes</u> <u>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 Mixed Use Zone by ensuring that it, where relevant:</u> ... x. it is accessible for emergency service vehicles.	Reject.	No.
Kāinga Ora Homes and Communities	391.613	Commercial and mixed use Zones / Mixed Use Zone / New MUZ	Amend	Considers that a new rule should be added permitting industrial activities except heavy industrial activities which should require resource consent as a Non-Complying Activity to give effect to MUZP2 & MUZ-P4. Considers that as currently notified, industrial activities would always trip to Discretionary under MUZ-R13 which is inconsistent with MUZ-P2. A consequential amendment to the rule numbering will be required to accommodate this new rule.	Seeks the addition of a new "industrial activities" rule in the Mixed Use Zone as follows: <u>Industrial Activities</u> <u>1. Activity status: Permitted</u> <u>where:</u> <u>a. The activity is not a heavy industrial activity.</u> <u>2. Activity Status: Non-complying</u> <u>where:</u> <u>a. Compliance with the requirements of MUZ- RX.1 cannot be achieved.</u> <u>Notification status: An application for resource consent made in respect of rule MUZ-RX.2 a must be publicly notified.</u>	Accept in part.	Yes.

KiwiRail Holdings Limited	408.127	Commercial and mixed use Zones / Mixed Use Zone / New MUZ	Amend	<p>Considers that building setbacks are essential to address significant safety hazards associated with the operational rail corridor.</p> <p>Parts of the KiwiRail network adjoin commercial and mixed use zones that do not currently include provision for boundary setbacks for buildings and structures.</p> <p>KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures, and that the rail corridor be recognised as a qualifying matter in relevant non-residential zones in accordance with section 77(1)(o) of the RMA.</p> <p>Consistent with the amendment requested for the assessment criteria in the residential zones, KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor.</p>	<p>Add new standard as follows:</p> <p><u>MUZ-SX:</u> <u>Boundary setbacks</u> <u>Buildings or structures must not be located within a 5m setback from a rail corridor boundary.</u></p> <p>AND seeks that as applicable, the following matter of discretion be inserted:</p> <p><u>Matters of discretion:</u> <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></p>	Accept in part.	Yes.
Kāinga Ora – Homes and Communities	F589.38	Part 3 / Commercial and Mixed Use Zones / Mixed Use Zone / New MUZ	Oppose	<p>Kāinga Ora opposes the relief sought; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.</p>	Disallow	Reject.	No.
Restaurant Brands Limited	349.125	Commercial and mixed use Zones / Mixed Use Zone / MUZ-01	Support	Support	Retain MUZ-01 (Purpose) as notified.	Accept.	No.
Z Energy Limited	361.48	Commercial and mixed use Zones / Mixed Use Zone / MUZ-01	Support	Supports the Objectives MUZ-01 to MUZ-05 as they provide a balanced approach to compatibility of activities with other zones, contributing to a well-functioning urban environment, the management of effects and accommodating and supporting for growth.	Retain MUZ-01 (Purpose) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.614	Commercial and mixed use Zones / Mixed Use Zone / MUZ-01	Support	Generally supports MUZ-01.	Retain MUZ-01 (Purpose) as notified.	Accept.	No.
Willis Bond and Company Limited	416.97	Commercial and mixed use Zones / Mixed Use Zone / MUZ-01	Support	Generally supports the intent of the Mixed Use Zone.	Retain MUZ-01 (Purpose) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Fire and Emergency New Zealand	273.280	Commercial and mixed use Zones / Mixed Use Zone / MUZ-02	Support	Supports the policy as the objective 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 MUZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.126	Commercial and mixed use Zones / Mixed Use Zone / MUZ-02	Support	Support	Retain MUZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Z Energy Limited	361.49	Commercial and mixed use Zones / Mixed Use Zone / MUZ-02	Support	Supports the Objectives MUZ-01 to MUZ-05 as they provide a balanced approach to compatibility of activities with other zones, contributing to a well-functioning urban environment, the management of effects and accommodating and supporting for growth.	Retain MUZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.615	Commercial and mixed use Zones / Mixed Use Zone / MUZ-02	Support	Generally supports MUZ-02.	Retain MUZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Ministry of Education	400.134	Commercial and mixed use Zones / Mixed Use Zone / MUZ-02	Support in part	Supports MUZ-02 in part.	Retain MUZ-02 (Accommodating Growth) with amendment.	Accept in part.	No.
Ministry of Education	400.135	Commercial and mixed use Zones / Mixed Use Zone / MUZ-02	Amend	Seeks MUZ-02 be amended to explicitly recognise and provide for educational facilities in the MUZ as such facilities are interrelated with accommodating growth in this zone.	<p>Amend MUZ-02 (Accommodating growth) as follows:</p> <p>Accommodating growth</p> <p>The Mixed Use Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity and additional infrastructure to meet business, and to a lesser extent residential growth needs.</p>	Accept.	Yes.

Willis Bond and Company Limited	416.98	Commercial and mixed use Zones / Mixed Use Zone / MUZ-02	Support	Generally supports the intent of the Mixed Use Zone.	Retain MUZ-02 (Accommodating growth) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.127	Commercial and mixed use Zones / Mixed Use Zone / MUZ-03	Support	Support	Retain MUZ-03 (Compatibility with other employment areas and the hierarchy of centres) as notified.	Accept.	No.
Z Energy Limited	361.50	Commercial and mixed use Zones / Mixed Use Zone / MUZ-03	Support	Supports the Objectives MUZ-01 to MUZ-05 as they provide a balanced approach to compatibility of activities with other zones, contributing to a well-functioning urban environment, the management of effects and accommodating and supporting for growth.	Retain MUZ-03 (Compatibility with other employment areas and the hierarchy of centres) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.616	Commercial and mixed use Zones / Mixed Use Zone / MUZ-03	Support	Generally supports MUZ-03.	Retain MUZ-03 (Compatibility with other employment areas and the hierarchy of centres) as notified.	Accept.	No.
Willis Bond and Company Limited	416.99	Commercial and mixed use Zones / Mixed Use Zone / MUZ-03	Support	Generally supports the intent of the Mixed Use Zone.	Retain MUZ-03 (Compatibility with other employment areas and the hierarchy of centres) as notified.	Accept.	No.
Restaurant Brands Limited	349.128	Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Support	Support	Retain MUZ-04 (Amenity and design) as notified.	Accept.	No.
Retirement Villages Association of New Zealand Incorporated	350.262	Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Oppose in part	Considers that the current drafting of MUZ-04 is inconsistent with Objectives 1 and 2 of the MDRS. Objectives 1 and 2 of the Act should be included in the Proposed Plan verbatim to their drafting in the MDRS. Questions what the context is in relation to contributing 'positively' to a changing and well-functioning urban environment. Considers that it is unclear what this would entail, particularly when considering that the definition of 'well functioning urban environment' consists of a list of positive / beneficial matters. Considers that it is not clear if this phrasing is stipulating that additional benefit is required in order to contribute 'positively'.	Opposes MUZ-04 (Amenity and design) and seeks amendment as follows: Development in the Mixed Use Zone positively contributes to creating a well-functioning urban environment and a diverse local context	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.263	Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Support in part	Considers that the current drafting of MUZ-04 is inconsistent with Objectives 1 and 2 of the MDRS. Objectives 1 and 2 of the Act should be included in the Proposed Plan verbatim to their drafting in the MDRS. Questions what the context is in relation to contributing 'positively' to a changing and well-functioning urban environment. Considers that it is unclear what this would entail, particularly when considering that the definition of 'well functioning urban environment' consists of a list of positive / beneficial matters. Considers that it is not clear if this phrasing is stipulating that additional benefit is required in order to contribute 'positively'.	Retain MUZ-04 (Amenity and design) and seeks amendment as follows: Development in the Mixed Use Zone positively contributes to creating a well-functioning urban environment and a diverse local context	Reject.	No.
Z Energy Limited	361.51	Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Support	Supports the Objectives MUZ-01 to MUZ-05 as they provide a balanced approach to compatibility of activities with other zones, contributing to a well-functioning urban environment, the management of effects and accommodating and supporting for growth.	Retain MUZ-04 (Amenity and design) as notified.	Accept.	No.

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Kāinga Ora Homes and Communities	391.617	Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Support	Generally supports MUZ-04.	Retain MUZ-04 (Amenity and design) as notified.	Accept.	No.
Willis Bond and Company Limited	416.100	Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Support	Generally supports the intent of the Mixed Use Zone.	Retain MUZ-04 (Amenity and Design) as notified.	Accept.	No.
Restaurant Brands Limited	349.129	Commercial and mixed use Zones / Mixed Use Zone / MUZ-05	Support	Support	Retain MUZ-05 (Managing adverse effects) as notified.	Accept.	No.
Z Energy Limited	361.52	Commercial and mixed use Zones / Mixed Use Zone / MUZ-05	Support	Supports the Objectives MUZ-01 to MUZ-05 as they provide a balanced approach to compatibility of activities with other zones, contributing to a well-functioning urban environment, the management of effects and accommodating and supporting for growth.	Retain MUZ-05 (Managing adverse effects) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.618	Commercial and mixed use Zones / Mixed Use Zone / MUZ-05	Support	Generally supports MUZ-05.	Retain MUZ-05 (Managing adverse effects) as notified.	Accept.	No.

