Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Transpower New Zealand Limited	315.31	Interpretation Subpart / Definitions / OUTSTANDING NATURAL FEATURES AND LANDSCAPES	Support	Supports the identification of such areas on the basis it assists plan users and provides clarity on the application of the plan provisions that relate to the definition	Retain the definition of Outstanding Natural Features and Landscapes as notified.	Accept	No
Transpower New Zealand Limited	315.36	Interpretation Subpart / Definitions / SPECIAL AMENITY LANDSCAPES	Support	Supports the identification of such areas on the basis it assists plan users and provides clarity on the application of the plan provisions that relate to the definition.	Retain the definition of Special Amenity Landscapes as notified.	Accept	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.2	Whole PDP / Whole PDP / Whole PDP	Oppose in part	Considers that the proposed natural environment values will place restrictions on the future use and development of the residential land within the Kilmarston block which will result in restrictive (potentially uncertain) development potential of the land for the following reasons: 1. Identification of the whole application site as being within a Special Amenity Landscapes (SCHED11) (SAL); and 2. Identification of the balance land as being within the Natural Open Space Zone without agreement being reached with the Submitter on the appropriate tenure of the land; 3. Failure to provide for infrastructure within the Natural Open Space Zone (i.e. Original reservoir that was included as part of the original zoning).	Not specified.	Reject	No
Adam Groenewegen	FS46.1	General / Whole PDP / Whole PDP / Whole PDP	Oppose	Opposes modifying the NOSZ in the way proposed as a reservoir of the size planned is completely out of scale and nature of the proposed zoning which is designed to protect the high amenity values of land surrounding Crows Nest. Barry Cottier has had previous consents for land use and subvisions that resulted from a controversial environment court proceeding. He has failed to act on those consents and they have lapsed. A Code of Compliance issued earlier in 2022 for clearance of all vegetation from previously planned earthworks areas was issued by Council on the basis that previous land use consents had lapsed. In 2019 Barry Cottier proposed a complete rework of the earthworks and subdivision plan to garner council support for extending the consents, that did not feature any reservoir. A master plan process was promised but has not been actioned.	Disallow / Disallow that part of the submission that seeks to enable a large reservoir to be built in a NOSZ or on land that is proposed to be NOSZ.	Accept in part	No
Jo McKenzie	FS64.1	General / Whole PDP /Whole PDP / Whole PD	Oppose	Jo McKenzie opposes modifying the NOSZ in the way proposed as a reservoir of the size planned is completely out of scale and nature of the proposed zoning which is designed to protect the high amenity values of land surrounding Crows Nest. The original submitter has had previous consents for land use and subdivisions that resulted from a controversial environment court proceeding. Jo McKenzie considers that original submitter has failed to act on those consents and they have lapsed. A Code of Compliance issued earlier in 2022 for clearance of all vegetation from previously planned earthworks areas was issued by Council on the basis that previous landuse consents had lapsed. In 2019 the original submitter proposed a complete rework of the earthworks and subdivision plan to garner council support for extending the consents, that did not feature any reservoir. A master plan process was promised but has not been actioned.	Disallow / Disallow the part of the submission that seeks to enable a large reservoir to be built in a NOSZ or on land that is proposed to be NOSZ.	Accept in part	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.12	General / Whole PDP / Whole PDP / Whole PDP	Oppose	The site at 76 Silverstream Road is within the designation of Huntleigh Park & surrounds Significant Natural Area (WC060) and zoned as a Special Amenity Landscape as noted in the submission. Huntleigh Park contains a remnant of the original forest of Te Whanganui a Tara and as such is a valuable seed source. The vegetation of Huntleigh Park and its surrounds has been reduced in size by earlier developments and its biodiversity is now in danger of becoming reduced simply by the limitation of its physical size. Any more development and vegetation clearance will place the remaining forest at greater risk of natural decline. Wellington is losing its seed source through inappropriate developments of these remnant areas and the Council has made the important decision to protect this area by recognising it as part of an Outer Green Belt Special Amenity Landscape. Considers that boidiversity protection and landscape overlays are appropriate for the properties in question.	Disallow	Accept	No
Andy Foster	FS86.42	General / Whole PDP / Whole PDP / Whole PDP	Oppose	Considers that it is not reasonable to allow for housing development to intrude into the land zoned Open Space and Rural in the Operative Plan. The landscape impacts would be substantial, both of any housing and of the roading access. The impacts on vegetation would also be significant. Notes that the area of bush at the bottom of the site, immediately adjacent to and climbing up from Silverstream Road is of particularly high quality. The concept of putting housing or an access road through it would be entirely unreasonable. For all these reasons Andy Foster opposes any development in this area beyond a carefully designed reservoir. [See original Further Submission for full reasoning]. [Inferred reference to submission 290.2]	Disallow	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Andy Foster	FS86.52	General / Mapping / AllOverlays / Overlays General	Support	Considers that it is reasonable to uplift the Special Amenity Landscape over the residential part of the land. However Andy Foster suggests that the hearings panel find a way of ensuring that development is sympathetic to the landform and to the ecological values on the lower part of the land. [See original Further Submission for full reasoning]. [Inferred reference to submission 290.20]	Allow	Reject	No
John Tiley	142.2	Mapping / Mapping General / Mapping General	Amend	Considers that Marshalls Ridge should be included as an identified ridgeline.	Amend the mapping layer to show Marshalls Ridge as an identified ridgeline.	Accept in part	No
Andy Foster	FS86.25	General / Mapping / Mapping General / Mapping General	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide. [See original Further Submission for full reasoning]. [Inferred reference to submission 142.2].	Allow	Accept in part	No
Thomas Brent Layton	164.1	Mapping / Mapping General / Mapping General	Amend	Amend that mapping so that the Special Amenities Landscape does not include 183, 241, 249 and 287 South Karori Road.	Remove the Special Amenities Landscape overlay from 183, 241, 249 and 287 South Karori Road.	Reject	No
Churton Park Community Association	189.2	Mapping / Mapping General / Mapping General	Amend	Considers that Marshalls Ridge should be included as an identified ridgeline.	Amend the mapping layer to show Marshalls Ridge as an identified ridgeline.	Accept in part	No
Andy Foster	FS86.36	General / Mapping / Mapping General / Mapping General	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide. [See original Further Submission for full reasoning]. [Inferred reference to submission 189.2].	Allow	Accept in part	No
Wellington City Council	266.39	Mapping / Mapping General / Mapping General	Amend	Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.	Amend the "Ridgetop" area [shown in map in full submission] so that this is put into the Development Area map with an associated amendment made to the PDP map legend.	Accept	Yes
Panorama Property Limited	FS11.33	General / Mapping / Mapping General / Mapping General	Oppose	This point on mapping omits to address the anomaly that is the inclusion of 1 Upland Road in the OSZ. Panorama opposes these mapping errors/changes because they omit to redraw the OSZ to exclude the Site and are incomplete as a result. Panorama submits that the inclusion of the site in the OSZ is contrary to the purpose and principles of the RMA and the Council's obligations and functions under the RMA and is unsupported by the Council's s 32 assessment. The site is owned by Council on behalf of the city's ratepayers and provides a reasonable rate of return under the long-term commercial lease. Its zoning should reflect that commercial realty. Panorama refers back to their submission (#10.1) for reasons and relief sought. [Refer to further submission for full reason]	Disallow / Seeks that the subbmission point is disallowed, or alternative relief that may give better effect to the issues described in the further submission.	Reject	No
Horokiwi Quarries Ltd	271.6	Mapping / Mapping General / Mapping General	Amend	Considers that specific to Natural Features, their site and adjoining properties feature Special Amenity Landscapes (SALs) and Ridgelines and Hilltops. There are not Outstanding Natural Features and Landscapes (ONFLs) within the vicinity of the site.	Not specified.	Accept	No
Glenside Progressive Association Inc	374.1	Mapping / Mapping General / Mapping General	Not specified	Considers that the Ridgetop Overlay would need to offer at least 20 metres of vertical protection in order to offer meaningful visual protection from afar.	Not specified.	Accept in part	No
Thomas Brent Layton	164.2	Mapping / AllOverlays / Overlays General	Amend	Considers that the application of the Ridgelines and Hilltops overlay to 183, 241, 249 and 287 South Karori Road is inconsistent with the policy intention to preserve the visible ridgelines and hilltops being natural. The ridgelines on these properties are not visible or prominent and there are no hilltops.	Amend the mapping to remove the Ridgelines and Hilltops overlay from 183, 241, 249 and 287 South Karori Road.	Reject	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.12	Mapping / AllOverlays / Overlays General	Amend	Considers the removal of Special Amenity Landscape (SAL) overlay from this area appropriate as this will potentially be restrictive of development.	Seeks to remove the proposed Special Amenity Landscape (SAL) overlay from the Medium Density Residential Area zoned part of the submitter's sites.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Adam Groenewegen	FS46.18	General / Mapping / AllOverlays / Overlays General	Oppose	Supports Kilmarston Development's support of the SAL overlay in the District Plan. However opposes the removal for the land in question. However oppose the removal for the land in question. The history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is enitrely appropriate for this location given it high landscape and amenity values, particulalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that seeks to remove the SAL from the Kilmarston Development's land.	Accept	No
Jo McKenzie	FS64.18	General / Mapping / AllOverlays / Overlays General	Oppose	Support Kilmarston Development's support of the SAL overlay in the District Plan. However Jo McKenzie opposes the removal for the land in question. Considers that the history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is entirely appropriate for this location given it high landscape and amenity values, apriculalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that proposes removing the SAL from the Kilmarston Development's land	Accept	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.22	General / Mapping / All Overlays / Overlays General	Oppose	This site comprises a large portion of the Outer Green Belt and Mt Kaukau SALs and provides habitat for indigenous birds. We oppose arbitrary removal of the SAL overlay on the basis that it may potentially be restrictive of development. The land in question meets the criteria of SAL and should remain so. The development should be able to proceed while simultaneously protecting the values of the SAL.	Disallow	Accept	No
Andy Foster	FS86.47	General / Mapping / AllOverlays / Overlays General	Oppose	Considers that it is not reasonable to allow for housing development to intrude into the land zoned Open Space and Rural in the Operative Plan. The landscape impacts would be substantial, both of any housing and of the roading access. The impacts on vegetation would also be significant. Notes that the area of bush at the bottom of the site, immediately adjacent to and climbing up from Silverstream Road is of particularly high quality. The concept of putting housing or an access road through it would be entirely unreasonable. For all these reasons Andy Foster opposes any development in this area beyond a carefully designed reservoir. [See original Further Submission for full reasoning]. [Inferred reference to submission 290.12]	Disallow	Accept	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.14	Mapping / AllOverlays / Overlays General	Amend	Considers that it is important for Council to provide appropriate open space connections across the city where enabling residential development of the Submitters land will contribute to creating these connections. The open space zone provisions are also considered adequate for managing land identified as SAL as these objectives are closely aligned.	Seeks that the Special Amenity Landscapes overlay is removed from the proposed Medium Density Residential Zone area from Submitter's site. [Inferred decision requested]	Reject	No
Adam Groenewegen	FS46.19	General / Mapping / AllOverlays / Overlays General	Oppose	Supports Kilmarston Development's support of the SAL overlay in the District Plan. However opposes the removal for the land in question. However oppose the removal for the land in question. The history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is enitrely appropriate for this location given it high landscape and amenity values, particulalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that seeks to remove the SAL from the Kilmarston Development's land.	Accept	No