Willis Bond and Company Limited	416.101	Commercial and mixed use Zones / Mixed Use Zone / MUZ-O5	Support	Generally supports the intent of the Mixed Use Zone.	Retain MUZ-O5 (Managing adverse effects) as notified.	Accept.	No.
Restaurant Brands Limited	349.130	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Support	Support	Retain MUZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.265	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Support	Supports MUZ-P1 and its accommodation for growth and choice of building types, sizes, affordability, density, and efficient use of available development sites.	Retain MUZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Z Energy Limited	361.53	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Support	Supports the Policy as drafted.	Retain MUZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.619	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Support in part	Supports MUZ-P1 in part but seeks amendments to recognise that the purpose of the Mixed Use zone is to allow for compatible activities to co-locate. Amendments are also sought to recognise that affordability and distribution cannot 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 Mixed Use Zone. Amendment is also sought to add reference to public transport and remove the word 'convenient' which is subjective and inappropriate.	Retain MUZ-P1 (Accommodating growth) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.620	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Amend	Supports MUZ-P1 in part but seeks amendments to recognise that the purpose of the Mixed Use zone is to allow for compatible activities to co-locate. Amendments are also sought to recognise that affordability and distribution cannot 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 Mixed Use Zone. Amendment is also sought to add reference to public transport and remove the word 'convenient' which is subjective and inappropriate.	Amend MUZ-P1 (Accommodating growth) as follows: Provide for the use and development of the Mixed Use Zone to meet the City's needs for business activities and to a lesser extent housing residential activities co-located, including: 1. A choice variety of building type, size, affordability and distribution, including forms of medium and high density housing; 2. Efficient, well integrated and strategic use of available development sites; and 3. Convenient access to state highways and key transport routes and public transport.	Accept in part.	Yes.
Waka Kotahi NZ Transport Agency	FS103.21	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZP1	Support	Since the zone provides for residential activities, the other land uses will need to be compatible (noting the different character and amenity). Residential activities in the zone will provide for greater intensification in the zone, in accordance with the National Policy Statement on Urban Development 2020 (NPS-UD), noting that residential activities may need acoustic insulation to provide a healthy indoor noise environment. Access to public transport for future residents is also supported.	Allow	Accept.	No.
Willis Bond and Company Limited	416.102	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Support	Supports the need to provide for a choice of building, type, size, affordability and distribution, including forms of medium density housing.	Retain MUZ-P1 (Accommodating growth) as notified.	Accept in part.	No.
Ara Poutama Aotearoa the Department of Corrections	240.44	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Support in part	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.	Supports MUZ-P2 (Enabled activities), with amendment.	Accept in part.	No.

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Ara Poutama Aotearoa the Department of Corrections	240.45	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Amend	Considers that there is a minor drafting error within the Mixed Use Zone Policy MUZ-P2.7 and Rule MUZ-R6, whereby "community corrections facilities" are referenced; this needs to be amended to reflect correct terminology in the PDP definition (i.e. "community corrections activities").	Amend MUZ-P2 (Enabled activities) as follows: 7. Community corrections facilities activities;	Accept.	Yes.
Ara Poutama Aotearoa the Department of Corrections	240.46	Commercial and mixed use Zones / Mixed Use Zone / MUZ-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 MUZ-P2.10 (Enabled activities) as notified.	Accept.	No.

Ara Poutama Aotearoa the Department of Corrections	240.47	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Amend	<p>Considers that should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", then Ara Poutama requests that the enabled activities policies and land use activity rules applying to supported and transitional accommodation activities in the Mixed Use, City Centre and Waterfront zones are amended. The zone frameworks would not otherwise enable supported residential care activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (MUZ-R13, CCZ-R16 and WFZ-R11).</p> <p>Supported and transitional accommodation activities, such as those provided for by Ara Poutama, are an important component of the rehabilitation and reintegration process for people under Ara Poutama's supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety. The subject zones include suitable locations for supported and transitional accommodation activities; as they are close to civic amenities and services. This is apparent in that the zones provide for residential activities as permitted, including aligned activities such as visitor accommodation. Supported and transitional accommodation activities are a compatible and appropriate activity in the Mixed Use, City Centre and Waterfront zones. They are consistent with the character and amenity of such zones, and the effects of such can be managed through the imposition of a restriction on the maximum number of residents (10), as is the case in the residential zones.</p>	<p>Amend MUZ-P2 (Enabled activities) as follows, if the definition of "supported residential care activity" is retained:</p> <p>MUZ-P2 Enabled Activities</p> <p>Enable a wide range of compatible activities in the Mixed Use Zone where they are of an appropriate nature, scale and intensity for the zone and the hierarchy of centres, including:</p> <p>10. Residential activities <u>and supported residential care activities</u> above ground floor level; ...</p>	Reject.	No.
Fire and Emergency New Zealand	273.281	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Support	Supports the policy as it makes provision for the provision of emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate stations anywhere within the urban and rural environment.	Retain MUZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.131	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Support	Support	Retain MUZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Z Energy Limited	361.54	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Support	Supports the Policy as drafted.	Retain MUZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.621	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Support in part	Generally supports MUZ-P2 but seeks a technical amendment to correct 'community correction facility' which has no definition. An amendment is sought to provide for residential activities which are also located to the rear of buildings i.e., not on a road frontage. The use of active frontages in the Mixed Use Zone could be considered as a means to allow residential activities to be located to the rear of buildings.	Retain MUZ-P2 (Enabled activities) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.622	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Amend	Generally supports MUZ-P2 but seeks a technical amendment to correct 'community correction facility' which has no definition. An amendment is sought to provide for residential activities which are also located to the rear of buildings i.e., not on a road frontage. The use of active frontages in the Mixed Use Zone could be considered as a means to allow residential activities to be located to the rear of buildings.	<p>Amend MUZ-P2 (Enabled activities) as follows:</p> <p>Enable a wide range of compatible activities in the Mixed Use Zone where they are of an appropriate nature, scale and intensity for the zone and the hierarchy of centres, including:</p> <p>... 7. Community correction facilities activity; ... 10. Residential activities above ground floor level <u>or not located on a road frontage</u>; ...</p>	Accept in part.	Yes.
Ministry of Education	400.136	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Support	Support MUZ-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 MUZ-P2 (Enabled activities) as notified.	Accept in part.	No.
Willis Bond and Company Limited	416.103	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Support	Supports allowing a wide range of activities.	Retain MUZ-P1 (Enabled activities) as notified.	Accept in part.	No.
McDonald's	274.39	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Support in part	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain MUZ-P3 (Managing larger-scale retail activities), subject to amendments as outlined other submission points.	Reject.	No.
McDonald's	274.40	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Amend	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	<p>Seeks addition of the following to MUZ-P3 (Managing larger-scale retail activities) as follows:</p> <p><u>Recognise the functional and operational requirements of activities and development.</u></p>	Reject.	No.

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Restaurant Brands Limited	349.132	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Support	Support	Retain MUZ-P3 (Managing larger-scale retail activities) as notified.	Accept.	No.
Foodstuffs North Island	F523.49	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZP3	Oppose	FSNI submission points 476.37 & 476.38 seek that this policy is amended. Submission point 349.132 seeks to retain MUZ-P3 as notified.	Disallow / Reject submission in part.	Reject.	No.
Woolworths New Zealand	359.70	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Amend	Considers that supermarkets that infringe MUZ-R12 should be able to be accommodated in the zone in MUZ-P3 if there is a functional and operational need and effects on the Centre are managed and this should be reflected in the zone policies. The proposed amendment offers a more appropriate wording relative to the restricted discretionary activity status for 'large' supermarkets within the Mixed-Use zone.	Amend MUZ-P3 (Managing larger-scale retail activities) as follows: Only Allow the establishment of integrated retail activities and large supermarkets in the Mixed Use Zone if it can be demonstrated that they will: 1. Not result in significant adverse impacts on the viability, vitality, role and function of the City Centre or any Metropolitan, Local or Neighbourhood Centres; 2. Not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network and the hierarchy of roads from trip patterns, travel demand or vehicle use; and 3. Be compatible with adjoining land uses; 4. Have an operational or functional need to locate in the zone.	Reject.	No.
Foodstuffs North Island	F523.14	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZP3	Support	Submission point 359.70 supports FSNI submission point 476.37.	Allow	Reject.	No.
Z Energy Limited	361.55	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Support	Supports the Policy as drafted.	Retain MUZ-P3 (Managing larger-scale retail activities) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.623	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Support	Supports MUZ-P3.	Retain MUZ-P3 (Managing larger-scale retail activities) as notified.	Accept.	No.
Foodstuffs North Island	476.36	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	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 MUZ-P3 (Managing larger-scale retail activities) with amendment.	Accept in part.	No.
Foodstuffs North Island	476.37	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Amend	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Amend MUZ-P3 (Managing larger-scale retail activities) to include the following: Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.133	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P4	Support	Support	Retain MUZ-P4 (Heavy industrial activities as notified).	Accept.	No.
Z Energy Limited	361.56	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P4	Support	Supports the Policy as drafted.	Retain MUZ-P4 (Avoiding heavy industrial activities) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.624	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P4	Support	Supports MUZ-P4.	Retain MUZ-P4 (Avoiding heavy industrial activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.134	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P5	Support	Support	Retain MUZ-P5 (Residential activities) as notified.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.266	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P5	Oppose in part	Opposes restrictions on retirement villages being established at ground floor level.	Seeks to delete clause (1) of MUZ-P5 (Residential activities) as notified.	Reject.	No.
Z Energy Limited	361.57	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P5	Support	Supports the Policy as drafted.	Retain MUZ-P5 (Residential activities) as notified.	Accept.	No.

Kāinga Ora Homes and Communities	391.625	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P5	Support in part	Supports MUZ-P5 but seeks amendments to enable ground floor residential at the rear of properties. An amendment is also sought to remove reference to 'reverse sensitivity'. As the purpose of the Mixed Use Zone is to enable compatible activities (including residential) to co-locate those living and working in the zone would anticipate a particular level of amenity which can be managed through other policies, rules and standards.	Retain MUZ-P5 (Residential activities) and seeks amendment.	Accept in part.	No.
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Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
The Retirement Villages Association of New Zealand Incorporated	FS126.157	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZP5	Not specified	The RVA supports the intent of the relief sought, however, The RVA seeks for residential development to be enabled at the ground floor without restriction.	Amend / Disallow the submission point and instead grant the relief sought within The RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.157	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZP5	Not specified	Ryman supports the intent of the relief sought, however, Ryman seeks for residential development to be enabled at the ground floor without restriction.	Amend / Disallow the submission point and instead grant the relief sought within Ryman's primary submission.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.626	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P5	Amend	Supports MUZ-P5 but seeks amendments to enable ground floor residential at the rear of properties. An amendment is also sought to remove reference to 'reverse sensitivity'. As the purpose of the Mixed Use Zone is to enable compatible activities (including residential) to co-locate those living and working in the zone would anticipate a particular level of amenity which can be managed through other policies, rules and standards.	Amend MUZ-P5 (Residential activities) as follows: Ensure the ongoing functional use of the Mixed Use Zone for a range of business uses by: 1. Restricting residential activities being established at the ground floor level of buildings except where they are not located on a road frontage ; and 2. Ensuring residential activities are designed and constructed to provide good on-site amenity and to avoid reverse sensitivity effects on non-residential activities within the zone.	Reject.	No.
Restaurant Brands Limited	349.135	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P6	Support	Support	Retain MUZ-P6 (Design of new development) as notified.	Accept in part.	No.
Z Energy Limited	361.58	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P6	Support	Supports the Policy as drafted. In particular, Policy MUZ-P6 (Design of new development) which encourages a high standard of built form and amenity, while enabling innovation and choice in the design of new built development to reflect the diverse neighbourhood context of the MUZ. This is appropriate as it recognises that some activities may have an operational need for site design, such as service stations.	Retain MUZ-P6 (Design of new development) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.627	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P6	Support	Supports MUZ-P6.	Retain MUZ-P6 (Design of new development) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.136	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P7	Support	Support	Retain MUZ-P7 (Zone interfaces) as notified.	Accept.	No.
Z Energy Limited	361.59	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P7	Support	Supports the Policy as drafted.	Retain MUZ-P7 (Zone interfaces) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.628	Commercial and mixed use Zones / Mixed Use Zone / MUZ-P7	Support	Supports MUZ-P7.	Retain MUZ-P7 (Zone interfaces) as notified.	Accept.	No.
McDonald's	274.41	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R1	Support	Supports that commercial activities (McDonald's restaurants) are permitted activities in the COMZ, MUZ and GIZ	Retain MUZ-R1 (Commercial activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.137	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R1	Support	Support	Retain MUZ-R1 (Commercial activities) as notified.	Accept.	No.
Z Energy Limited	361.60	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R1	Support in part	MUZ-R1 is supported as it provides for commercial activities, excluding integrated retail activities and supermarkets as a permitted activity.	Retain MUZ-R1 (Commercial activities) with amendment.	Accept in part.	No.
Z Energy Limited	361.61	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R1	Amend	Considers that MUZ-R1 should be clarified to state whether a yard-based retail activity would sit within this rule framework, as yard-based retail activities do not have a specific rule in the MUZ.	Seeks to clarify MUZ-R1 (Commercial activities) and whether yard-based retail activities (i.e. service stations) would be a commercial activity in the MUZ under Rule MUZ-R1 given that there is no other rule for a more specific activity (such as a service station or yard-based retail activity), or whether they are caught as "All other Activities" under Rule MUZ-R13.	Reject.	No.

Ministry of Education	400.137	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R3	Support	Supports MUZ-R3 as it provides for educational facilities as a permitted activity.	Retain MUZ-R3 (Educational facilities) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.282	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R5	Support	Supports rule as it permits the establishment of emergency service facilities in the MUZ	Retain MUZ-R5 (Residential activities) as notified.	Accept.	No.
Ara Poutama Aotearoa the Department of Corrections	240.48	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R6	Support in part	Considers that there is a minor drafting error within the Mixed Use Zone Policy MUZ-P2.7 and Rule MUZ-R6, whereby "community corrections facilities" are referenced; this needs to be amended to reflect correct terminology in the PDP definition (i.e. "community corrections activities").	Supports MUZ-R6 (Community corrections facilities), with amendment.	Accept.	No.

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Ara Poutama Aotearoa the Department of Corrections	240.49	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R6	Amend	Considers that there is a minor drafting error within the Mixed Use Zone Policy MUZ-P2.7 and Rule MUZ-R6, whereby "community corrections facilities" are referenced; this needs to be amended to reflect correct terminology in the PDP definition (i.e. "community corrections activities").	Amend MUZ-R6 (Community corrections facilities) as follows: Community corrections facilities activities	Accept.	Yes.
Ara Poutama Aotearoa the Department of Corrections	240.50	Commercial and mixed use Zones / Mixed Use Zone / MUZ-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 MUZ-R10 (Residential Activities) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.629	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R10	Support in part	Generally supports residential activities being permitted in MUZ-R10 and supports activities being precluded from public notification but seeks amendments to: a. enable residential activities at ground floor where they are to the rear of a non-residential building.	Retain MUZ-R10 (Residential activities) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.630	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R10	Amend	Generally supports residential activities being permitted in MUZ-R10 and supports activities being precluded from public notification but seeks amendments to: a. enable residential activities at ground floor where they are to the rear of a non-residential building.	Amend MUZ-R10 (Residential activities) as follows: 1. Activity status: Permitted where: a. The activity is located above ground floor level <u>or located in a building that does not have a road frontage.</u> 2. Activity status: Restricted Discretionary where: a. Compliance with the requirements of MUZ-R10.1 cannot be achieved. Matters of discretion are: ... 4. The effect on the visual quality character of the streetscape and the extent to which the development contributes to or detracts from the pedestrian environment; and ...	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.158	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR10	Not specified	The RVA supports the intent of the relief sought, however, The RVA seeks for new rules to be included specifically for retirement villages in line with its primary submission.	Amend / Allow the submission point, subject to the relief sought within The RVA's primary submission regarding the changes sought for retirement villages under MUZ-R16.	Reject.	No.
Ryman Healthcare Limited	FS128.158	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR10	Not specified	Ryman supports the intent of the relief sought, however, Ryman seeks for new rules to be included specifically for retirement villages in line with its primary submission.	Amend / Allow the submission point, subject to the relief sought within Ryman's primary submission regarding the changes sought for retirement villages under MUZ-R16.	Reject.	No.
Woolworths New Zealand	359.71	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R12	Support in part	The provisions of the Mixed-Use Zone enable the establishment of a supermarket up to 1500m2 GFA under standard MUZ-R12 are supported (noting that the building proper would require consent for being greater than 500m2). To infringe this standard requires restricted discretionary activity consent with consideration required to be had to matters listed in MUZ-P3. This activity status to infringe the GFA standard is supported. However, the inclusion of a note underneath standard MUZ-R12 in the Mixed-Use Zone is opposed by Woolworths as it specifies that Council will not apply a permitted baseline assessment when considering the effects of supermarkets that cannot comply with the GFA standard. Woolworths considers that this is an unnecessary inclusion relative to the restricted discretionary activity status which otherwise conveys that larger supermarkets could be generally considered appropriate in the zone (noting the aforementioned issue that large supermarkets are not expressly provided for in any of the Centre Zones).	Retain MUZ-R12 (Supermarkets) with amendments.	Accept in part.	No.

Woolworths New Zealand	359.72	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R12	Amend	Considers that the purpose of the Mixed-Use Zone is to accommodate a variety of activities, and this is reflected in the zone objectives and policies. The exclusion of the permitted baseline is unnecessary relative to the restricted discretionary activity status which otherwise conveys that larger supermarkets could be generally considered appropriate in the zone.	Amend MUZ-R12.2 (Supermarkets) as follows: 2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MUZ-R12.1 cannot be achieved. Matters of discretion are: 1. The matters in MUZ-P3. The Council will not apply a permitted baseline assessment when considering the effects of supermarkets that cannot comply with MUZ-R12.1.	Accept.	Yes.
Foodstuffs North Island	FS23.15	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR12	Support	FSNI supports submission point 359.72 as the exclusion of the permitted baseline is unnecessary relative to the restricted discretionary activity status and could make it more difficult to consent supermarket activities. [[Inferred reference to submission 359.72]]	Allow	Accept.	No.
Z Energy Limited	361.62	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R13	Support in part	MUZ-R13 is supported on the principle of the 'catch-all' other activity rule. However, clarification is needed on yard-based retail activity.	Retain MUZ-R13 (All other activities) with amendment.	Accept in part.	No.

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Z Energy Limited	361.63	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R13	Amend	Clarification of MUZ-R13 is sought on whether a yard-based retail activity (i.e. service station) would sit within this rule framework.	Seeks to clarify MUZ-R13 (All other activities) and whether yard-based retail activities would be subject to this rule or rule MUZ-R1 (Commercial activities).	Reject.	No.
Fire and Emergency New Zealand	273.283	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R14	Support	Supports the rule as the demolition or removal of buildings and structures within the MUZ are a permitted activity.	Retain MUZ-R14 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Restaurant Brands Limited	349.138	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R14	Support	Support	Retain MUZ-R14 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.284	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R15	Support	Supports the rule as the demolition or removal of buildings and structures within the MUZ are a permitted activity.	Retain MUZ-R15 (Demolition or removal of buildings and structures) as notified.	Accept.	No.
Restaurant Brands Limited	349.139	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R15	Support	Support	Retain MUZ-R15 (Demolition or removal of buildings and structures) as notified.	Accept.	No.
Greater Wellington Regional Council	351.274	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R15	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain MUZ-R15 (Demolition or removal of buildings and structures) with amendment.	Accept in part.	No.
Greater Wellington Regional Council	351.275	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R15	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend MUZ-R15 (Demolition or removal of buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.	Reject.	No.
Fire and Emergency New Zealand	273.285	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Support	Supports the rule as the construction or, or additions and alterations to, buildings and structures within the MUZ are a permitted activity	Retain MUZ-R16 (Construction of or additions and alterations to buildings and structures) as notified.	Accept in part.	No.

Restaurant Brands Limited	349.140	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	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 MUZ is sufficient to ensure that development achieves a "good quality, well-functioning environment" as required by MUZ-O3.	Amend MUZ-16 (Construction of, or additions and alterations to, buildings and structures) as follows: Matters of discretion are: ... 4. The extent of compliance with MUZ-S8, MUZ-S9 and MUZ-S10 for any part of the building used for residential activities; and 5. The Centres and Mixed-Use Design Guide; and 6.5. The Residential Design Guides for any part of a building used for residential activities.	Accept.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.267	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Amend	Supports the construction of, or additions and alterations to, buildings and structures being a permitted or restricted discretionary activity under MUZ-R16. Does not oppose the inclusion of the matters of discretion in Clauses 2, 3 and 4 relating to the extent and effect on non-compliance with the requirements of MUZ-S1-S11. 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. 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 5 and 6 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 MUZ-R16 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 MUZ-R16 that complies with MUZ-S1, MUZ-S2, MUZ-S3 and LCZ-S5 should be precluded from being limited notified.	Retain MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment as follows: 2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of MUZ-R16.1 cannot be achieved. Matters of discretion are: 1. The matters in MUZ-P2, MUZ-P5, MUZ-P6 and MUZ-P7 (this clause is not applicable to retirement villages); 2. The extent and effect of non-compliance with MUZ-S1, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S7 and MUZ-S11 as specified in the associated assessment criteria for the infringing standards; 3. The extent of compliance with MUZ-S2; 4. The extent of compliance with MUZ-S8, MUZ-S9 and MUZ-S10 for any part of the building used for residential activities; 5. The Centres and Mixed-Use Design Guide (this clause is not applicable to retirement villages); 6. The Residential Design Guide (this clause is not applicable to retirement villages); 7. For retirement villages: i. The effects of the retirement village on the safety of adjacent streets or public open spaces; ii. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length; iii. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces; iv. When assessing the matters in 2(a)(2), and 2(a)(4)(i) – (iii), consider:	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Woolworths New Zealand	359.73	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Amend	Considers that MUZ-R16.2 should be amended to establish matters of discretion specific to supermarket buildings that infringe MUZ-R16.1 standards. There are also 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 this is excluded from the matters of discretion for new supermarket buildings. The proposed amendment directly correlates to the amendments proposed under standard MUZ-S6.	Amend MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) as follows: 2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MUZ-R16.1 cannot be achieved. Matters of discretion are: 1. The matters in MUZ-P2, MUZ-P5, MUZ-P6 and MUZ-P7 <u>excluding for supermarkets exceeding MUZ-S6</u> ; 2. <u>For supermarkets exceeding MUZ-S6 the matters in MUZ-P2, MUZ-P3, MUZ-P6, and MUZ-P7</u> ; 3. The extent and effect of non-compliance with MUZ-S1, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S7 and MUZ-S11 as specified in the associated assessment criteria for the infringing standards; 3 4. The extent of compliance with MUZ-S2; 5. The extent of compliance with MUZ-S8, MUZ-S9 and MUZ-S10 for any part of the building used for residential activities; 6. The Centres and Mixed-Use Design Guide (<u>excluding supermarkets</u>); and 7. The Residential Design Guides for any part of a building used for residential activities.	Reject.	No.
Foodstuffs North Island	FS23.16	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR16	Support	Submission point 359.73 supports FSNI submission points 476.1 and 476.102.	Allow / Allow submission in part.	Reject.	No.