Jo McKenzie	FS64.19	General / Mapping / AllOverlays / Overlays General	Oppose	Support Kilmarston Development's support of the SAL overlay in the District Plan. However Jo McKenzie opposes the removal for the land in question. Considers that the history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is entirely appropriate for this location given it high landscape and amenity values, apriculalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that proposes removing the SAL from the Kilmarston Development's land	Accept	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.24	General / Mapping / All Overlays / Overlays General	Oppose	This site comprises a large portion of the Outer Green Belt and Mt Kaukau SALs and provides habitat for indigenous birds. We oppose arbitrary removal of the SAL overlay on the basis that it may potentially be restrictive of development. The land in question meets the criteria of SAL and should remain so. The development should be able to proceed while simultaneously protecting the values of the SAL.	Disallow	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Andy Foster	FS86.49	General / Mapping / AllOverlays / Overlays General	Oppose	Considers that it is not reasonable to allow for housing development to intrude into the land zoned Open Space and Rural in the Operative Plan. The landscape impacts would be substantial, both of any housing and of the roading access. The impacts on vegetation would also be significant. Notes that the area of bush at the bottom of the site, immediately adjacent to and climbing up from Silverstream Road is of particularly high quality. The concept of putting housing or an access road through it would be entirely unreasonable. For all these reasons Andy Foster opposes any development in this area beyond a carefully designed reservoir. [See original Further Submission for full reasoning]. [Inferred reference to submission 290.14]	Disallow	Accept	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.15	Mapping / AllOverlays / Overlays General	Support in part	Considers appropriate to retain the SAL overlay over the Natural Open Space Zone, subject to agreement on appropriate tenure.	Retain the Special Amenity Landscapes overlay over the Natural Open Space Zone, subject to agreement on appropriate tenure.	Accept in part	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.25	General / Mapping / All Overlays / Overlays General	Oppose	We agree with retention of the Special Amenity Landscapes overlay over the Natural Open Space Zone. However, see our comment on 290.5 regarding the uncertainty of the caveat 'subject to agreement on appropriate tenure.'	Disallow / Seeks that the part of submission point 290.15 supporting retention of the Special Amenity Landscapes overlay over the Natural Open Space Zone be allowed.	Accept	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.16	Mapping / AllOverlays / Overlays General	Amend	Considers that the Council has correctly identified the residential area of the land as an appropriate location to deliver urban intensification which will build on the existing urban form with quality developments.	Seeks that the Special Amenity Landscapes overlay is removed from the proposed Medium Density Residential Zone area from Submitter's site.	Reject	No
Adam Groenewegen	FS46.20	General / Mapping / AllOverlays / Overlays General	Oppose	Supports Kilmarston Development's support of the SAL overlay in the District Plan. However opposes the removal for the land in question. However oppose the removal for the land in question. The history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is enitrely appropriate for this location given it high landscape and amenity values, particulalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that seeks to remove the SAL from the Kilmarston Development's land.	Accept	No
Jo McKenzie	FS64.20	General / Mapping / AllOverlays / Overlays General	Oppose	Support Kilmarston Development's support of the SAL overlay in the District Plan. However Jo McKenzie opposes the removal for the land in question. Considers that the history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is entirely appropriate for this location given it high landscape and amenity values, apriculalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that proposes removing the SAL from the Kilmarston Development's land	Accept	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.26	General / Mapping / All Overlays / Overlays General	Oppose	This site comprises a large portion of the Outer Green Belt and Mt Kaukau SALs and provides habitat for indigenous birds. We oppose arbitrary removal of the SAL overlay on the basis that it may potentially be restrictive of development. The land in question meets the criteria of SAL and should remain so. The development should be able to proceed while simultaneously protecting the values of the SAL.	Disallow	Accept	No
Andy Foster	FS86.50	General / Mapping / AllOverlays / Overlays General	Oppose	Considers that it is not reasonable to allow for housing development to intrude into the land zoned Open Space and Rural in the Operative Plan. The landscape impacts would be substantial, both of any housing and of the roading access. The impacts on vegetation would also be significant. Notes that the area of bush at the bottom of the site, immediately adjacent to and climbing up from Silverstream Road is of particularly high quality. The concept of putting housing or an access road through it would be entirely unreasonable. For all these reasons Andy Foster opposes any development in this area beyond a carefully designed reservoir. [See original Further Submission for full reasoning]. [Inferred reference to submission 290.16]	Disallow	Accept	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.18	Mapping / AllOverlays / Overlays General	Support	Supports that Mount Kaukau and the Outer Green Belt Special Amenity Landscape are Special Amenity Landscapes.	Retain Mount Kaukau as an Special Amenity Landscape in mapping as notified	Accept	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.28	General / Mapping / All Overlays / Overlays General	Support	These are appropriate.	Allow	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Kilmarston Developments Limited and Kilmarston Properties Limited	290.19	Mapping / AllOverlays / Overlays General	Support	Supports that Mount Kaukau and the Outer Green Belt Special Amenity Landscape are Special Amenity Landscapes.	Retain Outer Green Belt Special Amenity Landscape as an Special Amenity Landscape in mapping as notified	Accept	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.29	General / Mapping / All Overlays / Overlays General	Support	These are appropriate.	Allow	Accept	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.20	Mapping / AllOverlays / Overlays General	Amend	Considers that the MDRZ area of the land should not be included in this SAL mapping. Considers the inclusion MDRZ land within the SAL overlay, it restricts the land from being efficiently utilized for medium density residential development. Furthermore, the zoning layout has principal support from GWRC both in terms of policy direction (i.e. Policy 27) and the consented layout. The landscape identified to be 'distinctive and widely recognised by the community for the contribution to the amenity and quality of the environment' is predominantly located within the balance land which includes Crows Nest and the Skyline Walkway Trailhead.	Seeks that Special Amenity Landscape overlay be removed from submitter's land zoned Medium Density Residential Zone.	Reject	No
Adam Groenewegen	FS46.21	General / Mapping / AllOverlays / Overlays General	Oppose	Supports Kilmarston Development's support of the SAL overlay in the District Plan. However oppose the removal for the land in question. However oppose the removal for the land in question. The history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is enitrely appropriate for this location given it high landscape and amenity values, particulalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that seeks to remove the SAL from the Kilmarston Development's land.	Accept	No
Jo McKenzie	FS64.21	General / Mapping / AllOverlays / Overlays General	Oppose	Support Kilmarston Development's support of the SAL overlay in the District Plan. However Jo McKenzie opposes the removal for the land in question. Considers that the history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is entirely appropriate for this location given it high landscape and amenity values, apriculalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that proposes removing the SAL from the Kilmarston Development's land	Accept	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.30	General / Mapping / All Overlays / Overlays General	Oppose	See comment in 290.12. Due process needs to be observed if the SAL overlays are to be modified.	Disallow	Accept	No
Parkvale Road Limited	298.4	Mapping / AllOverlays / Overlays General	Oppose	Opposes the application of the Ridgelines and Hilltops overlay within 200 Parkvale. Submitter seeks the removal of the overlay, or associated changes to the ridgelines and hilltops provisions.	Remove the application of the Ridgelines and Hilltops overlay within 200 Parkvale Road.	Reject	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.42	General / Mapping / All Overlays / Overlays General	Oppose	Oppose removal of the Ridgelines and Hilltops overlay within 200 Parkvale Road. This overlay is part of wider landscape protection and is appropriate for the property in question.	Disallow	Accept	No
Andy Foster	FS86.70	General / Mapping / AllOverlays / Overlays General	Oppose	Supports placing the farm within the Special Amenity Landscape (in addition to retaining Ridgeline and Hilltop status) as was instructed by Council when notifying the Plan. [See original Further Submission for full reasoning]. [Inferred reference to submission 29.4].	Disallow	Accept	No
Parkvale Road Limited	298.5	Mapping / AllOverlays / Overlays General	Amend	Opposes the application of the Ridgelines and Hilltops overlay within 200 Parkvale Road. Considers that the ridgelines and hilltops overlay is not a requirement of the Regional Policy Statement and creates a third tier of landscape protection that would be better included as a Special Amenity Landscape. Seeks the removal of the overlay, or associated changes to the ridgelines and hilltops provisions.	Seeks amendment of the provisions relating to the Ridgelines and Hilltops overlay if this overlay is not removed from 200 Parkvale Road.	Reject	No
Andy Foster	FS86.71	General / Mapping / AllOverlays / Overlays General	Oppose	Supports placing the farm within the Special Amenity Landscape (in addition to retaining Ridgeline and Hilltop status) as was instructed by Council when notifying the Plan. [See original Further Submission for full reasoning]. [Inferred reference to submission 29.5].	Disallow	Accept	No
Taranaki Whānui ki te Upoko o te Ika	389.23	Mapping / AllOverlays / Overlays General	Amend	Considers that overlays to significantly restrict future development and opportunities for Taranaki Whānui to exercise tino rangatiratanga over our ancestral lands.	Seeks that SAL mapping be amended to reflect historical and current built development over the Wellington Prison site (Part Lot 1 DP 4741, Section 4 SO 477035, PT LOT 1 DP 4741 - WELLINGTON PRISON, Section 1 SO 477035).	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Buy Back the Bay	FS79.21	General / Mapping / AllOverlays / Overlays General	Oppose	Submission 389 states: "Taranaki Whānui's RFR [Right of First Refusal] opportunities in Te Motu Kairangi: Taranaki Whānui have a significant interest in Te Motu Kairangi which includes Mount Crawford and Watts Peninsula, these landholdings hold significant interest - culturally, socially, environmentally and commercially to Taranaki Whānui. These opportunities include the Mount Crawford Prison site as well as the 'Watts Peninsula' sites being 75.85 hectares of former Defence Land." Buy Back the Bays notes that the Submission does not include maps however they (Buy Back the Bays) are very concerned to see that Taranaki Whānui appears to be seeking possible commercial development of 75.85 hectares of former defence land on Watts Peninsula. This appears to be the heart of the long-promised Watts Peninsula park and a major part of the proposed national heritage park. Buy Back the Bays strongly oppose rezoning on Watts Peninsula to facilitate any development there that is incompatible with the park plans. More generally, Buy Back the Bays oppose Submission 389's attempt to remove the proposed public interest controls from Watts Peninsula and Mount Crawford. Considers that where Submission 389 states "Illustrated on Figure One below, the following zone and overlays are proposed for Taranaki Whānui's RFR properties in Te Motu Kairangi," Buy Back the Bays oppose the changes it seeks. This includes opposing Submission 389's request for "The proposed zoning over Part Lot 1 DP 4741, Section 4 SO 477035, PT LOT 1 DP 4741 - WELLINGTON PRISON, Section 1 SO 477035, Part Section 20 Watts Peninsula DIST [to be] amended from Natural Open Space Zone to: a. Medium Density Residential; and b. Special Purpose Zone – Māori Purpose Zone."	Disallow	Accept	No
Victoria University of Wellington Students' Association	123.42	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Support	Supports greatly increasing the protection given to Outstanding Natural Features. These are important features that frequently house ecological biodiversity, act as carbon sinks, and add to the vibrant character of Wellington City.	Seeks that the activities that can occur within natural landscapes are limited by requiring extra resource consents for additional buildings or earthworks.	Accept in part	No
Meridian Energy Limited	FS101.139	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Considers that the reason for requiring 'extra resource consents for additional buildings or earthworks' within 'natural landscapes' is not provided.	Disallow	Accept in part	No
Victoria University of Wellington Students' Association	123.43	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Support	Supports greatly increasing the protection given to Special Amenity Landscapes. These are important features that frequently house ecological biodiversity, act as carbon sinks, and add to the vibrant character of Wellington City.	Seeks that the activities that can occur within natural landscapes are limited by requiring extra resource consents for additional buildings or earthworks.	Accept in part	No
Matthew Wells, Adelina Reis and Sarah Rennie	FS50.10	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Support	Supports this specific aspect of VUWSA's submission. The submitter's contention is that logically 22 Alexandra Road forms a highly visual part of the Mount Victoria ridgeline directly above the Central City and suburbs of Mount Victoria, Oriental Bay and Roseneath. The Town Belt is a Special Amenity Landscape. Logically and visually Lookout Road including 22 Alexandra Road is without question one of the significant landscapes of our city, and is covered by the broad sweep of VUWSA's request. Supporting VUWSA's request for greatly increasing protection to our most significant landscapes the Mount Victoria Ridgeline should retain the same protections from development as it has had for decades. Number 22 Alexandra Road should retain the Open Space zoning and Ridgeline and Hilltops protection status as it has in the Operative District Plan. [Inferred reference to submission point 123.43]	Allow	Reject	No
Meridian Energy Limited	FS101.140	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Considers that the reason for requiring 'extra resource consents for additional buildings or earthworks' within 'natural landscapes' is not provided.	Disallow	Accept in part	No
John Tiley	142.6	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Not specified	Considers that a lay person could reasonably expect that ONFL and SAL areas are exempt from any activities except for the minimum required to maintain and protect the area.	Not specified.	Accept	No
Wellington Civic Trust	FS83.75	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Support	The submissions identify the need for greater clarity and better protection in the Plan for the city's identified ridgelines and hilltops. Wellington Civic Trust supports these points	Allow	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?
John Tiley	142.7	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Notes that the 18 ridgelines and hilltops set out in the introduction to the chapter are listed without comment or explanation of selection criteria.	Seeks that comments or explanation of selection criteria are included for the 18 ridgelines and hilltops. [Inferred decision requested].	Accept	No
Wellington Civic Trust	FS83.76	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Support	The submissions identify the need for greater clarity and better protection in the Plan for the city's identified ridgelines and hilltops. Wellington Civic Trust supports these points	Allow	Accept	No
Andy Foster	FS86.28	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide. [See original Further Submission for full reasoning]. [Inferred reference to submission 142.7].	Allow	Accept	No
John Tiley	142.8	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers that given its importance in other council policies and plans, Marshalls Ridge should be included as an identified ridgeline. Notes that Marshalls Ridge is mentioned several times in the NRMP with various references to its importance as an open space. Council documents show Marshalls Ridge valued as a critical reserve, contributing to landscape coherence and amenity. The NRMP 2008 provides (8.3.2.1) a clear policy statement for protecting the open space character of Marshalls Ridge and the steeper ridges and spurs falling to Stebbings Valley and Middleton Road. The PDP dismisses Marshalls Ridge as of no account, not listing it with other city ridgelines, and designating it as a Future Urban Zone. [Refer to original submission for full reasons, including attachments].	Amend the list of identified ridgelines and hilltops to include Marshalls Ridge.	Reject	No
Roseneath Residents' Association	FS49.3	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Support	Supports Mr Tiley's submission about the importance of these listed ridgelines to Wellington's landscape, environment, and liveability. Mount Victoria ridgeline is one of the identified ridgelines in the Proposed District Plan, as it is also in the Operative District Plan. The submitter seeks that number 22 Alexandra Road must remain within the identified Mount Victoria Ridgeline as it is in the Operative Plan, rather than be removed from it as is proposed under the Proposed District Plan. The submitter also considers that the intention to remain relatively undeveloped as a crucially important ridgeline should be achieved by retaining the Operative District Plan Open Space zoning rather than rezoning to Residential as is proposed in the Proposed District Plan. [Inferred reference to submission point 142.8]	Allow / Seeks that that number 22 Alexandra Road retains the Open Space zoning and Ridgeline and Hilltops protection status as it is in the Operative District Plan.	Reject	No
Matthew Wells, Adelina Reis and Sarah Rennie	FS50.3	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Support	Supports Mr Tiley's submission about the importance of these listed ridgelines to Wellington's landscape, environment, and liveability. Mount Victoria ridgeline is one of the identified ridgelines in the Proposed District Plan, as it is also in the Operative District Plan. The submitter seeks that number 22 Alexandra Road must remain within the identified Mount Victoria Ridgeline as it is in the Operative Plan, rather than be removed from it as is proposed under the Proposed District Plan. The submitter also considers that the intention to remain relatively undeveloped as a crucially important ridgeline should be achieved by retaining the Operative District Plan Open Space zoning rather than rezoning to Residential as is proposed in the Proposed District Plan. [Inferred reference to submission point 142.8] [Refer to further submission for full reason]	Allow / Seeks that number 22 Alexandra Road retains the Open Space zoning and Ridgeline and Hilltops protection status as it is in the Operative District Plan.	Reject	No
Wellington Civic Trust	FS83.77	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Support	The submissions identify the need for greater clarity and better protection in the Plan for the city's identified ridgelines and hilltops. Wellington Civic Trust supports these points	Allow	Accept in part	No
Andy Foster	FS86.29	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide. [See original Further Submission for full reasoning]. [Inferred reference to submission 142.8].	Allow	Accept in part	No
Thomas Brent Layton	164.5	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Opposes the application of the Ridgelines and Hilltops overlay to 183, 241, 249 and 287 South Karori Road on the basis that this is inconsistent with the policy intention to preserve the visible ridgelines and hilltops being natural. The ridgelines on these properties are not visible or prominent and there are no hilltops.	Seeks the removal of the Ridgelines and Hilltops overlay from 183, 241, 249 and 287 South Karori Road.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Thomas Brent Layton	164.6	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers that the Ridgelines and Hilltops overlay should be removed from the sites at 183, 241, 249 and 287 South Karori Road.	Seeks the removal of the Ridgelines and Hilltops overlay from 183, 241, 249 and 287 South Karori Road.	Reject	No
Churton Park Community Association	189.6	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Not specified	Considers that a lay person could reasonably expect that ONFL and SAL areas are exempt from any activities except for the minimum required to maintain and protect the area.	Not specified.	Accept	No
Churton Park Community Association	189.7	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Notes that the 18 ridgelines and hilltops set out in the introduction to the chapter are listed without comment or explanation of selection criteria.	Seeks that comments or explanation of selection criteria are included for the 18 ridgelines and hilltops. [Inferred decision requested].	Accept	No
Roseneath Residents' Association	FS49.5	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Support	Supports submission 189 in seeking to change the Proposed District Plan to more fully protect and enhance the City's natural landscapes including Outstanding Natural Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops, and request that all the CPCA proposals are adopted. It is the view of the submitter that the only new activities to be allowed in these areas should be those essential pieces of infrastructure that cannot be located anywhere else. Housing development should not be allowed. [Inferred reference to submission point 189.7]	Allow	Accept	No
Matthew Wells, Adelina Reis and Sarah Rennie	FS50.6	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Support	Supports submission 189 in seeking to change the Proposed District Plan to more fully protect and enhance the City's natural landscapes including Outstanding Natural Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops, and request that all the CPCA proposals are adopted. It is the submitters view that the only new activities to be allowed in these areas should be those essential pieces of infrastructure that cannot be located anywhere else. Housing development should not be allowed. [Inferred reference to submission point 189.10]	Allow	Accept	No
Andy Foster	FS86.39	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide. [See original Further Submission for full reasoning]. [Inferred reference to submission 189.7].	Allow	Accept	No
Churton Park Community Association	189.8	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers that given its importance in other council policies and plans, Marshalls Ridge should be included as an identified ridgeline. Notes that Marshalls Ridge is mentioned several times in the NRMP with various references to its importance as an open space. Council documents show Marshalls Ridge valued as a critical reserve, contributing to landscape coherence and amenity. The NRMP 2008 provides (8.3.2.1) a clear policy statement for protecting the open space character of Marshalls Ridge and the steeper ridges and spurs falling to Stebbings Valley and Middleton Road. The PDP dismisses Marshalls Ridge as of no account, not listing it with other city ridgelines, and designating it as a Future Urban Zone. [Refer to original submission for full reasons, including attachments].	Amend the list of identified ridgelines and hilltops to include Marshalls Ridge.	Reject	No
Meridian Energy Limited	228.80	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose in part	Considers the statement in the preamble does not include existing infrastructure within the ridgeline and hilltops overlay which seems to be captured by Rule NFL-R2. This suggests that existing renewable electricity generation activities within ridgeline and hilltop overlays are intended to be captured by these NFL rules. Meridian understood this was not the intention of this Plan. Meridian prefers the approach whereby all rules for renewable generation activities are contained in the bespoke REG Renewable Electricity Generation chapter. Meridian accepts that the objectives and policies of the NFL chapter apply to renewable electricity generation activities in overlay areas.	Retain the Introduction of the Natural Features and Landscapes chapter, with amendment.	Accept	No
Meridian Energy Limited	228.81	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers the statement in the preamble does not include existing infrastructure within the ridgeline and hilltops overlay which seems to be captured by Rule NFL-R2. This suggests that existing renewable electricity generation activities within ridgeline and hilltop overlays are intended to be captured by these NFL rules. Meridian understood this was not the intention of this Plan. Meridian prefers the approach whereby all rules for renewable generation activities are contained in the bespoke REG Renewable Electricity Generation chapter. Meridian accepts that the objectives and policies of the NFL chapter apply to renewable electricity generation activities in overlay areas.	Amend the Introduction of the Natural Features and Landscapes chapter, under the heading 'Other relevant District Plan provisions', by inserting the following (or similar) clarification note: The rules applicable to renewable electricity generation activities (including in Outstanding Natural Features and Landscapes and Special Amenity Landscapes) are contained in Chapter REG Renewable Electricity Generation. The rules in Chapter NFL Natural Features and Landscapes do not apply to renewable electricity generation activities.	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?
Wellington City Council	266.94	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers the introduction of the NFL chapter needs to have the list of Ridgelines and Hilltops deleted. This is because there is a map overlay that already identifies these areas. Clarification is also needed to ensure this overlay does not apply to Lincolnshire Farm Development Area or the Upper Stebbings and Glenside West Development Area.	Amend the Introduction to Natural Features and Landscapes chapter as follows: The purpose of the Natural Features and Landscapes Chapter is to manage the effects of activities on the identified outstanding natural features and landscapes (ONFL), special amenity landscapes (SAL), and ridgelines and hilltops. These are identified within SCHED10 – Outstanding Natural Features and Landscapes and SCHED11 – Special Amenity Landscapes. The Ridgelines and Hilltops are identified in an overlay on the District Plan Maps. The location of Ridgelines and Hilltops have informed the master planning and resultant Development Plans in the Lincolnshire Farm Development Area and the Upper Stebbings and Glenside West Development Area. However the overlays are not located within the Development Areas. In Upper Stebbings and Glenside West, natural features are recognised by distinguishing the Build and the No Build areas. A site-specific Ridgetop area is subject to separate protection and management in the Upper Stebbings and Glenside West Development Area through requirements in the DEV3 chapter, EW chapter and in APP13. (…) ~~The following ridgelines and hilltops have been identified in Wellington City: Bests Ridge Horokiwi Ridge Mt Albert Ridge Mt Crawford / Point Halswell Mt Victoria Ngaio Reserve Oku Street Reserve Orongo Ridge – Point Dorset Pipinui Point & Coastal Hills South Headland Reserve Tawatawa Ridge Te Kopahu Ridge Te Wharangi Ridge & Totara / Bests / Spicers Ridge Tinakori Hill Upper Ngauranga Western Harbour Hills (Brandon's Rock / Woodridge) White Rock Hill / Quartz Hill / Outlook Hill Wrights Hill~~	Accept in part	Yes
Horokiwi Quarries Ltd	271.27	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Not specified	Considers that, in relation to objectives and policies in the Natural Features and Landscapes Chapter, while the values for particular sites are outlined in Schedule 11, the characteristics are not. Clarification on the characteristics would assist with plan interpretation and application.	Clarify what characteristics of special amenity landscapes are in the PDP, and in particular the Natural Features and Landscapes Chapter.	Accept in part	No
Horokiwi Quarries Ltd	271.28	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Considers that there is a lack of higher order document policy support for the policy and rule framework for Ridgelines and Hilltops assuming that Special Amenity Landscapes capture RMA S6(c) matters); and a lack of identified values within the PDP for the Ridgelines and Hilltops (noting they are not scheduled) and therefore lack of clarity for plan users as to the values. [Refer to original submission for full reason]	Clarify the policy and rule framework for Ridgelines and Hilltops and review the appropriateness of Hilltops and Ridgelines within the PDP.	Reject	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.17	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers that open space activity will be greatly reduced without the protection of Marshall Ridge as a natural connected open space with similar protections afforded to the ridgelines in Stebbings Valley and Tawa.	Amend the Natural Features and Landscapes chapter to recognise Marshall's Ridge as an identified ridgeline and hilltop.	Reject	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.18	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	[No specific reason given beyond decision requested - refer back to original submission]	Retain the protections afforded to ridgelines and hilltops as notified. [Inferred decision requested]	Accept	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.19	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers that excluding Marshall's Ridge from protections afforded to other connected hilltops and ridgelines makes no sense in the face of the Introduction, DEV-04; DEV3-P4. Where the connective network of geographical features have been specified as needing protection and incorporation into a network for open spaces and reserves. Opening it up instead for housing development which will irreversibly reduce the visual amenity of the area, have a huge reverse sensibility effect and remove it from the network of accessible public open spaces.	Seeks that Marshalls Ridge is included within the list of ridgelines and hilltops in the introduction to the Natural Features and Landscapes chapter. [Inferred decision sought]	Reject	No
Royal Forest and Bird Protection Society	345.225	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Not specified	Supports any provisions in the Plan that would ensure the values of ONFLs are maintained and enhanced and would not enable modification of their outstanding values. We also support the identification and protection of Special Amenity Landscapes and seek to ensure provisions in the NFL chapter adequately protect the ONFLs and SALs in Wellington and are well integrated in the ECO chapter to ensure no-net-loss of biodiversity.	Not specified.	Accept	No
Meridian Energy Limited	FS101.141	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Considers that the submission point suggests the purpose of the ONFL overlays is to prevent any modification of their outstanding values. The policy framework is more nuanced: it seeks to protect the values from inappropriate subdivision, use and development.	Disallow / In the absence of specific wording, disallow the submission point.	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?