Kāinga Ora Homes and Communities	391.631	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Support in part	Supports MUZ-R16 in part, particularly the preclusion public and limited notification. Seek amendments to this rule to remove direct reference to the design guide as design guides should be removed from the Plan and treated as a non-statutory tool outside of the District Plan. Amendments have been sought to articulate the urban design outcomes that are sought and to recognise changing amenity in accordance with the NPSUD. If this is not accepted, seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to.	Retain MUZ-R16 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.632	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Amend	Supports MUZ-R16 in part, particularly the preclusion public and limited notification. Seek amendments to this rule to remove direct reference to the design guide as design guides should be removed from the Plan and treated as a non-statutory tool outside of the District Plan. Amendments have been sought to articulate the urban design outcomes that are sought and to recognise changing amenity in accordance with the NPSUD. If this is not accepted, seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to.	Amend MUZ-R16.2 (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 MUZ-R16.1 cannot be achieved. Matters of discretion are : ... 5. The Centres and Mixed Use Design Guide; and 65. The Residential Design Guides for any part of a building used for residential activities. The extent to which the following centres and residential urban design outcomes are achieved where relevant: a. Provides an effective public private interface; b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood; c. Provides high quality buildings. d. Respond to the natural environment. <u>Note: Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u> ...	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.159	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR16	Not specified	The RVA supports the intent of the relief sought, however, The RVA seeks for new rules to be included specifically for retirement villages in line with its primary submission.	Amend / Allow the submission point, subject to the relief sought within The RVA's primary submission regarding the changes sought for retirement villages under MUZ-R16.	Accept in part.	No.
Ryman Healthcare Limited	FS128.159	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR16	Not specified	Ryman supports the intent of the relief sought, however, Ryman seeks for new rules to be included specifically for retirement villages in line with its primary submission.	Amend / Allow the submission point, subject to the relief sought within Ryman's primary submission regarding the changes sought for retirement villages under MUZ-R16.	Accept in part.	No.
Investore Property Limited	405.80	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	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 MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.	Accept in part.	Yes.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
The Retirement Villages Association of New Zealand Incorporated	FS126.95	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR16	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	FS128.95	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR16	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	405.81	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	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 MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.96	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR16	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	FS128.96	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR16	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.
Miriam Moore	433.17	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Support in part	Considers that the 12 to 15m height limit should apply to Rule 16.1 if the development is for residential use.	Clarify with MUZ-R16 (Construction of, or additions and alterations to, buildings and structures) that all new residential development is subject to the heights specified in MUZ-S2.	Reject.	No.
Fire and Emergency New Zealand	273.286	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Support in part	Supports this rule insofar 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 MUZ-R17 (Conversion of buildings or parts of buildings for residential activities), with amendment.	Accept in part.	No.
Fire and Emergency New Zealand	273.287	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Amend	Supports this rule insofar as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure, including for the purposes of firefighting.	Amend MUZ-R17 (Conversion of buildings or parts of buildings for residential activities) as follows: Matters of discretion are: ... 3. The Residential Design Guide; and 4. The extent to which the conversion enables the ground floor level to be used or adapted for future non-residential activities; and 5. The availability and connection to existing or planned three waters infrastructure, including for firefighting purposes.	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.40	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR17	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	Reject.	No.
Ryman Healthcare Limited	FS128.40	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR17	Oppose	Ryman opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Reject.	No.
Kāinga Ora Homes and Communities	391.633	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Support in part	Supports this rule in part, and particularly supports the preclusion of public and limited notification. Considers amendments are required to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought.	Retain MUZ-R17 (Conversion of buildings or parts of buildings for residential activities) and seeks amendment.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.634	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Amend	Considers amendments are required to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought.	Retain MUZ-R17 (Conversion of buildings or parts of buildings for residential activities) and seeks amendment as follows: 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MUZ-P2 and MUZ-P5; 2. The extent of compliance with standards MUZ-S8, and MUZ-S9 and MUZ-S10; 3. The Residential Design Guide extent to which the following residential urban design outcomes are achieved: a. Provides an effective public private interface; b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood; c. Provides high quality buildings; d. Responds to the natural environment; and 4. The extent to which the conversion enables the ground floor level to be used or adapted for future non-residential activities.	Accept in part.	Yes.
Investore Property Limited	405.82	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	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 MUZ-R17.1 (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	FS126.97	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR17	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	FS128.97	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR17	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	405.83	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	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 MUZ-R17.1 (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.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.98	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR17	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	FS128.98	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZR17	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.
Miriam Moore	433.18	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Support in part	Considers that the 12 to 15m height limit should apply to Rule 17 if the development is for residential use.	Clarify with MUZ-R17 (Conversion of buildings or parts of buildings for residential activities) that all new residential development is subject to the heights specified in MUZ-S2.	Reject.	No.
Fire and Emergency New Zealand	273.288	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R18	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 MUZ-R18 (Outdoor storage areas), with amendment.	Accept in part.	No.
Fire and Emergency New Zealand	273.289	Commercial and mixed use Zones / Mixed Use Zone / MUZ-R18	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 MUZ-R18 (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.
Tawa Residential Ventures Ltd	71.1	Mapping / Mapping General / Mapping	Amend	Considers that 4 William Earp Place is suitable for multi-storey residential apartment development for the following reasons:	Amend Height Control Area layer with respect to 4 William Earp Place to reflect height change requested.	Reject.	No.
Tawa Residential Ventures Ltd	71.2	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Amend	Amend the height control at 4 William Earp Place in Tawa to 21m instead of 12m. This is to allow for multi-storey apartment development.	Amend the height control at MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) for 4 William Earp Place from 12m to 21m.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Tawa Business Group	107.19	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Amend	Considers that the Tawa Junction site (10 Surrey Street) is unique to other MUZ areas in Wellington as it adjoins a HRZ which has a permitted building height of 21m. The Tawa Junction is also well separated from nearby residential properties and is within a walkable 'rapid transport' catchment.	Amend MUZ-S1 (Maximum height purposes of MUZ-R16.1) to increase the maximum permitted height within the Mixed Use Zone in relation to the Tawa Junction site to 22m (creating a new 'Height control area 5').	Reject.	No.