Royal Forest and Bird Protection Society	345.226	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers the Introduction should include the Outer Green Belt in list of SALs.	Amend NFL - Introduction: ... The following SALs have been identified in Wellington City: ... 8. Outer Green Belt.	Accept	Yes
Glenside Progressive Association Inc	374.2	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers that the Council has misinterpreted the NPS-UD and should not be creating housing areas in highly visual and steep land close to ridgelines such as the proposed development in Glenside West. Furthermore, the need for more housing should not justify the removal of the visual protection offered by DPC33 in Glenside West or any other part of Wellington. There is concern that this justification given by Council for this to occur misinterprets the NPS with the result that one particular ridgeline is left unprotected with further ridgelines perhaps under threat in the future by the precedent that this unjustifiably sets. [Refer to original submission for full reason, including attachments]	Seeks that Council not remove the ridgeline protection offered by District Plan Change 33 in Glenside West or any other part of Wellington.	Accept in part	No
Hilary Watson	FS75.1	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth.	Disallow	Accept	No
Andy Foster	FS86.22	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide. [See original Further Submission for full reasoning]. [Inferred reference to submission 374.2].	Allow	Accept	No
Taranaki Whānui ki te Upoko o te Ika	389.80	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers that are no triggers for active engagement with Taranaki Whānui in the Natural Features and Landscapes chapter. [refer to original submission for full reason]	Seeks that there are amendments to include higher triggers for active engagement of Taranaki Whānui within the chapter. [Inferred decision requested]	Accept in part	No
Taranaki Whānui ki te Upoko o te Ika	389.81	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Opposes the zoning and extent of overlays proposed over Te Motu Kairangi / Miramar Peninsula, Mount Crawford. Submitter supports the protection of areas of significant indigenous vegetation as well as landscapes that have cultural, historical, spiritual and traditional significance to Taranaki Whānui, the identification and protection of environmental overlays in previously developed areas is of concern to Taranaki Whānui. Concerns there is potential for these overlays to significantly restrict future development and opportunities for Taranaki Whānui to exercise tino rangatiratanga over their ancestral lands.	Seeks that the zoning and extent of overlays proposed over Te Motu Kairangi / Miramar Peninsula, Mount Crawford is removed; specifically at Section 1 SO 477035, Part Section 20 Watts Peninsula DIST.	Reject	No
Enterprise Miramar Peninsula Inc	FS26.11	Part2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	It is clear Taranaki Whānui want all restrictions removed, and the Corrections land at least rezoned for medium density housing. It is unclear based on the submission exactly how large an area they want to have rezoned. Watts Peninsula is currently zoned Open Space B in the Operative (current) District Plan, both the Corrections and Defence Land have not in the past contested this zoning and the Proposed District Plan keeps Watts Peninsula as open Space, the Ridgelines and Hilltops add to significant Natural Areas (for biodiversity) it has a Special Amenity Landscape which is used by the community and tourists to the enjoyment of being close to a city but with a natural environment. Taranaki Whānui are seeking to amend the zoning in this area to Medium Density Residential or to a Special Purpose Zone – Māori Purpose Zone, without any public engagement. Such changes would have a significant impact on the local community and should not be undertaken without wider consultation and engagement in order to ensure that proposed changes do not have a detrimental effect. As noted above, it is of concern to the businesses, community (ratepayers) of Te Motu Kairangi/Miramar Peninsula and the wider public that the rezoning applied for by Taranaki Whanui (currently open space) to develop a papakainga creates infrastructure issues on an already overloaded roading, flooding and transport links to and from the Peninsula. [Inferred reference to submission 389.81].	Disallow	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Buy Back the Bay	FS79.11	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Submission 389 states as a Submission Point, that "Taranaki Whānui opp oses the zoning and extent of overlays proposed over Te Motu Kairangi / Miramar Peninsula, Mount Crawford." It lists the relevant PDP Chapter as: • Planning maps • He Rohe Ahoaho Māori Natural Open Space Zone chapter • Ngā Wāhi Tapu ki te Māori Sites a nd Areas of Significance to Māori chapter • Ngā Pūnaha Rauropi me te Kanorau Koiora Taketake Ecosystems and Indigenous Biodiversity chapter • Te Ahurei o Ngā Hanga Māori Natural Character chapter • Ngā Hanga Māori me Ngā Nohopae Natural Features and L andscapes chapter • Wawaetanga Subdivision chapter • Taiao Takutai Coastal Environment chapter Opposes in total Submission 389 on these points, which appears to be a wholesale rejection of planning rules in these areas.	Disallow	Accept	No
Buy Back the Bay	FS79.28	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Submission 389 states: "Taranaki Whānui's RFR [Right of First Refusal] opportunities in Te Motu Kairangi: Taranaki Whānui have a significant interest in Te Motu Kairangi which includes Mount Crawford and Watts Peninsula, these landholdings hold significant interest - culturally, socially, environmentally and commercially to Taranaki Whānui. These opportunities include the Mount Crawford Prison site as well as the 'Watts Peninsula' sites being 75.85 hectares of former Defence Land." Buy Back the Bays notes that the Submission does not include maps however they (Buy Back the Bays) are very concerned to see that Taranaki Whānui appears to be seeking possible commercial development of 75.85 hectares of former defence land on Watts Peninsula. This appears to be the heart of the long-promised Watts Peninsula park and a major part of the proposed national heritage park. Buy Back the Bays strongly oppose rezoning on Watts Peninsula to facilitate any development there that is incompatible with the park plans. More generally, Buy Back the Bays oppose Submission 389's attempt to remove the proposed public interest controls from Watts Peninsula and Mount Crawford. Considers that where Submission 389 states "Illustrated on Figure One below, the following zone and overlays are proposed for Taranaki Whānui's RFR properties in Te Motu Kairangi," Buy Back the Bays oppose the changes it seeks. This includes opposing Submission 389's request for "The proposed zoning over Part Lot 1 DP 4741, Section 4 SO 477035, PT LOT 1 DP 4741 - WELLINGTON PRISON, Section 1 SO 477035, Part Section 20 Watts Peninsula DIST [to be] amended from Natural Open Space Zone to: a. Medium Density Residential; and b. Special Purpose Zone – Māori Purpose Zone."	Disallow	Accept	No
Buy Back the Bay	FS79.47	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	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	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Lance Lones	FS81.13	Part2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Te Motu Kairangi is very nearly an island, and as a result of the amazing work of Predator Free Wellington, is in fact, nearly predator free, and uniquely able to support significant biodiversity. Combined with the Ridgelines and Hilltops Overlay, and the Significant Natural Areas overlay of this space, all citizens of both Wellington, and Aotearoa in general have an incredibly singular opportunity to support the development of native flora and fauna in one nearly contiguous environment, a situation which is unique within Wellington. Attests to the incredible return of many native species of birds to this area, from kererū, to flocks of pīwakawaka and tūī, kārearea hunting on the hillsides and heard ruru calling in the evenings and mornings. To remove the Open Space zoning, Significant Natural Areas and Special Amenity Landscape overlays for a significant portion of this habitat would put these species at risk once again. Presents a unique opportunity to implement the Ministry for the Environment's Proposed National Policy Statement for Indigenous Biodiversity. This policy progressively refers to the concept of Te Rito o te Harakeke. The local community has expressed the desire to work with and develop a master plan for the Watts Peninsula, but this voice has been repeatedly denied by council. Removing the protections put in place by the proposed district plan would once again disempower the greater community with no discussion. [Refer to further submission for full reason]	Disallow / Seeks that the current zoning and overlays as presented in the Proposed District Plan for the northern sections of Te Motu Kairangi / MiramarPeninsula be retained. In particular, that the Open Space zoning, Special Amenity Landscape, Natural Areas, and Ridgelines and Hilltops overlays are retained.	Accept	No
Andy Foster	FS86.17	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	The submission from Taranaki Whanui if accepted would remove all protections, many of them long standing and uncontested for decades, from Te Motu Kairangi / Watts Peninsula and make community involvement much less likely, and limit the need for community involvement. On these basis the submitter opposes Taranaki Whanui's submission. Watts Peninsula is currently zoned Open Space B in the Operative (current) District Plan. It has been Open Space B for at least the last 30 years, and nobody has ever contested this. That includes both the Corrections and Defence Land. The Proposed District Plan keeps Watts as Open Space and within the Ridgelines and Hilltops Overlay. It also adds Significant Natural Areas (for biodiversity) and a Special Amenity Landscape (because of its high level of landscape importance) All of these are based on good evidence. Taranaki Whanui want all of those restrictions removed, and the Corrections land at least rezoned for medium density housing. It is unclear exactly how large an area they want to have rezoned. Taranaki Whanui's request to remove the Open Space zoning which has been in place, uncontested by the owners, for at least 30 years. The current Open Space B zoning does not anticipate any built development and therefore there is no legal or reasonable expectation that there should be any development here. [See original Further Submission for full reasoning]. [Inferred reference to submission 389.81]	Disallow	Accept	No
Taranaki Whānui ki te Upoko o te Ika	389.82	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers that overlays to significantly restrict future development and opportunities for Taranaki Whānui to exercise tino rangatiratanga over our ancestral lands.	Seeks that any other relief to enable Taranaki Whānui to exercise tino rangatiratanga over our RFR properties in Te Motu Kairangi.	Reject	No
Buy Back the Bay	FS79.12	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Submission 389 states as a Submission Point, that "Taranaki Whānui opp oses the zoning and extent of overlays proposed over Te Motu Kairangi / Miramar Peninsula, Mount Crawford." It lists the relevant PDP Chapter as: • Planning maps • He Rohe Ahoaho Māori Natural Open Space Zone chapter • Ngā Wāhi Tapu ki te Māori Sites a nd Areas of Significance to Māori chapter • Ngā Pūnaha Rauropi me te Kanorau Koiora Taketake Ecosystems and Indigenous Biodiversity chapter • Te Ahurei o Ngā Hanga Māori Natural Character chapter • Ngā Hanga Māori me Ngā Nohopae Natural Features and L andscapes chapter • Wawaetanga Subdivision chapter • Taiao Takutai Coastal Environment chapter Opposes in total Submission 389 on these points, which appears to be a wholesale rejection of planning rules in these areas.	Disallow	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Buy Back the Bay	FS79.29	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Submission 389 states: "Taranaki Whānui's RFR [Right of First Refusal] opportunities in Te Motu Kairangi: Taranaki Whānui have a significant interest in Te Motu Kairangi which includes Mount Crawford and Watts Peninsula, these landholdings hold significant interest - culturally, socially, environmentally and commercially to Taranaki Whānui. These opportunities include the Mount Crawford Prison site as well as the 'Watts Peninsula' sites being 75.85 hectares of former Defence Land." Buy Back the Bays notes that the Submission does not include maps however they (Buy Back the Bays) are very concerned to see that Taranaki Whānui appears to be seeking possible commercial development of 75.85 hectares of former defence land on Watts Peninsula. This appears to be the heart of the long-promised Watts Peninsula park and a major part of the proposed national heritage park. Buy Back the Bays strongly oppose rezoning on Watts Peninsula to facilitate any development there that is incompatible with the park plans. More generally, Buy Back the Bays oppose Submission 389's attempt to remove the proposed public interest controls from Watts Peninsula and Mount Crawford. Considers that where Submission 389 states "Illustrated on Figure One below, the following zone and overlays are proposed for Taranaki Whānui's RFR properties in Te Motu Kairangi," Buy Back the Bays oppose the changes it seeks. This includes opposing Submission 389's request for "The proposed zoning over Part Lot 1 DP 4741, Section 4 SO 477035, PT LOT 1 DP 4741 - WELLINGTON PRISON, Section 1 SO 477035, Part Section 20 Watts Peninsula DIST [to be] amended from Natural Open Space Zone to: a. Medium Density Residential; and b. Special Purpose Zone – Māori Purpose Zone."	Disallow	Accept	No
Buy Back the Bay	FS79.48	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	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	Accept	No
Lance Lones	FS81.14	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / General NFL	Oppose	Te Motu Kairangi is very nearly an island, and as a result of the amazing work of Predator Free Wellington, is in fact, nearly predator free, and uniquely able to support significant biodiversity. Combined with the Ridgelines and Hilltops Overlay, and the Significant Natural Areas overlay of this space, all citizens of both Wellington, and Aotearoa in general have an incredibly singular opportunity to support the development of native flora and fauna in one nearly contiguous environment, a situation which is unique within Wellington. Attests to the incredible return of many native species of birds to this area, from kererū, to flocks of pīwakawaka and tūī, kārearea hunting on the hillsides and heard ruru calling in the evenings and mornings. To remove the Open Space zoning, Significant Natural Areas and Special Amenity Landscape overlays for a significant portion of this habitat would put these species at risk once again. Presents a unique opportunity to implement the Ministry for the Environment's Proposed National Policy Statement for Indigenous Biodiversity. This policy progressively refers to the concept of Te Rito o te Harakeke. The local community has expressed the desire to work with and develop a master plan for the Watts Peninsula, but this voice has been repeatedly denied by council. Removing the protections put in place by the proposed district plan would once again disempower the greater community with no discussion. [Refer to further submission for full reason]	Disallow / Seeks that the current zoning and overlays as presented in the Proposed District Plan for the northern sections of Te Motu Kairangi / MiramarPeninsula be retained. In particular, that the Open Space zoning, Special Amenity Landscape, Natural Areas, and Ridgelines and Hilltops overlays are retained.	Accept	No
Johnsonville Community Association	429.26	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Submitter is concerned that high rise development along this hilltop area will have a significant adverse impact to the Johnsonville Ridgeline and visual amenity of the whole suburb.	Seeks that NFL (Natural Features and Landscapes) chapter is amended to add Woodland Road/Prospect Terrace (Area C on original submission page 25) to the list of Ridgelines	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Johnsonville Community Association	429.27	Natural and Environmental Values / Natural Features and Landscapes / General NFL	Amend	Considers that the council is to remove the ridgeline protection in urban areas. These protections were established for good reason and the JCA objects to their removal.	Seeks that the WCC reverse the decision to remove ridgeline protections in urban areas and re-establish them as they are in the current District Plan plus adding Woodland Road, Johnsonville.	Reject	No