Wakefield Property Holdings Ltd	108.1	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Amend	<p>Considers that the Tawa Junction site (10 Surrey Street) is unique to other MUZ areas in Wellington as it adjoins a HRZ which has a permitted building height of 21m.</p> <p>The Tawa Junction immediate area is within a walkable 'rapid transport' catchment and is also well separated from surrounding residential properties.</p> <p>Considers that given the separation distance from residential properties, a building of 22m in height will not result in any adverse streetscape, visual amenity, dominance, privacy or shading effects, and would enable the level of additional residential accommodation within the site to be increased.</p> <p>Considers that as the proposed and discretionary building height control of 18m for the Miramar (Ropa Lane, Maupuia Road) MUZ is interfacing a 14m residential heights MRZ this appropriately graduates from a denser 'mixed commercial and residential' form with greater heights, down to lower 'residential zone' heights. The scenario at Tawa Junction however suggests the opposite with the MUZ permitted height standard being 6m lesser than the adjoining residential properties.</p> <p>[Refer to original submission for full reasons].</p>	Amend MUZ-S1 (Maximum height purposes of MUZ-R16.1) to increase the maximum permitted height within the Mixed Use Zone in relation to the Tawa Junction site to 22m (creating a new 'Height control area 5').	Reject.	No.
Halfway House Heritage Gardeners	203.4	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Amend	<p>Opposes the height controls for 236 and 238 Middleton as considers this does not meet the National Policy Standard for housing as this is not a city centre or on a railway line and there are no neighbourhood shops. Considers that garden centre at 238 Middleton Road would no longer be able to exist if the 15m height control was implemented.</p> <p>The properties bound onto the adjacent public reserve which is a gazetted Historic Reserve, with a scheduled heritage building, (the Halfway House) and a heritage garden. Considers that the heights will impact on this reserve and garden, and does not meet documents such as Heritage Design Guide and Conservation Plan [Refer to original submission for full reason].</p>	Amend MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) so that Glenside has a maximum height limit of 15m. [Inferred decision requested]	Accept in part.	No.
Rongotai Investments Limited	269.1	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Amend	Considers the Rongotai South Mixed Use Zone Height Control limits to be inconsistent with the surrounding area [Refer to original submission for full reason].	Seeks to increase Rongotai South Mixed Use Zone Height Control A,B,C and D to 20m	Reject.	No.
Fire and Emergency New Zealand	273.290	Commercial and mixed use Zones / Mixed Use Zone / MUZ-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 MUZ-S1 (Maximum height for the purposes of MUZ-R16.1), with amendment.	Accept in part.	No.
Fire and Emergency New Zealand	273.291	Commercial and mixed use Zones / Mixed Use Zone / MUZ-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 MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) as follows: This standard does not apply to: ... 3. 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 4. Lift overruns provided these do not exceed the height by more than 4m; and 5. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.	Reject.	No.
Restaurant Brands Limited	349.141	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Support	Support	Retain MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.635	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Support in part	Considers that amendments are required to MUZ-S1 to provide for building heights of at least 22 m in all Mixed Use Zone Areas to provide for appropriate levels of density. Considers that the fence height should be enabled up to 2 m.	Retain MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) and seeks amendment.	Accept in part.	No.
Greater Wellington Regional Council	FS84.44	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZS1	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
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Kāinga Ora Homes and Communities	391.636	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Amend	Considers that amendments are required to MUZ-S1 to provide for building heights of at least 22 m in all Mixed Use Zone Areas to provide for appropriate levels of density. Considers that the fence height should be enabled up to 2 m.	Amend MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) as follows: 1. The following maximum height limits above ground level must be complied with: Buildings and structures must not exceed a maximum height of 22m above ground level. Location Limit Height control area 1 Newtown South Greta Point Tawa South Takapu Island Tauhinu Road Rongotai South Mixed Use Zone Height Control A Rongotai South Mixed Use Zone Height Control B Shelly Bay 12 metres	Reject.	No.
Greater Wellington Regional Council	FS84.45	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZS1	Oppose	Greater Wellington oppose enabling further intensified development unless there are the necessary controls to manage potential effects of water bodies and freshwater ecosystems to give effect to the NPS-FM and have regard to Proposed RPS Change 1. Greater Wellington also consider that any further intensification will not be feasible unless there is investment in associated infrastructure.	Disallow / Seeks that additional provisions are included to give effect to the NPS-FM and have regard to proposed RPS change 1 to manage the effects of urban development on freshwater.	Accept.	No.
Polish Association in New Zealand Incorporated	FS88.1	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZS1	Support	Support MUZ-S1 that Mixed Use Zones are classified with a maximum building height limit of 22m. Specifically, the Newtown south MUZ centred on Arney St, Newtown, is surrounded by local centre (22m) and high density residential (21m) zones, therefore it is blatantly unfair to current and future property owners within this MUZ to have a restriction of 12m when surrounded by 21m and 22m zones.	Allow / Seeks that the part of the submission to allow a maximum building height of 22m in mixed use zones be allowed (and specifically for the Newtown south MUZ centred on Arney St, Newtown).	Reject.	No.
Rongotai Investments Ltd	FS92.1	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZS1	Support	Considers that the amendments proposed by Kāinga Ora are similar to the submission proposed by Rongotai Investments.	Allow / Seeks that standard is deleted and replaced with the following: "Buildings and structures must not exceed a maximum height of 22m above ground Level" [Inferred decision requested]	Reject.	No.
Investore Property Limited	405.84	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Oppose in part	Considers that the height limit for the Tawa Site at 5 William Earp Place and surrounding Mixed Use zone should be increased to 18m. This height is appropriate having regard to the location of the site, and its boundaries with State highway 1, Main Road and the railway line.	Opposes MUZ-S1.1 (Maximum height for the purposes of MUZ-R16.1) and seeks amendment .	Accept in part.	No.
Investore Property Limited	405.85	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Amend	Considers that the height limit for the Tawa Site at 5 William Earp Place and surrounding Mixed Use zone should be increased to 18m. This height is appropriate having regard to the location of the site, and its boundaries with State highway 1, Main Road and the railway line.	Amend MUZ-S1.1 (Maximum height for the purposes of MUZ-R16.1) to provide for the Mixed Use zone applying to 5 William Earp Place to have a permitted height of 18m (height control area 4).	Accept.	Yes.
Tawa Business Group	107.20	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Support	Considers that the Tawa Junction site (10 Surrey Street) is unique to other MUZ areas in Wellington as it adjoins a HRZ which has a permitted building height of 21m. The Tawa Junction is also well separated from nearby residential properties and is within a walkable 'rapid transport' catchment.	Retain MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) as notified (so that the Tawa Junction Height control is 22m).	Accept in part.	Yes.
Wakefield Property Holdings Ltd	108.2	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Support	Considers that the Tawa Junction site (10 Surrey Street) is unique to other MUZ areas in Wellington as it adjoins a HRZ which has a permitted building height of 21m. The Tawa Junction immediate area is within a walkable 'rapid transport' catchment and is also well separated from surrounding residential properties. Considers that given the separation distance from residential properties, a building of 22m in height will not result in any adverse streetscape, visual amenity, dominance, privacy or shading effects, and would enable the level of additional residential accommodation within the site to be increased. Considers that as the proposed and discretionary building height control of 18m for the Miramar (Ropa Lane, Maupuia Road) MUZ is interfacing a 14m residential heights MRZ this appropriately graduates from a denser 'mixed commercial and residential' form with greater heights, down to lower 'residential zone' heights. The scenario at Tawa Junction however suggests the opposite with the MUZ permitted height standard being 6m lesser than the adjoining residential properties. [Refer to original submission for full reasons].	Retain MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) as notified (so that the Tawa Junction Height control is 22m).	Accept in part.	Yes.
Halfway House Heritage Gardeners	203.5	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Oppose in part	Considers that mention of Glenside in MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) Height Control Area 5 (22.5m) appears to be a mistake. The height controls for 236 and 238 Middleton Road, Glenside are confusing as the interactive maps, property reports and Mixed Use zones do not match. There is no reference to Glenside in MUZ-S1.	Opposes the inclusion of Glenside in MUZ-S2 (Height Control Area 5).	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Halfway House Heritage Gardeners	203.6	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Amend	Considers that mention of Glenside in MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) Height Control Area 5 (22.5m) appears to be a mistake. The height controls for 236 and 238 Middleton Road, Glenside are confusing as the interactive maps, property reports and Mixed Use zones do not match.	Amend MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) as follows: ... Height Control Area 5 Glenside Kaiwharawhara Sar Street Kilbirnie North Miramar: Park Road and Weka Street	Reject.	No.
Halfway House Heritage Gardeners	203.7	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Amend	Opposes the height controls for 236 and 238 Middleton as considers this does not meet the National Policy Standard for housing as this is not a city centre or on a railway line and there are no neighbourhood shops. Considers that garden centre at 238 Middleton Road would no longer be able to exist if the 15m height control was implemented. The properties bound onto the adjacent public reserve which is a gazetted Historic Reserve, with a scheduled heritage building, (the Halfway House) and a heritage garden. Considers that the heights will impact on this reserve and garden, and does not meet documents such as Heritage Design Guide and Conservation Plan. [Refer to original submission for full reason]	Amend MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) so that Glenside has a maximum height limit of 15m. [Inferred decision requested]	Reject.	No.
Rongotai Investments Limited	269.2	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Amend	Considers the Rongotai South Mixed Use Zone Height Control limits to be inconsistent with the surrounding area [Refer to original submission for full reason].	Seeks to increase Rongotai South Mixed Use Zone Height Control A,B,C and D to 20m	Reject.	No.
Restaurant Brands Limited	349.142	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Support	Support	Retain MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) as notified.	Accept.	No.
Kāinga Ora Homes and Communities	391.637	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Oppose	Opposes MUZ-S2 and for single maximum height standard to apply to the zone.	Delete MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) in its entirety as notified.	Reject.	No.
Investore Property Limited	405.86	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) as notified.	Accept.	No.
Miriam Moore	433.19	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Amend	Seeks clarification as to whether an existing building was converted to residential, with additions made to it, would fall under this rule. Proposes that MUZ-R16.1 and/or MUZR17 allow the height limits outlined in MUZ-S2 if the additions in height are for residential use. Notes that some buildings may have an appropriate base to add residential on.	Clarify that all new residential height is the heights specified in MUZ-S2 (Maximum height for the purposes of MUZ-R16.2).	Reject.	No.
Halfway House Heritage Gardeners	203.8	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Amend	Considers that the application of a recession plane standard to sites adjoining scheduled heritage will to some extent avoid the adverse effects of visual dominance which can arise when new buildings are out of scale with the existing environment. [Refer to original submission for full reason]. Considers council meeting sought to include recession planes for sites adjacent to Open Space B however these properties have been overlooked in Proposed District Plan.	Amend MUZ-S3 (Height in relation to boundary) to 3 metres and 45 degrees for 236 Middleton Road and 238 Middleton Road.	Accept in part.	Yes.
Fire and Emergency New Zealand	273.292	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Support in part	Seeks the inclusion of an exemption for emergency facilities and associated hose drying towers for the reasons set out in the previous feedback point on MUZ-S1.	Supports MUZ-S3 (Height in relation to boundary), with amendment.	Accept in part.	No.
Fire and Emergency New Zealand	273.293	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Amend	Seeks the inclusion of an exemption for emergency facilities and associated hose drying towers for the reasons set out in the previous feedback point on MUZ-S1.	Amend MUZ-S3 (Height in relation to boundary) as follows: This standard does not apply to: ... 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. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically; and	Reject.	No.

					f. Emergency facilities up to 9m in height and associated hose drying towers up to 15m in height.		
Restaurant Brands Limited	349.143	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Support	Support	Retain MUZ-S3 (Height in relation to boundary) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.638	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Support	Considers that amendments to MUZ-S3 are required to achieve consistency with any changes sought to MUZ-S1 and MUZ-S2.	Retain MUZ-S2 (Height in relation to boundary) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.639	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Amend	Considers that amendments to MUZ-S3 are required to achieve consistency with any changes sought to MUZ-S1 and MUZ-S2.	Seeks to amend MUZ-S2 (Height in relation to boundary) to align with changes sought to MUZ-S1 and MUZ-S2.	Reject.	No.
McDonald's	274.42	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S4	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 MUZ-S4 (Minimum ground floor height in its entirety.	Reject.	No.
Restaurant Brands Limited	349.144	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S4	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 MUZ-S4 (Minimum ground floor height) in its entirety.	Reject.	No.
Foodstuffs North Island	F523.50	Part 3 / Commercial and mixed/ Mixed Use Zone / MUZ-S4 use Zones	Support	Submission point 349.144 supports FSNi submission point 476.38.	Allow	Reject.	No.
Foodstuffs North Island	476.38	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S4	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 MUZ-S4 (Minimum ground floor height) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.145	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S5	Support	Support	Retain MUZ-S5 (Windows adjacent to residential zones) as notified.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.640	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S5	Support in part	Generally supports MUZ-S5, however, considers that as the intent is to maintain privacy for residential units' amendments are sought to exclude the provisions from applying to windows in residential units in the MUZ as the effects are comparable to those experienced between residential units in residential zones.	Retain MUZ-S5 (Windows adjacent to Residential Zones) and seeks amendment.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.641	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S5	Amend	Generally supports MUZ-S5, however, considers that as the intent is to maintain privacy for residential units' amendments are sought to exclude the provisions from applying to windows in residential units in the MUZ as the effects are comparable to those experienced between residential units in residential zones.	Amend MUZ-S5 (Windows adjacent to Residential Zones) and seeks amendment as follows: 1. <u>Except for windows in a residential unit</u> opaque privacy glazing must be installed in windows where:	Accept.	Yes.
Restaurant Brands Limited	349.146	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S6	Support	Support	Retain MUZ-S6 (Maximum gross floor area of buildings) as notified.	Accept in part.	No.
Woolworths New Zealand	359.74	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S6	Amend	Considers that MUZ-S6 should be amended to establish a baseline for the development of supermarket buildings in the MUZ which is in line with the scale established under MUZ-R12. This is considered a commensurate response given the typical scale of supermarket buildings in this zone.	Amend MUZ-S6 (Maximum gross floor area of buildings) as follows: 1. Any building (except for supermarkets) must not exceed a maximum gross floor area of 500m2. 2. <u>Any supermarket building must not exceed a maximum gross floor area of 1500m2</u>	Reject.	No.