Royal Forest and Bird Protection Society	345.227	Natural and Environmental Values / Natural Features and Landscapes / New NFL	Amend	Seeks new policy to give effect to policy 11 outside of SNAs. Recognises that policy 11 is given effect to in the coastal environment by way of the ECO chapter policies, however, those policies only apply to identified SNAs. There may be other areas in the coastal environment, particularly within SALs and ONFLs, that have biodiversity that is required to be protected under policy 11. As such, a separate policy to ensure that policy 11 is given effect to in these areas is required.	Add new policy NFL-PX to give effect to Policy 11 of the NZ Coastal Policy Statement outside of Significant Natural Areas.	Reject	No
Meridian Energy Limited	FS101.142	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / New NFL	Oppose	NZCPS Policy 11 addresses significant indigenous biodiversity in the coastal environment. Considers it is not directly relevant for chapter NFL.	Disallow / In the absence of specific wording, disallow the submission point.	Accept	No
Royal Forest and Bird Protection Society	345.228	Natural and Environmental Values / Natural Features and Landscapes / NFL-O1	Support	Supports the objective.	Retain NFL-O1 (Outstanding natural features and landscapes) as notified.	Accept	No
Greater Wellington Regional Council	351.166	Natural and Environmental Values / Natural Features and Landscapes / NFL-O1	Support	Considers it gives effect to section 6(b) of the RMA and NZCPS Policy 15(a).	Retain NFL-O1 (Outstanding natural features and landscapes) as notified.	Accept	No
WCC Environmental Reference Group	377.145	Natural and Environmental Values / Natural Features and Landscapes / NFL-O1	Support	It is important that the District Plan provides legal and policy support to be able to protect outstanding natural features and landscapes. Research shows that access to natural areas and environments is key to human health and well-being and a critical part of providing refuge for formerly at risk native birds.	Retain NFL-O1 (Outstanding natural features and landscapes) as notified.	Accept	No
Director-General of Conservation	385.44	Natural and Environmental Values / Natural Features and Landscapes / NFL-O1	Support	Supports proposed Objective NFL-O1 (Outstanding natural features and landscapes).	Retain objective NFL-O1 (Outstanding natural features and landscapes) as notified.	Accept	No
Horokiwi Quarries Ltd	271.29	Natural and Environmental Values / Natural Features and Landscapes / NFL-O2	Support in part	Supports the policy directive within NFL-O2 to enhance the values 'where practicable'. Notwithstanding the support, the submitter notes that while the values for particular sites are outlined in Schedule 11, the characteristics are not. Clarification on the characteristics would assist with plan interpretation and application.	Retain NFL-O2 (Special amenity landscapes) as notified, with clarification.	Accept in part	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.38	Natural and Environmental Values / Natural Features and Landscapes / NFL-O2	Oppose in part	Considers that it is appropriate subdivision, use and development in areas identified as SAL should be managed to maintain and enhance amenity values. Also agrees that Mount Kaukau and the Outer Green Belt Special Amenity Landscape are Special Amenity Landscapes. However, the submitter believes that the MDRZ area of the land should not be included in this SAL mapping. By including the MDRZ land within the SAL overlay, it restricts the land from being efficiently utilized for medium density residential development. Furthermore, the zoning layout has principal support from GWRC both in terms of policy direction (i.e. Policy 27) and the consented layout. The landscape identified to be 'distinctive and widely recognised by the community for the contribution to the amenity and quality of the environment' is predominantly located within the balance land which includes Crows Nest and the Skyline Walkway Trailhead.	Retain NFL-O2 (Special amenity landscapes) as notified.	Accept	No
Adam Groenewegen	FS46.15	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-O2	Oppose	Supports Kilmarston Development's support of the SAL overlay in the District Plan. However opposes the removal for the land in question. However oppose the removal for the land in question. The history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is enitrely appropriate for this location given it high landscape and amenity values, particulalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that seeks to remove the SAL from the Kilmarston Development's land.	Accept	No
Jo McKenzie	FS64.15	Part 2 / Natural and Environmental Values / Natural Features and Landscapes /NFL-O2	Oppose	Support Kilmarston Development's support of the SAL overlay in the District Plan. However Jo McKenzie opposes the removal for the land in question. Considers that the history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is entirely appropriate for this location given it high landscape and amenity values, apriculalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that proposes removing the SAL from the Kilmarston Development's land	Accept	No
Royal Forest and Bird Protection Society	345.229	Natural and Environmental Values / Natural Features and Landscapes / NFL-O2	Oppose	Considers the objective does not give effect to s7(c) of the RMA.	Amend NFL-O2 (Special amenity landscapes): The characteristics and values of special amenity landscapes are maintained and, ~~where practicable,~~ enhanced.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.146	Natural and Environmental Values / Natural Features and Landscapes / NFL-O2	Support	It is important that the District Plan provides legal and policy support to be able to protect outstanding natural features and landscapes. Research shows that access to natural areas and environments is key to human health and well-being and a critical part of providing refuge for formerly at risk native birds.	Retain NFL-O2 (Special Amenity Landscapes) as notified.	Accept	No
John Tiley	142.9	Natural and Environmental Values / Natural Features and Landscapes / NFL-O3	Amend	Considers that NFL-O3 should be clarified to state the amenity value of associated open space, and the opportunities to create continuity of open space.	Amend NFL-O3 (Ridgelines and hilltops) to include reference to the protection of 'the amenity value of associated open space, and the opportunities to create continuity of open space'.	Accept in part	Yes
Wellington Civic Trust	FS83.78	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-O3	Support	The submissions identify the need for greater clarity and better protection in the Plan for the city's identified ridgelines and hilltops. Wellington Civic Trust supports these points	Allow	Accept in part	No
Churton Park Community Association	189.9	Natural and Environmental Values / Natural Features and Landscapes / NFL-O3	Amend	Considers that NFL-O3 should be clarified to state the amenity value of associated open space, and the opportunities to create continuity of open space.	Amend NFL-O3 (Ridgelines and hilltops) to include reference to the protection of 'the amenity value of associated open space, and the opportunities to create continuity of open space'.	Accept in part	Yes
Roseneath Residents' Association	FS49.6	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-O3	Support	Supports submission 189 in seeking to change the Proposed District Plan to more fully protect and enhance the City's natural landscapes including Outstanding Natural Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops, and request that all the CPCA proposals are adopted.It is the view of the submitter that the only new activities to be allowed in these areas should be those essential pieces of infrastructure that cannot be located anywhere else. Housing development should not be allowed. [Inferred reference to submission point 189.9]	Allow	Accept	No
Matthew Wells, Adelina Reis and Sarah Rennie	FS50.5	Natural and Environmental Values / Natural Features and Landscapes / NFL-O3	Support	Supports submission 189 in seeking to change the Proposed District Plan to more fully protect and enhance the City's natural landscapes including Outstanding Natural Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops, and request that all the CPCA proposals are adopted. It is the submitters view that the only new activities to be allowed in these areas should be those essential pieces of infrastructure that cannot be located anywhere else. Housing development should not be allowed. [Inferred reference to submission point 189.9]	Allow	Accept	No
Meridian Energy Limited	228.82	Natural and Environmental Values / Natural Features and Landscapes / NFL-O3	Oppose	Considers the objective inaccurately characterises the actual character of large areas of ridgelines and hilltops overlays in which wind turbines are located and fails to acknowledge the reality of the existing environment.	Retain NFL-O3 (Ridgelines and hilltops) with amendment.	Accept	No
Meridian Energy Limited	228.83	Natural and Environmental Values / Natural Features and Landscapes / NFL-O3	Amend	Considers the objective inaccurately characterises the actual character of large areas of ridgelines and hilltops overlays in which wind turbines are located and fails to acknowledge the reality of the existing environment.	Amend NFL-O3 (Ridgelines and hilltops) as follows: The ~~natural green~~ landscape backdrop provided by identified ridgelines and hilltops is maintained and enhanced, where practicable, ~~enhanced~~ recognising the existence of and the functional and operational needs of regionally significant infrastructure.	Accept in part	Yes
Horokiwi Quarries Ltd	271.30	Natural and Environmental Values / Natural Features and Landscapes / NFL-O3	Oppose	Considers that the wording of objective NFL-O3 could be clarified as to the appropriateness of ensuring a natural green backdrop to the city on private land.	Clarify the appropriateness of ensuring a natural green backdrop to the city on private land and review the appropriateness of Hilltops and Ridgelines within the PDP.	Accept in part	No
Royal Forest and Bird Protection Society	345.230	Natural and Environmental Values / Natural Features and Landscapes / NFL-O3	Support	Supports the objective.	Retain NFL-O3 (Ridgelines and hilltops) as notified.	Accept in part	No
WCC Environmental Reference Group	377.147	Natural and Environmental Values / Natural Features and Landscapes / NFL-O3	Support	The green ridge tops of Wellington are a core part of its character and a major contributor to maintaining a 'biophilic' environment, which is key to human health, well being, and a critical part of protecting biodiversity.	Retain NFL-O3 (Ridgelines and hilltops) as notified.	Accept in part	No
John Tiley	142.10	Natural and Environmental Values / Natural Features and Landscapes / NFL-P1	Amend	Considers that NFL-P1 should be amended to include reference to ridgelines and hilltops.	Amend NFL-P1 (Identification of outstanding natural features and landscapes and special amenity landscapes) to include reference to ridgelines and hilltops.	Reject	No
Wellington Civic Trust	FS83.79	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-P1	Support	The submissions identify the need for greater clarity and better protection in the Plan for the city's identified ridgelines and hilltops. Wellington Civic Trust supports these points	Allow	Reject	No
Churton Park Community Association	189.10	Natural and Environmental Values / Natural Features and Landscapes / NFL-P1	Amend	Considers that NFL-P1 should be amended to include reference to ridgelines and hilltops.	Amend NFL-P1 (Identification of outstanding natural features and landscapes and special amenity landscapes) to include reference to ridgelines and hilltops.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Roseneath Residents' Association	FS49.7	Natural and Environmental Values / Natural Features and Landscapes / NFL-P1	Support	Supports submission 189 in seeking to change the Proposed District Plan to more fully protect and enhance the City's natural landscapes including Outstanding Natural Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops, and request that all the CPCA proposals are adopted. It is the submitters view that the only new activities to be allowed in these areas should be those essential pieces of infrastructure that cannot be located anywhere else. Housing development should not be allowed. [Inferred reference to submission point 189.10]	Allow	Reject	No
Matthew Wells, Adelina Reis and Sarah Rennie	FS50.4	Natural and Environmental Values / Natural Features and Landscapes / NFL-P1	Support	Supports submission 189 in seeking to change the Proposed District Plan to more fully protect and enhance the City's natural landscapes including Outstanding Natural Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops, and request that all the CPCA proposals are adopted. It is the submitters view that the only new activities to be allowed in these areas should be those essential pieces of infrastructure that cannot be located anywhere else. Housing development should not be allowed. [Inferred reference to submission point 189.10]	Allow	Reject	No
Andy Foster	FS86.40	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-P1	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide. [See original Further Submission for full reasoning]. [Inferred reference to submission 189.10].	Allow	Reject	No
Royal Forest and Bird Protection Society	345.231	Natural and Environmental Values / Natural Features and Landscapes / NFL-P1	Support	Supports the policy.	Retain NFL-P1 (Identification of outstanding natural features and landscapes and special amenity landscapes) as notified.	Accept	No
Greater Wellington Regional Council	351.167	Natural and Environmental Values / Natural Features and Landscapes / NFL-P1	Support	Considers it gives effect to section 6(b) of the RMA and NZCPS Policy 15(a).	Retain NFL-P1 (Identification of outstanding natural features and landscapes and special amenity landscapes) as notified.	Accept	No
WCC Environmental Reference Group	377.148	Natural and Environmental Values / Natural Features and Landscapes / NFL-P1	Support	NFL-P1 is supported as it is helpful in that having a specific list provides certainty for owners and potential owners whose land falls within these areas.	Retain NFL-P1 (Identification of outstanding natural features and landscapes and special amenity landscapes) as notified.	Accept	No
Meridian Energy Limited	228.84	Natural and Environmental Values / Natural Features and Landscapes / NFL-P2	Oppose	Considers that functional and operational needs will not be able to be accommodated (as intended by the Policy) if all adverse effects on visual amenity and landscape values must be avoided (for example, in upgrading existing wind turbines that occupy hilltops because they have a functional need to locate on high points). Considers the policy, as worded, does not reconcile the outcomes intended by clauses 2 and 3.	Retain NFL-P2 (Use and development within ridgeline and hilltops) with amendment.	Accept in part	No
Meridian Energy Limited	228.85	Natural and Environmental Values / Natural Features and Landscapes / NFL-P2	Amend	Considers that functional and operational needs will not be able to be accommodated (as intended by the Policy) if all adverse effects on visual amenity and landscape values must be avoided (for example, in upgrading existing wind turbines that occupy hilltops because they have a functional need to locate on high points). Considers the policy, as worded, does not reconcile the outcomes intended by clauses 2 and 3.	Amend Policy NFL-P2 (Use and development within ridgeline and hilltops) as follows (or similar): Enable use and development within identified ridgelines and hilltops where: 1. The activity is compliant with the underlying zone provisions; ~~and~~ or 2. Adverse effects on the visual amenity and landscape values of the identified Ridgelines and Hilltops are avoided, remedied or mitigated, recognising the existence of and the functional and operational needs of regionally significant infrastructure. ~~There is a functional or operational need to locate within the ridgeline and hilltop area; and~~ ~~3. Any adverse effects on the visual amenity and landscape values can be mitigated.~~	Reject	No
Horokiwi Quarries Ltd	271.31	Natural and Environmental Values / Natural Features and Landscapes / NFL-P2	Amend	The submitter has concerns with the policy directive within NFP-P2 clause 3. to mitigate 'any' adverse effects on the visual amenity and landscape values, given the directive relates to all adverse effects regardless of scale or significance and that the values are not identified within the PDP. The requirement within clause 1. To "be compliant with the underlying zone provisions" is also not clear in its application. Considers the policy is subjective and open to interpretation and requests amendment to remove reference to the underlying zone provisions.	Amend NFL-P2 (Use and development within ridgeline and hilltops) as follows: Enable use and development within identified ridgelines and hilltops where: ~~1. The activity is compliant with the underlying zone provisions; and~~ ~~2.~~1. There is a functional or operational need to locate within the ridgeline and hilltop area; and ~~3.~~2. ~~Any~~ Significant adverse effects on the visual amenity and landscape values can be mitigated.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Parkvale Road Limited	298.6	Natural and Environmental Values / Natural Features and Landscapes / NFL-P2	Amend	Considers that if the Ridgelines and Hilltops overlay is not removed, in order to support residential development of the areas of the site proposed for rezoning, an amendment to the policy is proposed.	Amend NFL-P2 (Use and development within ridgeline and hilltops) as follows: .... Enable use and development within identified ridgelines and hilltops where: 1. Any adverse effects on the visual amenity and landscape values can be mitigated; and 2. The activity is compliant with the underlying zone provisions; or 3. There is a functional or operational need to locate within the ridgeline and hilltop area.	Reject	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.43	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-P2	Oppose	Oppose removal of the Ridgelines and Hilltops overlay within 200 Parkvale Road. This overlay is part of wider landscape protection and is appropriate for the property in question.	Disallow	Accept	No
Andy Foster	FS86.72	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-P2	Oppose	Supports placing the farm within the Special Amenity Landscape (in addition to retaining Ridgeline and Hilltop status) as was instructed by Council when notifying the Plan. Opposes the request from Parkvale Road Limited to reorder the Ridgeline and Hilltops Policies and Rules. [See original Further Submission for full reasoning]. [Inferred reference to submission 29.6].	Disallow	Accept	No
Royal Forest and Bird Protection Society	345.232	Natural and Environmental Values / Natural Features and Landscapes / NFL-P2	Amend	Considers activities on ridgelines and hilltops should be provisional on meeting these policy requirements, to ensure their landscape values are maintained to give effect to NFL-O3.	Amend NFL-P2 (Use and development within ridgeline and hilltops): Only ~~E~~enable use and development within identified ridgelines and hilltops where: 1. The activity is compliant with the underlying zone provisions; and 2. There is a functional or operational need to locate within the ridgeline and hilltop area; and 3. Any adverse effects on the visual amenity and landscape values can be mitigated.	Reject	No
Meridian Energy Limited	FS101.143	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-P2	Oppose	Considers that the insertion of 'only' enable adds no meaningful value to the policy, which is to provide for (enable) activities in the specified circumstances.	Disallow	Accept	No
WCC Environmental Reference Group	377.149	Natural and Environmental Values / Natural Features and Landscapes / NFL-P2	Support	NFL-P12 is supported as it provides for necessary uses, e.g. masts, whilst seeking to mitigate adverse effects.	Retain NFL-P2 (Use and development within ridgeline and hilltops) as notified.	Accept	No
Meridian Energy Limited	228.86	Natural and Environmental Values / Natural Features and Landscapes / NFL-P3	Oppose	Considers Policy NFL-P3 fails to recognise and provide for the existing turbine on Brooklyn Hill.	Retain Policy NFL-P3 (Use and development in special amenity landscapes outside the coastal environment) with amendment.	Accept in part	No
Meridian Energy Limited	228.87	Natural and Environmental Values / Natural Features and Landscapes / NFL-P3	Amend	Considers Policy NFL-P3 fails to recognise and provide for the existing turbine on Brooklyn Hill. P3.1 and P3.2 should be merged as P3.2.	Amend Policy NFL-P3 (Use and development in special amenity landscapes outside the coastal environment) as follows (or similar): Provide for use and development within special amenity landscapes outside the coastal environment where: 1. Necessary to support the functional and operational needs of the Brooklyn Turbine; or ~~1.~~ 2. Any adverse effects on the identified values can be avoided, remedied or mitigated~~;~~ and ~~The~~ the scale of the activity maintains the identified landscape values and characteristics.	Reject	No
Horokiwi Quarries Ltd	271.32	Natural and Environmental Values / Natural Features and Landscapes / NFL-P3	Support in part	Considers that while NFL-P3 (Use and development in special amenity landscapes outside the coastal environment) is not in itself opposed, the submitter does note that while the values for particular sites are outlined in Schedule 11 of the PDP, the characteristics are not. It is therefore not clear what are the characteristics referred to in the policy. Clarification would assist with plan interpretation.	Clarify what are the characteristics referred to in NFL-P3.2 (Use and development in special amenity landscapes outside the coastal environment).	Accept in part	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.39	Natural and Environmental Values / Natural Features and Landscapes / NFL-P3	Oppose in part	Considers that it is appropriate subdivision, use and development in areas identified as SAL should be managed to maintain and enhance amenity values. Also agrees that Mount Kaukau and the Outer Green Belt Special Amenity Landscape are Special Amenity Landscapes. However, the submitter believes that the MDRZ area of the land should not be included in this SAL mapping. By including the MDRZ land within the SAL overlay, it restricts the land from being efficiently utilized for medium density residential development. Furthermore, the zoning layout has principal support from GWRC both in terms of policy direction (i.e. Policy 27) and the consented layout. The landscape identified to be 'distinctive and widely recognised by the community for the contribution to the amenity and quality of the environment' is predominantly located within the balance land which includes Crows Nest and the Skyline Walkway Trailhead.	Retain NFL-P3 (Use and development in special amenity landscapes outside the coastal environments) as notified.	Accept in part	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Adam Groenewegen	FS46.16	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-P3	Oppose	Supports Kilmarston Development's support of the SAL overlay in the District Plan. However opposes the removal for the land in question. However oppose the removal for the land in question. The history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is enitrely appropriate for this location given it high landscape and amenity values, particulalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that seeks to remove the SAL from the Kilmarston Development's land.	Accept	No
Jo McKenzie	FS64.16	Part 2 / Natural and Environmental Values / Natural Features and Landscapes /NFL-P3	Oppose	Support Kilmarston Development's support of the SAL overlay in the District Plan. However Jo McKenzie opposes the removal for the land in question. Considers that the history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is entirely appropriate for this location given it high landscape and amenity values, apriculalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that proposes removing the SAL from the Kilmarston Development's land	Accept	No
Royal Forest and Bird Protection Society	345.233	Natural and Environmental Values / Natural Features and Landscapes / NFL-P3	Oppose in part	Raises concern that SAL Outer Green Belt has been left off SCHED11, and therefore there are no identified values to reference regarding this policy. Te Ahumairangi SAL for example, is home to the snail species, Potamopyrgus oppidanus. This policy should give effect to s7(f) of the RMA to ensure the maintenance and enhancement of the quality of the environment to protect the biodiversity that live in these SALs. Considers activities in SALs should not be provided for solely on the basis of these policies (including NFL-P4) but agree that these policy requirements must be met.	Amend NFL-P3 (Use and development in special amenity landscapes outside the coastal environment): Only consider ~~P~~providing~~e~~ for use and development within special amenity landscapes outside the coastal environment where: 1. Any adverse effects on the identified values can be avoided, remedied or mitigated; ~~and~~ 2. The scale of the activity maintains the identified landscape values and characteristics.; and 3. Any activity ensures the maintenance and enhancement of the quality of the environment.	Accept in part	Yes
Meridian Energy Limited	FS101.144	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-P3	Oppose	Considers that the insertion of 'only' enable adds no meaningful value to the policy, which is to provide for (enable) activities in the specified circumstances.	Disallow	Reject	No
WCC Environmental Reference Group	377.150	Natural and Environmental Values / Natural Features and Landscapes / NFL-P3	Support	NFL-P3 is supported as it provides for activities that can work within these areas in a manner that does not compromise their value.	Retain NFL-P3 (Use and development in special amenity landscapes outside the coastal environment) as notified.	Accept in part	No
Horokiwi Quarries Ltd	271.33	Natural and Environmental Values / Natural Features and Landscapes / NFL-P4	Support in part	Considers that while NFL-P4 (Use and development in special amenity landscapes within the coastal environment) is not in itself opposed, the submitter does note that while the values for particular sites are outlined in Schedule 11 of the PDP, the characteristics are not. It is therefore not clear what are the characteristics referred to in the policy.	Clarify what are the characteristics referred to in NFL-P4.2 (Use and development in special amenity landscapes within the coastal environment). [Inferred decision requested]	Accept in part	No
Horokiwi Quarries Ltd	271.34	Natural and Environmental Values / Natural Features and Landscapes / NFL-P4	Amend	Considers that while NFL-P4 (Use and development in special amenity landscapes within the coastal environment) is not in itself opposed, the submitter does note that while the values for particular sites are outlined in Schedule 11 of the PDP, the characteristics are not. It is therefore not clear what are the characteristics referred to in the policy.	Amend Policy NFL-P4 (Use and development in special amenity landscapes within the coastal environment) as follows: Provide for use and development within special amenity landscapes within the coastal environment where: 1. ... 2. The activity maintains the identified landscape values ~~and characteristics~~	Reject	No
Royal Forest and Bird Protection Society	345.234	Natural and Environmental Values / Natural Features and Landscapes / NFL-P4	Support in part	Considers the policy fails to give effect to Policies 13 and 15 of the NZCPS as well as s7(f) of the RMA. Further, the "identified" values are not enough to ensure the Plan gives effect to the NZCPS. Consideration of "providing for" activities in SALs in the coastal environment should not be solely on the basis of this one policy.	Amend NFL-P4 (Use and development in special amenity landscapes within the coastal environment): Only consider ~~P~~providing~~e~~ for use and development within special amenity landscapes within the coastal environment where: 1. Any significant adverse effects on the identified values can be avoided and any other adverse effects on the ~~identified~~ values can be avoided, remedied or mitigated; ~~and,~~ 2. The activity maintains the ~~identified~~ landscape values and characteristics, and; 3. Any activity ensures the maintenance and enhancement of the quality of the environment.	Accept in part	Yes
Meridian Energy Limited	FS101.145	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-P4	Oppose	Considers that the insertion of 'only' enable adds no meaningful value to the policy, which is to provide for (enable) activities in the specified circumstances.	Disallow	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.151	Natural and Environmental Values / Natural Features and Landscapes / NFL-P4	Support	NFL-P4 is supported as it provides for activities that can work within these areas in a manner that does not compromise their value.	Retain NFL-P4 (Use and development in special amenity landscapes within the coastal environment) as notified.	Accept in part	No
Director-General of Conservation	385.45	Natural and Environmental Values / Natural Features and Landscapes / NFL-P4	Support	Supports proposed Policy NFL-P4 (Use and development in special amenity landscapes within the coastal environment).	Retain policy NFL-P4 (Use and development in special amenity landscapes within the coastal environment) as notified.	Accept in part	No
Meridian Energy Limited	228.88	Natural and Environmental Values / Natural Features and Landscapes / NFL-P5	Oppose	Considers the word 'only' is not necessary because the following text explains where use and development will be allowed. Clause 2 of the policy does not add any value because Clause 1 addresses the same issue (protecting the identified values).	Retain Policy NFL-P5 (Use and development within outstanding natural features and landscapes outside the coastal environment) with amendment.	Accept in part	No
Meridian Energy Limited	228.89	Natural and Environmental Values / Natural Features and Landscapes / NFL-P5	Amend	Considers the word 'only' is not necessary because the following text explains where use and development will be allowed. Clause 2 of the policy does not add any value because Clause 1 addresses the same issue (protecting the identified values).	Delete clause 2 of Policy NFL-P5 (Use and development within outstanding natural features and landscapes outside the coastal environment) as follows, or otherwise eliminate the duplication between clauses 1 and 2: Only allow for use and development within outstanding natural features and landscapes outside the coastal environment where: 1. Any significant adverse effects on the identified values can be avoided and any other adverse effects on the identified values can be avoided, remedied or mitigated.~~; and~~ ~~2. The activity is designed to protect the identified landscape values and characteristics.~~	Reject	No
Royal Forest and Bird Protection Society	345.235	Natural and Environmental Values / Natural Features and Landscapes / NFL-P5	Amend	Supports the intent of this policy but have concerns regarding "Only allow" wording in ONFLs. We oppose the use of "identified" given the shortcomings of SCHED10 (see submission point on that matter). Allowing activities in ONFLs outside the coastal environment should not be solely on the basis of this policy. Other considerations should also apply, such as policies from ECO chapter. This policy needs to be worded to ensure other considerations, such as significant biodiversity values, are also taken into account.	Amend NFL-P5 (Use and development within outstanding natural features and landscapes outside the coastal environment): Only consider allowing for use and development within outstanding natural features and landscapes outside the coastal environment where: 1. Any significant adverse effects on the ~~identified~~ values can be avoided and any other adverse effects on the ~~identified~~ values can be avoided, remedied or mitigated; and 2. The activity is designed to protect the ~~identified~~ landscape values and characteristics.	Reject	No
Meridian Energy Limited	FS101.146	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-P5	Oppose	Considers that the insertion of 'only' enable adds no meaningful value to the policy, which is to provide for (enable) activities in the specified circumstances.	Disallow	Accept	No
WCC Environmental Reference Group	377.152	Natural and Environmental Values / Natural Features and Landscapes / NFL-P5	Support	NFL-P5 is supported as it provides for activities that can work within these areas in a manner that does not compromise their value.	Retain NFL-P5 (Use and development within outstanding natural features and landscapes outside the coastal environment) as notified.	Accept	No
Meridian Energy Limited	228.90	Natural and Environmental Values / Natural Features and Landscapes / NFL-P6	Oppose	Considers the NZCPS does not require avoidance of all adverse effects on outstanding natural features and landscapes within the coastal environment. Rather, avoidance of significant adverse effects is required.	Retain Policy NFL-P6 (Use and development within outstanding natural features and landscapes within the coastal environment) with amendment.	Reject	No
Meridian Energy Limited	228.91	Natural and Environmental Values / Natural Features and Landscapes / NFL-P6	Amend	Considers the NZCPS does not require avoidance of all adverse effects on outstanding natural features and landscapes within the coastal environment. Rather, avoidance of significant adverse effects is required.	Amend Policy NFL-P6 (Use and development within outstanding natural features and landscapes within the coastal environment) as follows (or similar): Avoid use and development within outstanding natural features and landscapes within the coastal environment unless any all significant adverse effects on the identified values can be avoided and other effects are avoided, remedied or mitigated.	Reject	No