Foodstuffs North Island	FS23.17	Part 3 / Commercial and mixed use Zones / Mixed Use Zone / MUZ56	Support	Submitter agrees with amendment in submission point 359.74.	Allow	Accept.	No.
Kāinga Ora Homes and Communities	391.642	Commercial and mixed use Zones / Mixed Use Zone / MUZ-56	Oppose	Opposes MUZ-56 as it constrains development and design flexibility, and it is not clear what positive outcome it achieves. Considers that MUZ-R11 & MUZ-R12 provide limits for integrated retail activity and supermarket floor areas and so it is unclear what the purpose of this rule is as it would unnecessarily constrain those developments.	Delete MUZ-56 (Maximum gross floor area of buildings) in its entirety as notified.	Reject.	No.
VictLabour	414.38	Commercial and mixed use Zones / Mixed Use Zone / MUZ-56	Amend	Considers the maximum permitted building gross floor area standard (MUZ-56) of 500m2 may not be reasonable and should be extended or removed in order to support greater density and further development in these zones. Considers that cost efficiencies that may occur at larger scale developments and the ability this provides for a range of housing types to be catered for as well as more shared spaces and facilities.	Seeks that the permitted building activity standard of 500m2 in MUZ-56 (Maximum gross floor area of buildings) be removed.	Reject.	No.
VictLabour	414.39	Commercial and mixed use Zones / Mixed Use Zone / MUZ-56	Oppose in part	Considers the maximum permitted building gross floor area standard (MUZ-56) of 500m2 may not be reasonable and should be extended or removed in order to support greater density and further development in these zones. Considers that cost efficiencies that may occur at larger scale developments and the ability this provides for a range of housing types to be catered for as well as more shared spaces and facilities.	Seeks that the permitted building activity standard of 500m2 in MUZ-56 (Maximum gross floor area of buildings) be removed.	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
VictLabour	414.40	Commercial and mixed use Zones / Mixed Use Zone / MUZ-56	Amend	Considers the maximum permitted building gross floor area standard (MUZ-56) of 500m2 may not be reasonable and should be extended or removed in order to support greater density and further development in these zones. Considers that cost efficiencies that may occur at larger scale developments and the ability this provides for a range of housing types to be catered for as well as more shared spaces and facilities.	Seeks that the permitted building activity standard of 500m2 in MUZ-56 (Maximum gross floor area of buildings) be increased.	Reject.	No.
Willis Bond and Company Limited	416.104	Commercial and mixed use Zones / Mixed Use Zone / MUZ-56	Oppose	Considers the gross floor area cap is overly restrictive and we do not consider there is good evidence for such a cap. 500m2 is a very low gross floor area and will hinder development.	Delete MUZ-56 (Maximum gross floor area of buildings) in its entirety.	Reject.	No.
Willis Bond and Company Limited	416.105	Commercial and mixed use Zones / Mixed Use Zone / MUZ-56	Oppose	Considers the gross floor area cap is overly restrictive and we do not consider there is good evidence for such a cap. 500m2 is a very low gross floor area and will hinder development.	Amend MUZ-56 (Maximum gross floor area of buildings) to significantly increase the cap.	Reject.	No.
Restaurant Brands Limited	349.147	Commercial and mixed use Zones / Mixed Use Zone / MUZ-57	Support	Support	Retain MUZ-57 (Verandah control) as notified.	Accept in part.	No.
Z Energy Limited	361.64	Commercial and mixed use Zones / Mixed Use Zone / MUZ-57	Support in part	MUZ-57 is partially supported for its intent as it relates to specific sites identified on the Planning Maps with a 'verandah control'.	Retain MUZ-57 (Verandah control) with amendment.	Accept in part.	No.
Z Energy Limited	361.65	Commercial and mixed use Zones / Mixed Use Zone / MUZ-57	Amend	Considers that MUZ-57 should be amended to provide an exception to MUZ-57 where there is a functional requirement for a building not to contain a verandah. the performance standard would apply if Z Energy was seeking consent for a building or structure and requires a verandah to extend the full width of the building elevation. This is not practical in the context of a service station, where the buildings on the site are usually a canopy over the refuelling area and the ancillary retail building to one side or to the rear. (Option A)	Amend MUZ-57 (Verandah control) as follows: 1. <u>Except where there is a functional requirement for a building to not contain a verandah</u> , any verandah constructed on any building frontage facing a public space, including roads, must:	Reject.	No.
Z Energy Limited	361.66	Commercial and mixed use Zones / Mixed Use Zone / MUZ-57	Amend	Considers that MUZ-57 should be amended to provide an exception to MUZ-57 where there is a functional requirement for a building not to contain a verandah. the performance standard would apply if Z Energy was seeking consent for a building or structure and requires a verandah to extend the full width of the building elevation. This is not practical in the context of a service station, where the buildings on the site are usually a canopy over the refuelling area and the ancillary retail building to one side or to the rear. This exception could also be specific to service stations. (Option B)	Amend MUZ-57 (Verandah control) as follows: ... <u>This standard does not apply to:</u> a. <u>Service stations.</u>	Accept.	Yes.
Kāinga Ora Homes and Communities	391.643	Commercial and mixed use Zones / Mixed Use Zone / MUZ-58	Support in part	Supports MUZ-58 in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility and a smaller studio unit.	Retain MUZ-58 (Minimum residential unit size) and seeks amendment.	Reject.	No.

Kāinga Ora Homes and Communities	391.644	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S8	Amend	Supports MUZ-S8 in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility and a smaller studio unit.	Amend MUZ-S8 (Minimum residential unit size) as follows: 1. Residential units, including dual key units, must meet the following minimum sizes: Residential unit type Minimum net floor area Studio unit 30.5m ² 1 or more bedroom unit 40m ² 2+ bedroom unit 55m ²	Reject.	No.
Willis Bond and Company Limited	416.106	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S8	Oppose	Opposes MUZ-S8 as the submitter considers: - Minimum residential unit sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling.- Health, fire egress and overcrowding issues that arise from small sized dwellings are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum unit sizes do not reflect the policy in MUZ-P1 to offer a range of housing price, type, size and tenure.	Delete MUZ-S8 (Minimum residential unit size) in its entirety.	Reject.	No.
Willis Bond and Company Limited	416.107	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S8	Amend	Opposes MUZ-S8 as the submitter considers: - Minimum residential unit sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling.- Health, fire egress and overcrowding issues that arise from small sized dwellings are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum unit sizes do not reflect the policy in MUZ-P1 to offer a range of housing price, type, size and tenure.	Seeks that if Council does decide to retain minimum residential unit sizes, it should be clearly defined that hotel accommodation, student accommodation and other similar accommodation types are distinct from residential unit sizes. The definition of residential units does not clearly exclude student accommodation and may render it subject to these minimum sizes.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.268	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S9	Oppose in part	Considers retirement villages should be excluded from this standard as in the MRZ and HRZ zones.	Opposes MUZ-S9 (Outdoor living space for residential units) and seeks amendment to exclude 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	391.645	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S9	Support in part	Generally supports MUZ-S9.	Retain MUZ-S9 (Outdoor living space for residential units) as notified.	Accept in part.	No.
Willis Bond and Company Limited	416.108	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S9	Oppose	Opposes MUZ-S9 as the submitter considers: - Minimum outdoor living space sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling.- Health, fire egress and overcrowding issues that arise from lack of outdoor living space are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum outdoor living space sizes do not reflect the policy in MUZ-P1 to offer a range of housing price, type, size and tenure.	Delete MUZ-S9 (Outdoor living space for residential units) in its entirety.	Reject.	No.
Willis Bond and Company Limited	416.109	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S10	Oppose	[No specific reason given beyond decision requested - refer to original submission]	Delete MUZ-S10 (Minimum Outlook space for multi-unit housing). [Inferred decision requested].	Reject.	No.
Yvonne Weeber	340.105	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S11	Support	MUZ-S11 is supported. It is noted that over 50% of the frontage is now a blank façade under a verandah level.	Retain MUZ-S11 (Lyall Bay Parade frontage control) as notified.	Accept.	No.
Willis Bond and Company Limited	416.110	Commercial and mixed use Zones / Mixed Use Zone / MUZ-S11	Amend	Considers there should be more flexibility to breach the standard where the overall design has a positive effect on the streetscape.	Amend MUZ-S11 (Lyall Bay Parade frontage control) as follows: 1.New buildings built on a site adjoining the Open Space Zone and Recreation Zoned land fronting Lyall Parade must be built in alignment with the existing Lyall Parade street frontage or otherwise enhances the streetscape; and ...	Reject.	No.
Z Energy Limited	361.3	Mapping / Retain Zone / Retain Zone	Support	The Mixed Use Zone at the Z service stations in Tawa, Miramar and Kaiwharawhara are supported.	Retain the Mixed Used Zones at 16-18 Main Road (Z Tawa), 27 Miramar Avenue (Z Miramar) and 208 Hutt Road Road (Caltex Old Hutt Road).	Accept.	No.
Simon Ross	37.1	Mapping / Mapping General / Mapping General	Amend	Considers that Mixed Use Zones (Centres Zones) are much too sparse and too small.	Amend mapping to reflect requested changes to zones above.	Reject.	No.

Halfway House Heritage Gardeners	203.2	Mapping / Mapping General / Mapping General	Oppose	Opposes the height controls for 236 and 238 Middleton as considers this does not meet the National Policy Standard for housing as this is not a city centre or on a railway line and there are no neighbourhood shops. Considers that garden centre at 238 Middleton Road would no longer be able to exist if the 15m height control was implemented. The properties bound onto the adjacent public reserve which is a gazetted Historic Reserve, with a scheduled heritage building, (the Halfway House) and a heritage garden. Considers that the heights will impact on this reserve and garden, and does not meet documents such as Heritage Design Guide and Conservation Plan. [Refer to original submission for full reason].	Delete 15m height controls for 236 Middleton Road (Property report 1071659) and 238 Middleton Road (Property report 1071644) and the correlating height controls on the interactive map and anywhere else they may be on the District Plan.	Reject.	No.
Halfway House Heritage Gardeners	203.3	Mapping / Mapping General / Mapping General	Amend	Opposes the height controls for 236 and 238 Middleton as considers this does not meet the National Policy Standard for housing as this is not a city centre or on a railway line and there are no neighbourhood shops. Considers that garden centre at 238 Middleton Road would no longer be able to exist if the 15m height control was implemented. The properties bound onto the adjacent public reserve which is a gazetted Historic Reserve, with a scheduled heritage building, (the Halfway House) and a heritage garden. Considers that the heights will impact on this reserve and garden, and does not meet documents such as Heritage Design Guide and Conservation Plan. [Refer to original submission for full reason].	Amend height control for 236 Middleton Road (Property report 1071659) and 238 Middleton Road (Property report 1071644) and the correlating height controls on the interactive map and anywhere else they may be on the District Plan from 15m to 8m.	Reject.	No.
Taranaki Whānui ki te Upoko o te Ika	389.16	Mapping / Mapping General / Mapping General	Oppose in part	Opposes the extent of the proposed zoning of Shelly Bay Taikuru and the proposed height control limits.	Seeks amendment to zoning of Shelly Bay Taikuru. [Refer to original submission for map]	Accept.	Yes.
Laurence Harger & Ingrid Kölle	F52.16	General / Mapping / Mapping General / Mapping General	Oppose	76 hectares of Watts Peninsula has been set aside by the government as a reserve focused on protecting iwi and military history sites and retaining the value of the natural landscape of the area. Supports the establishment of such a reserve and would like to see it become part of the National Heritage Park proposed by the Buy Back the Bay group. The zoning and overlays of the Proposed District Plan must be kept if the reserve/heritage park is to be a viable option. Taranaki Whānui's requests would remove many protections that have been longstanding and unopposed for decades, which must surely not occur without extensive community engagement. Watts Peninsula, with its ridges and hill lines visible from all over Wellington, should remain undeveloped, which might very well not be the case if the land is rezoned.	Disallow / Seeks that the part of the submission to remove the proposed zoning and overlays on Watts Peninsula be disallowed.	Reject.	No.

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Mary Varnham and Paul O'Regan	F540.16	Mapping / Mapping General / Mapping General	Oppose	From 2011 the 76 hectares of Watts Peninsula has been set aside by the government as a reserve, to incorporate and protect iwi (as well as military) sites and history. Submitter supports this as an appropriate and visionary plan for the peninsula. Submitter supports the proposal of Buy Back the Bay group that the area should become a National Heritage Park. Submitter supports a conservancy model for development and management of this park, to include iwi, government, council, the local community, and organisations such as Forest and Bird and Predator Free Miramar. Disallow all proposals by Taranaki Whānui to remove the proposed zoning and overlays. These provisions are vital to protect the natural values, history and landscape of Watts Peninsula, a prominent feature of Te Whanganui-a-Tara. Supports retaining all provisions in the proposed district plan for Open Space B, Ridgelines and Hilltops, Significant Natural Areas and Special Amenity Landscape. We note the magnificent work done by Predator Free Miramar. Protecting and enhancing the huge gains in bringing back birdlife made should be a primary consideration. We also believe the peninsula should see extensive planting and regeneration of native forest.	Disallow	Reject.	No.

Buy Back the Bay	FS79.39	General / Mapping / Mapping General / Mapping General	Oppose	<p>Refers to submission 389 states: Taranaki Whānui opposes the extent of the proposed zoning of Shelly Bay Taikuru and the proposed height control limits." Buy Back the Bays opposes the submission on both points.</p> <p>Specifically, the Submission 389 for Taranaki Whānui seeks that:</p> <p>"1. The Mixed Use Zone is extended across the allotments illustrated in Figure Two below or amended to follow the extent of consented development area outlined in the approved masterplan and engineering drawings.</p> <p>2. The Height Control Area is amended to 27m being the maximum height of development consented under the Shelly Bay Masterplan resource consent."</p> <p>Buy Back the Bays opposes both parts. Buy Back the Bays note that neither part affects Taranaki Whānui's commercial or other interests. Considers that both parts only affect the tall apartment buildings planned by and for the exclusive commercial benefit of The Wellington Company, not the leasing of lower existing buildings that The Wellington Company has offered to Taranaki Whānui as its stake in the project.</p>	Disallow	Reject.	No.
Sarah Crawford	FS118.2	General / Mapping / Rezone / Rezone	Oppose	<p>Considers that the Miramar Peninsula and Shelly Bay need to be protected. The Miramar Peninsula is ionic and a magnificent landmark - an oasis in our capital city of Wellington. We see it when we fly into Wellington or travel in our buses, vehicles, trains and ferries. The Miramar Peninsula is an integral part of our visual landscape, where ever we live or work, for example Newtown, Wellington's CBD, the western hills of Wellington and Lower Hutt, Petone, Eastbourne, driving down the Wainui Hill and on our daily commute on the motorway.</p> <p>Considers that it is so visual that we do not realise that this land mark was such a treasure until urbanization destroyed it with increased building height lines which affects the contours of the hills, the vegetation, the predator free environment, the prison gardens and the fantastic untamed environment, which we all love.</p> <p>Sarah Crawford recognises that both the cultural and historical significance and as well the contribution of this land to the recreational enjoyment of the population of the Wellington region. It must be protected for our children, their children and future generations.</p> <p>Considers that the Miramar Peninsula has not always been valued in the past by central or local government .</p> <p>[Refer to Further submission for full reason]</p>	Disallow	Reject.	No.
Investore Property Limited	405.9	Mapping / Mapping General / Mapping General	Amend	<p>Considers that the height limit for the Tawa Site at 5 William Earp Place and surrounding Mixed Use zone should be increased to 18m. This height is appropriate having regard to the location of the site, and its boundaries with State highway 1, Main Road and the railway line.</p>	[Inferred deision requested] Seeks that mapping of Height Control Area 4 is amended to provide for the Mixed Use zone applying to 5 William Earp Place to have a height limit of 18 m.	Accept.	Yes.
Miriam Moore	433.1	Mapping / Mapping General / Mapping General	Amend	<p>Considers the maps for the mixed use zone adjacent to train stations in Tawa are misleading with the 12m height limit displayed on them, as the zone (MUZ R16.2) allows for 1822m height limit for new residential buildings at these sites (as a matter of discretion under the rule).</p> <p>Considers that additions and alterations appear more incentivised as permitted activities, rather than residential redevelopment of this land.</p>	Seeks to amend the heights in the planning maps	Accept.	Yes.

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Michelle Rush	436.5	Mapping / Mapping General / Mapping General	Amend	<p>Considers that the extent of mixed zones should be widened in neighbourhood and local centre zones, taking in part of the medium density and high density residential zones. The would ensure the ability for people to work, live, and seek services within a walkable, or micro-transport catchment while achieving carbon reduction, increasing liveability and amenity, contributing to public health and wellbeing, and community vibrancy. Increasing provision for mixed uses is part of this.</p>	Seeks to extend Mixed Use Zones in and around Neighbourhood Centre Zones, Local Centre Zones, Medium Density Residential Zones and High Density Residential Zones.	Reject.	No.
Taranaki Whānui ki te Upoko o te Ika	389.21	Mapping / Rezone / Rezone	Amend	<p>Considers that the proposed Mixed-Use Zone only extends across the areas of existing built development. The Shelly Bay Taikuru site is proposed to be rezoned 'Mixed-Use Zone' with a maximum building height of 12m.</p>	Seeks that Mixed-Use Zone is amended to follow the extent of consented development area outlined in the approved masterplan and engineering drawings. [Refer to original submission for map]	Accept.	Yes.

Laurence Harger & Ingrid Kölle	F52.18	General / Mapping / Rezone / Rezone	Oppose	76 hectares of Watts Peninsula has been set aside by the government as a reserve focused on protecting iwi and military history sites and retaining the value of the natural landscape of the area. Supports the establishment of such a reserve and would like to see it become part of the National Heritage Park proposed by the Buy Back the Bay group. The zoning and overlays of the Proposed District Plan must be kept if the reserve/heritage park is to be a viable option. Taranaki Whānui's requests would remove many protections that have been longstanding and unopposed for decades, which must surely not occur without extensive community engagement. Watts Peninsula, with its ridges and hill lines visible from all over Wellington, should remain undeveloped, which might very well not be the case if the land is rezoned.	Disallow / Seeks that the part of the submission to remove the proposed zoning and overlays on Watts Peninsula be disallowed.	Reject.	No.
Mary Varnham and Paul O'Regan	F540.18	Mapping / Rezone / Rezone	Oppose	From 2011 the 76 hectares of Watts Peninsula has been set aside by the government as a reserve, to incorporate and protect iwi (as well as military) sites and history. Submitter supports this as an appropriate and visionary plan for the peninsula. Submitter supports the proposal of Buy Back the Bay group that the area should become a National Heritage Park. Submitter supports a conservancy model for development and management of this park, to include iwi, government, council, the local community, and organisations such as Forest and Bird and Predator Free Miramar. Disallow all proposals by Taranaki Whānui to remove the proposed zoning and overlays. These provisions are vital to protect the natural values, history and landscape of Watts Peninsula, a prominent feature of Te Whanganui-a-Tara. Supports retaining all provisions in the proposed district plan for Open Space B, Ridgelines and Hilltops, Significant Natural Areas and Special Amenity Landscape. We note the magnificent work done by Predator Free Miramar. Protecting and enhancing the huge gains in bringing back birdlife made should be a primary consideration. We also believe the peninsula should see extensive planting and regeneration of native forest.	Disallow	Reject.	No.
Buy Back the Bay	F579.40	General / Mapping / Rezone / Rezone	Oppose	Refers to submission 389 states: Taranaki Whānui opposes the extent of the proposed zoning of Shelly Bay Taikuru and the proposed height control limits." Buy Back the Bays opposes the submission on both points. Specifically, the Submission 389 for Taranaki Whānui seeks that: "1. The Mixed Use Zone is extended across the allotments illustrated in Figure Two below or amended to follow the extent of consented development area outlined in the approved masterplan and engineering drawings. 2. The Height Control Area is amended to 27m being the maximum height of development consented under the Shelly Bay Masterplan resource consent." Buy Back the Bays opposes both parts. Buy Back the Bays note that neither part affects Taranaki Whānui's commercial or other interests. Considers that both parts only affect the tall apartment buildings planned by and for the exclusive commercial benefit of The Wellington Company, not the leasing of lower existing buildings that The Wellington Company has offered to Taranaki Whānui as its stake in the project.	Disallow	Reject.	No.
John Wilson	453.4	Mapping / Rezone / Rezone	Oppose	Opposes zoning of "Keneपुरu and Tawa railway stations Zone". [Refer to original submission for full reason]	Not specified.	Addressed in hearing stream 1.	No.
Z Energy Limited	361.3	Mapping / Retain Zone / Retain Zone	Support	The Mixed Use Zone at the Z service stations in Tawa, Miramar and Kaiwharawhara are supported.	Retain the Mixed Used Zones at 16-18 Main Road (Z Tawa), 27 Miramar Avenue (Z Miramar) and 208 Hutt Road Road (Caltex Old Hutt Road).	Accept.	No.
Taranaki Whānui ki te Upoko o te Ika	389.5	Other / Other / Other	Amend	Seeks that the interest of the submitter in Shelly Bay is given recognition.	Seeks that the planning framework as set out in the consented Shelly Bay Masterplan and Design Guide is adopted as the default planning settings for the landholdings within the scope of the granted consents.	Reject.	No.