Royal Forest and Bird Protection Society	345.236	Natural and Environmental Values / Natural Features and Landscapes / NFL-P6	Amend	Considers the policy needs to give better effect to the NZCPS. The "identified values" do not go far enough to ensuring Policy 15(a) is given effect to. SCHED10 is uncertain (see our submission points on the schedules).	Amend NFL-P6 (Use and development within outstanding natural features and landscapes within the coastal environment): Only consider allowing for ~~Avoid~~ use and development within outstanding natural features and landscapes within the coastal environment where: 1. Any ~~unless any~~ adverse effects on the outstanding natural features and landscapes ~~identified values~~ are ~~can be~~ avoided; and 2. The activity is designed to protect the outstanding natural landscape values and characteristics.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Meridian Energy Limited	FS101.147	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-P6	Oppose	Meridian considers the amended wording proposed in its submission point 228.91 better gives effect to s. 6 of the RMA and the relevant higher order policy instruments.	Disallow	Accept	No
Greater Wellington Regional Council	351.168	Natural and Environmental Values / Natural Features and Landscapes / NFL-P6	Support	Considers it gives effect to section 6(b) of the RMA and NZCPS Policy 15(a).	Retain NFL-P6 (Use and development within outstanding natural features and landscapes within the coastal environment) as notified.	Accept	No
WCC Environmental Reference Group	377.153	Natural and Environmental Values / Natural Features and Landscapes / NFL-P6	Support	NFL-P6 is supported as it provides for activities that can work within these areas in a manner that does not compromise their value.	Retain NFL-P6 (Use and development within outstanding natural features and landscapes within the coastal environment) as notified.	Accept	No
Director-General of Conservation	385.46	Natural and Environmental Values / Natural Features and Landscapes / NFL-P6	Support	Supports proposed policy NFL-P6 (Use and development within outstanding natural features and landscapes within the coastal environment).	Retain policy NFL-P6 (Use and development within outstanding natural features and landscapes within the coastal environment) as notified.	Accept	No
Horokiwi Quarries Ltd	271.35	Natural and Environmental Values / Natural Features and Landscapes / NFL-P7	Support in part	Supports that NFL-P7 recognises existing quarry activities, and their expansion. NFL-P7 is specific to mining and quarrying, and specific to the Horokiwi site. The policy recognises the importance and role of existing quarry activities and provides a policy pathway for their expansion (outside ONFLs).	Retain NFL-P7 (Mining and quarrying activities in outstanding natural features and landscapes and special amenity landscapes), with amendments.	Accept	No
Horokiwi Quarries Ltd	271.36	Natural and Environmental Values / Natural Features and Landscapes / NFL-P7	Amend	Considers that reference to Hilltops and Ridgelines within the policy is appropriate given the Horokiwi Quarry site has a Hilltops and Ridgelines overlay.	Amend NFL-P7 (Mining and quarrying activities in outstanding natural features and landscapes and special amenity landscapes) as follows: Mining and quarrying activities in outstanding natural features and landscapes, ~~and~~ special amenity landscapes, and hilltops and ridgelines Manage mining and quarrying activities within outstanding natural features and landscapes, ~~and~~ special amenity landscapes, and hilltops and ridgelines as follows: 1 Allow for the ongoing operation of established mining and quarrying activities within out standing natural features and landscapes and special amenity landscapes and hilltops and ridgelines; 2.Only allow for the extension of established mining and quarrying activities within special amenity landscape where potential adverse effects can be avoided, remedied or mitigated; ...	Accept	Yes
Royal Forest and Bird Protection Society	345.237	Natural and Environmental Values / Natural Features and Landscapes / NFL-P7	Support in part	Opposes the blanket provision for existing activities in 1, as this suggests their effects would not need to be considered if they require reconsenting. We support the rest of the provisions.	Amend NFL-P7 (Mining and quarrying activities in outstanding natural features and landscapes and special amenity landscapes): Manage mining and quarrying activities within outstanding natural features and landscapes and special amenity landscapes as follows: 1. Allow for the ongoing operation of established mining and quarrying activities within outstanding natural features and landscapes and special amenity landscapes where their effects can be managed in accordance with the objectives and policies of this Plan; 2. Only allow for the extension of established mining and quarrying activities within special amenity landscape where potential adverse effects can be avoided, remedied or mitigated; 3. Avoid the establishment of new mining and quarrying within special amenity landscapes; and 4. Avoid the extension of established mining and quarrying activities and the establishment of new mining and quarrying activities within outstanding natural features and landscapes.	Reject	No
Royal Forest and Bird Protection Society	345.238	Natural and Environmental Values / Natural Features and Landscapes / NFL-P8	Amend	Seeks amendment to give effect to s6(b) of the RMA and Policy 15 of the NZCPS	Amend NFL-P8 (Plantation forestry): Manage plantation forestry within outstanding natural features and landscapes and special amenity landscapes as follows: 1. Provide for established plantation forestry and ongoing management of existing plantation forestry within outstanding natural features and landscapes and special amenity landscapes; and 2. Avoid the extension of existing and establishment of new plantation forestry in outstanding natural features and landscapes.	Accept	Yes
Greater Wellington Regional Council	351.169	Natural and Environmental Values / Natural Features and Landscapes / NFL-P8	Support	Considers that avoiding new plantation forestry activities in outstanding natural features and landscapes gives effect to section 6(b) of the RMA and, in the coastal environment, NZCPS Policy 15.	Retain NFL-P8 (Plantation forestry) as notified.	Accept in part	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.154	Natural and Environmental Values / Natural Features and Landscapes / NFL-P8	Support	NFL-P8 is supported as it sends an important signal that plantation forestry should not be located within these important landscapes.	Retain NFL-P8 (Plantation forestry) as notified.	Accept in part	No
Royal Forest and Bird Protection Society	345.239	Natural and Environmental Values / Natural Features and Landscapes / NFL-P9	Amend	Seeks amendment to ensure values are protected in accordance with the objectives of this chapter.	Amend NFL-P9 (Restoration and enhancement): Provide for restoration or rehabilitation of the identified landscape character values in SCHED11 and SCHED12 by: 1. Recognising the landscape character values present; 2. Encouraging natural regeneration of indigenous species, including where practical the removal of pest species and fencing off from stock; and 3. Providing for mana whenua to exercise their responsibilities as kaitiaki to protect, restore and maintain areas of indigenous biodiversity.	Accept	Yes
WCC Environmental Reference Group	377.155	Natural and Environmental Values / Natural Features and Landscapes / NFL-P9	Support	NFL-P9 is supported as it recognises the positive value of restoration and enhancement of these areas.	Retain NFL-P9 (Restoration and enhancement) as notified.	Accept in part	No
Te Rūnanga o Toa Rangatira	488.53	Natural and Environmental Values / Natural Features and Landscapes / NFL-P9	Support	Supports that the policy provides for mana whenua to exercise kaitiakitanga for indigenous biodiversity. [Inferred reason]	Retain NFL-P9 (Restoration and enhancement) as notified.	Accept in part	No
Nga Kaimanaaki o te Waimapihi	215.3	Natural and Environmental Values / Natural Features and Landscapes / NFL-R1	Amend	Considers that we need to preserve and restore indigenous native fauna. As well as preying on our native birds, cats also eat a large number of our native lizards and wētā (which are still in decline).	Seeks amendment to NFL-R1 (Restoration and enhancement activities within outstanding natural features and landscapes, special amenity landscapes and ridgelines and hilltops (including in the coastal environment)) to add guidelines that restrict pets from roaming in Outstanding Natural Features and Landscapes, Special Amenity Landscapes, and Ridgelines and Hilltops. [Inferred decision requested]	Reject	No
Royal Forest and Bird Protection Society	345.240	Natural and Environmental Values / Natural Features and Landscapes / NFL-R1	Support	Supports the rule.	Retain NFL-R1 (Restoration and enhancement activities within outstanding natural features and landscapes, special amenity landscapes and ridgelines and hilltops (including in the coastal environment)) as notified.	Accept in part	No
WCC Environmental Reference Group	377.156	Natural and Environmental Values / Natural Features and Landscapes / NFL-R1	Support	NFL-R1 is supported as it recognises the positive value of restoration and enhancement of these areas.	Retain NFL-R1 (Restoration and enhancement activities within outstanding natural features and landscapes…) as notified.	Accept in part	No
Zealandia Te Māra a Tāne	486.4	Natural and Environmental Values / Natural Features and Landscapes / NFL-R1	Amend	Considers that NFL-R1 should be amended with an additional clause that enables Zealandia operations to continue as per other areas in the plan. Considers that NFL-R1 does not allow for the conservation and restoration work of Zealandia Te Māra a Tāne as the area is not subject to the Reserves Act.	Amend NFL-R1 (Restoration and enhancement activities within outstanding natural features and landscapes, special amenity landscapes and ridgelines and hilltops (including in the coastal environment)) by adding a clause that enables the ongoing restoration work within the Zealandia sanctuary where undertaken by the Karori Sanctuary Trust.	Accept	Yes
John Tiley	142.11	Natural and Environmental Values / Natural Features and Landscapes / NFL-R2	Amend	Considers that the Permitted Activity status in NFL-R2 appears to give carte blanche for any activity within ridgelines and hilltops.	Not specified.	Reject	No
Churton Park Community Association	189.11	Natural and Environmental Values / Natural Features and Landscapes / NFL-R2	Amend	Considers that the Permitted Activity status in NFL-R2 appears to give carte blanche for any activity within ridgelines and hilltops.	Not specified.	Reject	No
Royal Forest and Bird Protection Society	345.241	Natural and Environmental Values / Natural Features and Landscapes / NFL-R2	Oppose	Opposes the wording of rule as it lacks clarity about the activities that are actually being referred to. This is uncertain and does not give any clarity to assess effects on this basis. Seek that the permitted activity be deleted.	Delete NFL-R2 (Any activity within the ridgelines and hilltops not otherwise listed as permitted, restricted discretionary, or non-complying).	Reject	No
Royal Forest and Bird Protection Society	345.242	Natural and Environmental Values / Natural Features and Landscapes / NFL-R2	Oppose	Given comment on NFL-P2, would support RD in the instance that NFL-P2 was amended.	Amend NFL-R2 (Any activity within the ridgelines and hilltops not otherwise listed as permitted, restricted discretionary, or non-complying) subject to relief sought for NFL-P2: 1. Activity status: Permitted Restricted Discretionary	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Royal Forest and Bird Protection Society	345.243	Natural and Environmental Values / Natural Features and Landscapes / NFL-R3	Support in part	Opposes the wording of the rule as it lacks clarity about the activities that are actually being referred to. Supports RD in SALs but seek that the matters of discretion cross reference new ECO and NFL policies sought above which are aimed at the maintenance of biodiversity outside of SNAs as well as ensuring policy 11 of the NZCPS is given effect to, outside of SNAs.	Amend NFL-R3 (Any activity within special amenity landscapes not otherwise listed as permitted, restricted discretionary, or non-complying) to clarify scope of activities covered, and: 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in NFL-P3 and NFL-P4 [add cross references to relevant ECO and NFL policies that are aimed at maintenance of biodiversity outside Significant Natural Areas and give effect to policy 11 of NZ Coastal Policy Statement].	Reject	No
Royal Forest and Bird Protection Society	345.244	Natural and Environmental Values / Natural Features and Landscapes / NFL-R4	Support	Supports the rule.	Retain NFL-R4 (Any activity within outstanding natural features and landscapes not otherwise listed as permitted, restricted discretionary, or non-complying) as notified.	Accept	No
Horokiwi Quarries Ltd	271.37	Natural and Environmental Values / Natural Features and Landscapes / NFL-R5	Support in part	Supports the permitted activity rule NFL-R5. Notwithstanding the proposed Special Purpose Quarry Zone which would apply to the Horokiwi site, and the existing use certificate.	Retain NFL-R5 (Operation of existing quarrying and mining activities within special amenity landscapes), with amendments.	Accept	No
Horokiwi Quarries Ltd	271.38	Natural and Environmental Values / Natural Features and Landscapes / NFL-R5	Amend	Considers that in order to provide consistency in how existing quarries are managed within NFL features, an amendment is sought to include Hilltops and Ridgelines in the permitted rule, noting that rule NFL-R2 provides a qualifier to the permitted activity rule that is not provided in NFL-R5.	Amend NFL-R5 (Operation of existing quarrying and mining activities within special amenity landscapes) as follows: Operation of existing quarrying and mining activities within special amenity landscapes and Hilltops and Ridgelines All Zones Activity status: Permitted	Accept	Yes
Royal Forest and Bird Protection Society	345.245	Natural and Environmental Values / Natural Features and Landscapes / NFL-R5	Oppose	Opposes the blanket provision for existing quarrying and mining activities, as this suggests their effects would not need to be considered if they require reconsenting.	Amend NFL-R5 (Operation of existing quarrying and mining activities within special amenity landscapes): 1. Activity status: ~~Permitted~~ Restricted Discretionary Matters of discretion: 1. [add cross references to relevant ECO and NFL policies that are aimed at maintenance of biodiversity outside Significant Natural Areas and give effect to policy 11 of NZ Coastal Policy Statement].	Reject	No
Horokiwi Quarries Limited	FS28.6	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-R5	Oppose	Horokiwi Quarries Ltd opposes the sought change in activity status for existing quarries. The rule as proposed recognises existing quarries and the PDP provides an appropriate consenting framework for any expansion or activities that require a new consent.	Disallow	Accept	No
Horokiwi Quarries Ltd	271.39	Natural and Environmental Values / Natural Features and Landscapes / NFL-R6	Support	Supports the discretionary activity rule NFL-R5 in so far as it applies to an expansion of the existing quarry operation. Notwithstanding the proposed Special Purpose Quarry Zone which would apply to the Horokiwi site, and the existing use certificate.	Retain NFL-R6 (Extension of existing quarrying and mining activities within special amenity landscapes) as notified.	Accept	No
Royal Forest and Bird Protection Society	345.246	Natural and Environmental Values / Natural Features and Landscapes / NFL-R6	Oppose	Seeks the rule is given restricted discretionary status and that matters of discretion cross reference relevant policies in the plan including new ECO and NFL policies sought above.	Amend NFL-R6 (Extension of existing quarrying and mining activities within special amenity landscapes): 1. Activity status: ~~Discretionary~~ Restricted Discretionary Matters of discretion: 1. [add cross references to relevant ECO and NFL policies that are aimed at maintenance of biodiversity outside Significant Natural Areas and give effect to policy 11 of NZ Coastal Policy Statement].	Reject	No
Horokiwi Quarries Limited	FS28.7	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-R6	Oppose	Horokiwi Quarries Ltd opposes the sought change in activity status for expansions. As a discretionary acidity, other policies in the PDP would be applied where relevant and applicable.	Disallow	Accept	No
Horokiwi Quarries Ltd	271.40	Natural and Environmental Values / Natural Features and Landscapes / NFL-R7	Not specified	Considers that on the basis NFL-R6 relates to the expansion of existing quarries, Rule NFL-R7 has limited relevance to the submitter.	Retain NFL-R7 (New quarrying and mining activities within special amenity landscapes) as notified.	Accept	No
Royal Forest and Bird Protection Society	345.247	Natural and Environmental Values / Natural Features and Landscapes / NFL-R7	Support	Supports the rule.	Retain NFL-R7 (New quarrying and mining activities within special amenity landscapes) 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?