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Laurence Harger & Ingrid Kölle	F52.2	General / Other / Other / Other	Oppose	<p>Taranaki Whānui has sold the land it owned at Shelly Bay to The Wellington Company for a large development which was consented via the Special Housing Accords Act, thus denying the community any say on the consenting process. Community involvement should be ensured for the future though and the current DP height limit of 11 metres in some areas and the zero height limit in Open Space B land should remain. A recent poll has shown that the wider Wellington public want Shelly Bay included in a National Heritage Park centred on the 76 hectares of Watts Peninsula already designated for a reserve by the Government.</p> <p>Taranaki Whānui have treated Shelly Bay solely as a commercial proposition despite disagreement by a large group of its members (Mau Whenua) who occupied the site and opposed its sale, wanting to uphold their cultural and spiritual connection to the land. Mau Whenua continue to oppose the sale of the land at Shelly Bay and should be included by the council in all decisions taken about its future.</p>	Disallow / Seeks that the provisions relating to Shelly Bay in submission 389 are disallowed.	Accept in part.	No.
Mary Varnham and Paul O'Regan	F540.2	Other / Other / Other	Oppose	<p>Taranaki Whānui has sold its holdings at Shelly Bay and are no longer, as claimed, 'significant landowners'. Their possible ownership interest in the peninsula as a whole through Right of First Refusal is confined to the Mt Crawford site as the adjacent 76 hectares of Watts Peninsula has been designated reserve by the government (the current landowner) and WCC since 2011.</p> <p>The local community, despite its active interest in and use of the bay, was shut out of all consultation during the resource consent process. It is critical that it be involved in all future decision making.</p> <p>The current DP height limit of 11 metres in some areas and the zero height limit in Open Space B land is supported not only by the local community but by the wider Wellington public, as evidenced in the independent poll conducted for the group Buy Back the Bay by Research NZ, which showed that 78% of Wellingtonians want Shelly Bay included in a National Heritage Park, which would also include the 76 hectares of Watts Peninsula set aside by the government as a reserve in 2011.</p> <p>Taranaki Whānui have viewed Shelly Bay as a strictly commercial proposition and disavowed any cultural, historical and spiritual connection to the site. A substantial proportion of the iwi (mau whenua) have opposed and continue to oppose the sale of the site, and should be included by the council in all democratic decision making about the future of Shelly Bay.</p>	Disallow	Accept in part.	No.
Buy Back the Bay	F579.37	Other / Other / Other	Oppose	<p>Refers to submission 389 states: Taranaki Whānui opposes the extent of the proposed zoning of Shelly Bay Taikuru and the proposed height control limits." Buy Back the Bays opposes the submission on both points.</p> <p>Specifically, the Submission 389 for Taranaki Whānui seeks that:</p> <p>"1. The Mixed Use Zone is extended across the allotments illustrated in Figure Two below or amended to follow the extent of consented development area outlined in the approved masterplan and engineering drawings.</p> <p>2. The Height Control Area is amended to 27m being the maximum height of development consented under the Shelly Bay Masterplan resource consent."</p> <p>Buy Back the Bays opposes both parts. Buy Back the Bays note that neither part affects Taranaki Whānui's commercial or other interests. Considers that both parts only affect the tall apartment buildings planned by and for the exclusive commercial benefit of The Wellington Company, not the leasing of lower existing buildings that The Wellington Company has offered to Taranaki Whānui as its stake in the project.</p>	Disallow	Accept in part.	No.
Taranaki Whānui ki te Upoko o te Ika	389.6	Other / Other / Other	Amend	<p>Considers that the height control area being amended to 27m appropriate, as it is the maximum height of development consented under the Shelly Bay Masterplan resource consent.</p> <p>Submitter seeks that that the planning framework as set out in the consented Shelly Bay Masterplan and Design Guide is adopted as the default planning settings for the landholdings within the scope of the granted consents. Notes that the granted resource consent is currently being implemented on site.</p>	Seeks that any other such amendments that are most appropriate to address increasing permitted heights for Shelly Bay Taikuru. [Inferred decision requested]	Reject.	No.

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Laurence Harger & Ingrid Kölle	FS2.3	General / Other / Other / Other	Oppose	<p>Taranaki Whānui has sold the land it owned at Shelly Bay to The Wellington Company for a large development which was consented via the Special Housing Accords Act, thus denying the community any say on the consenting process. Community involvement should be ensured for the future though and the current DP height limit of 11 metres in some areas and the zero height limit in Open Space B land should remain. A recent poll has shown that the wider Wellington public want Shelly Bay included in a National Heritage Park centred on the 76 hectares of Watts Peninsula already designated for a reserve by the Government.</p> <p>Taranaki Whānui have treated Shelly Bay solely as a commercial proposition despite disagreement by a large group of its members (Mau Whenua) who occupied the site and opposed its sale, wanting to uphold their cultural and spiritual connection to the land. Mau Whenua continue to oppose the sale of the land at Shelly Bay and should be included by the council in all decisions taken about its future.</p>	Disallow / Seeks that the provisions relating to Shelly Bay in submission 389 are disallowed.	Accept.	No.
Enterprise Miramar Peninsula Inc	FS26.2	General/ Other/ Other/ Other	Oppose	<p>The current Operative District Plan allows for heights of 11 metres or less in the suburban centre area, and zero (buildings not expected at all) in Open Space B land.</p> <p>The Wellington Company–Taranaki Whānui development at Shelly Bay was enabled by the High Court through the HASHA – (“Special Housing Areas”) agreement with intensive scale and impact on the District Plan saying that the default height limits in all SHAs anywhere were 27 metres. We believe that the legislation was completely mis-interpreted. We understand that the granting of this modification in accordance with Taranaki Whānui’s request would mean that any agreed development would for the life of the District Plan as of right be enabled up to 27 metres.</p> <p>A height limit of 27 metres is, in this context, completely inappropriate and antithetical to Open Space values. In addition, the height limit of 27 metres should not be viewed in isolation. Buildings up to a height of 27 metres will have a corresponding increase in local traffic, use of infrastructure and amenities, such that significant investment would be required in relation to the infrastructure before such buildings could be supported. The feasibility of undertaking such upgrades should be considered before any changes to the height limits are made.</p>	Disallow	Accept.	No.
Mary Varnham and Paul O’Regan	FS40.3	Other / Other / Other	Oppose	<p>Taranaki Whānui has sold its holdings at Shelly Bay and are no longer, as claimed, ‘significant landowners’. Their possible ownership interest in the peninsula as a whole through Right of First Refusal is confined to the Mt Crawford site as the adjacent 76 hectares of Watts Peninsula has been designated reserve by the government (the current landowner) and WCC since 2011.</p> <p>The local community, despite its active interest in and use of the bay, was shut out of all consultation during the resource consent process. It is critical that it be involved in all future decision making.</p> <p>The current DP height limit of 11 metres in some areas and the zero height limit in Open Space B land is supported not only by the local community but by the wider Wellington public, as evidenced in the independent poll conducted for the group Buy Back the Bay by Research NZ, which showed that 78% of Wellingtonians want Shelly Bay included in a National Heritage Park, which would also include the 76 hectares of Watts Peninsula set aside by the government as a reserve in 2011.</p> <p>Taranaki Whānui have viewed Shelly Bay as a strictly commercial proposition and disavowed any cultural, historical and spiritual connection to the site. A substantial proportion of the iwi (mau whenua) have opposed and continue to oppose the sale of the site, and should be included by the council in all democratic decision making about the future of Shelly Bay.</p>	Disallow	Accept.	No.
Buy Back the Bay	FS79.38	Other / Other / Other	Oppose	<p>Refers to submission 389 states: Taranaki Whānui opposes the extent of the proposed zoning of Shelly Bay Taikuru and the proposed height control limits.” Buy Back the Bays opposes the submission on both points.</p> <p>Specifically, the Submission 389 for Taranaki Whānui seeks that:</p> <p>“1. The Mixed Use Zone is extended across the allotments illustrated in Figure Two below or amended to follow the extent of consented development area outlined in the approved masterplan and engineering drawings.</p> <p>2. The Height Control Area is amended to 27m being the maximum height of development consented under the Shelly Bay Masterplan resource consent.”</p> <p>Buy Back the Bays opposes both parts. Buy Back the Bays note that neither part affects Taranaki Whānui’s commercial or other interests. Considers that both parts only affect the tall apartment buildings planned by and for the exclusive commercial benefit of The Wellington Company, not the leasing of lower existing buildings that The Wellington Company has offered to Taranaki Whānui as its stake in the project.</p>	Disallow	Accept.	No.