Horokiwi Quarries Ltd	271.41	Natural and Environmental Values / Natural Features and Landscapes / NFL-R8	Not specified	Considers that given there are no ONFLs within proximity of the existing Horokiwi site, the rule has limited relevance to the submitter.	Retain NFL-R8 (Extension of existing quarrying and mining activities, new quarrying and mining activities and new plantation forestry within outstanding natural features and landscapes) as notified.	Accept	No
Royal Forest and Bird Protection Society	345.248	Natural and Environmental Values / Natural Features and Landscapes / NFL-R8	Support	Supports the rule.	Retain NFL-R8 (Extension of existing quarrying and mining activities, new quarrying and mining activities and new plantation forestry within outstanding natural features and landscapes) as notified.	Accept	No
Royal Forest and Bird Protection Society	345.249	Natural and Environmental Values / Natural Features and Landscapes / NFL-R9	Support	Supports the rule.	Retain NFL-R9 (The maintenance, repair or demolition of existing buildings and structures within outstanding natural features and landscapes, special amenity landscapes and ridgelines and hilltops) as notified.	Accept	No
Barry Ellis	47.1	Natural and Environmental Values / Natural Features and Landscapes / NFL-R10	Amend	Considers that the Council should provide the relevant data that justifies filling in gullies and building over natural streams and springs. Natural disasters of Nelson and Abbots Ford should not be forgotten.	Seeks that data be provided in NFL-R10 (The construction of, alteration of and addition to, buildings and structures within the ridgelines and hilltops) to justify filling in gullies. [Inferred decision requested]	Reject	No
Parkvale Road Limited	298.7	Natural and Environmental Values / Natural Features and Landscapes / NFL-R10	Oppose in part	Considers that the operational and functional need to locate within a ridgeline and hilltop is already reflected in the policy which is listed as a matter of discretion, and therefore does not need to be listed again separately.	Seeks amendment, opposes in part NFL-R10.2 (The construction of, alteration of and addition to, buildings and structures within the ridgelines and hilltops) within current form.	Accept	No
Andy Foster	FS86.73	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-R10	Oppose	Supports placing the farm within the Special Amenity Landscape (in addition to retaining Ridgeline and Hilltop status) as was instructed by Council when notifying the Plan. Opposes the request from Parkvale Road Limited to reorder the Ridgeline and Hilltops Policies and Rules. [See original Further Submission for full reasoning]. [Inferred reference to submission 29.7].	Disallow	Reject	No
Parkvale Road Limited	298.8	Natural and Environmental Values / Natural Features and Landscapes / NFL-R10	Amend	Considers that the operational and functional need to locate within a ridgeline and hilltop is already reflected in the policy which is listed as a matter of discretion, and therefore does not need to be listed again separately.	Amend NFL-R10 (The construction of, alteration of and addition to, buildings and structures within the ridgelines and hilltops) as follows: ..... Matters of discretion are: 1. The matters in NFL-P2.~~ ; and~~ 2.~~ The operational and function need to locate within the ridgeline and hilltop area.~~	Accept	Yes
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.44	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-R10	Support	Agree that the operational and functional need to locate within a ridgeline and hilltop is already reflected in the policy which is listed as a matter of discretion, and therefore does not need to be listed again separately.	Allow	Accept	No
Andy Foster	FS86.74	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-R10	Oppose	Supports placing the farm within the Special Amenity Landscape (in addition to retaining Ridgeline and Hilltop status) as was instructed by Council when notifying the Plan. Opposes the request from Parkvale Road Limited to reorder the Ridgeline and Hilltops Policies and Rules. [See original Further Submission for full reasoning]. [Inferred reference to submission 29.8].	Disallow	Reject	No
Royal Forest and Bird Protection Society	345.250	Natural and Environmental Values / Natural Features and Landscapes / NFL-R10	Support in part	Considers permitted activity status in 1. and restricted discretionary in 2. is appropriate, but seeks subsequent amendments to NFL-P2 to ensure adequate protection of ridgelines and hilltops through matters of discretion.	Not specified.	Accept in part	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.40	Natural and Environmental Values / Natural Features and Landscapes / NFL-R11	Oppose in part	Considers that there is a conflict between these provisions and the SAL overlay provisions which make residential development on this land restrictive and adds uncertainty. Notes that NFL-R11 requires buildings and structures within the SAL overlay to be no more than 8m in height. The MRZ height restriction is 11m. The proposed MRZ over the Submitters land is appropriate to support the strategic direction of the PDP.	Not specified.	Reject	No
Adam Groenewegen	FS46.17	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-R11	Oppose	Supports Kilmarston Development's support of the SAL overlay in the District Plan. However opposes the removal for the land in question. However oppose the removal for the land in question. The history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is enitrely appropriate for this location given it high landscape and amenity values, particulalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that seeks to remove the SAL from the Kilmarston Development's land.	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Jo McKenzie	FS64.17	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-R11	Oppose	Support Kilmarston Development's support of the SAL overlay in the District Plan. However Jo McKenzie opposes the removal for the land in question. Considers that the history of proposed development on this land (environment court decisions) and the community concerns about it strongly suggest that overlays such as SAL are appropriate to retain. An 8m height restriction is entirely appropriate for this location given it high landscape and amenity values, apriculalry for sightlines from Ngaio but also Crofton Downs from which are development will be visible.	Disallow / Disallow that part of the submission that proposes removing the SAL from the Kilmarston Development's land	Accept	No
Royal Forest and Bird Protection Society	345.251	Natural and Environmental Values / Natural Features and Landscapes / NFL-R11	Oppose	Opposes the permitted activity in SALs as neither it, nor NFL-S1, take into account effects on biodiversity as well as landscape values as well as policy 15 of the NZCPS, particularly regarding construction of new buildings and structures in the coastal environment	Delete NFL-R11.1 (The construction of, alteration of and addition to, buildings and structures within special amenity landscapes).	Reject	No
Royal Forest and Bird Protection Society	345.252	Natural and Environmental Values / Natural Features and Landscapes / NFL-R11	Amend	Supports RD status for this activity but seek that matters of discretion are widened to include relevant policies in the plan including new ECO and NFL policies sought above.	Amend NFL-R11.2 (The construction of, alteration of and addition to, buildings and structures within special amenity landscapes): 1. Activity status: Restricted Discretionary ~~Where:~~ ~~a. Compliance with the requirements of NFL-R11.1.a cannot be achieved.~~ Matters of discretion are: 1. The matters in NFL-P3 and NFL-P4 [add cross references to relevant ECO and NFL policies that are aimed at maintenance of biodiversity outside Significant Natural Areas and give effect to policy 11 of NZ Coastal Policy Statement].	Reject	No
Royal Forest and Bird Protection Society	345.253	Natural and Environmental Values / Natural Features and Landscapes / NFL-R12	Support in part	Considers the hierarchy is appropriate as it gives effect to Policy 15 of the NZCPS. Seeks that matters of discretion are widened to include relevant policies in the plan including new ECO and NFL policies sought above.	Amend NFL-R12 (): 2. Activity status: Restricted Discretionary Where: a. Compliance can be achieved with NFL-S2; and b. The building or structure is located outside the coastal environment. Matters of discretion are: 1. The matters in NFL-P5 [add cross references to relevant ECO and NFL policies that are aimed at maintenance of biodiversity outside Significant Natural Areas and give effect to policy 11 of NZ Coastal Policy Statement].	Reject	No
Zealandia Te Māra a Tāne	486.5	Natural and Environmental Values / Natural Features and Landscapes / NFL-R12	Support in part	Supports the new delineation of the Outstanding Natural Landscape which now excludes operations and office environments.	Retain NFL-R12 (The construction of, alteration of and addition to, buildings and structures within outstanding natural features and landscapes) as notified. [Inferred decision requested].	Accept	No
John Tiley	142.12	Natural and Environmental Values / Natural Features and Landscapes / NFL-S1	Oppose	Considers that NFL-S1 (Buildings and structures in special amenity landscapes) appears intended to permit residential housing construction in special amenity areas. These areas should be free of buildings.	Seeks that special amenity areas are free of buildings.	Reject	No
Churton Park Community Association	189.12	Natural and Environmental Values / Natural Features and Landscapes / NFL-S1	Oppose	Considers that NFL-S1 (Buildings and structures in special amenity landscapes) appears intended to permit residential housing construction in special amenity areas. These areas should be free of buildings.	Seeks that special amenity areas are free of buildings.	Reject	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.41	Natural and Environmental Values / Natural Features and Landscapes / NFL-S1	Support in part	Considers that the proposed standard will be better aligned to manage activities over the proposed NOSZ that the balance land is subject to.	Seeks that NFL-S1 (Buildings and structures in special amenity landscapes) apply to land identified within the Natural Open Space Zone. [inferred decision]	Reject	No
Adam Groenewegen	FS46.22	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-S1	Oppose	Opposes the suggestion that SAL criteria would be appropriate to apply to NOSZ zoned land. That would be contrary to the purpose of that zone to enable a more laz approach to buildings and structures.	Disallow	Accept	No
Jo McKenzie	FS64.22	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-S1	Oppose	Opposes the suggestion that SAL criteria would be appropriate to apply to NOSZ zoned land. Considers that would be contrary to the purpose of that zone to enable a more laz approach to buildings and structures.	Disallow	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Andy Foster	FS86.53	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-S1	Oppose	Considers that it is not reasonable to allow for housing development to intrude into the land zoned Open Space and Rural in the Operative Plan. The landscape impacts would be substantial, both of any housing and of the roading access. The impacts on vegetation would also be significant. Notes that the area of bush at the bottom of the site, immediately adjacent to and climbing up from Silverstream Road is of particularly high quality. The concept of putting housing or an access road through it would be entirely unreasonable. For all these reasons Andy Foster opposes any development in this area beyond a carefully designed reservoir. [See original Further Submission for full reasoning]. [Inferred reference to submission 290.41]	Disallow	Accept	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.42	Natural and Environmental Values / Natural Features and Landscapes / NFL-S1	Amend	Considers that the proposed standard will be better aligned to manage activities over the proposed NOSZ that the balance land is subject to.	Seeks that NFL-S1 (Buildings and structures in special amenity landscapes) apply to land identified within the Natural Open Space Zone. [inferred decision]	Reject	No
Adam Groenewegen	FS46.23	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-S1	Oppose	Opposes the suggestion that SAL criteria would be appropriate to apply to NOSZ zoned land. That would be contrary to the purpose of that zone to enable a more laz approach to buildings and structures.	Disallow	Accept	No
Jo McKenzie	FS64.23	Part 2 / Natural and Environmental Values / Natural Features and Landscapes / NFL-S1	Oppose	Opposes the suggestion that SAL criteria would be appropriate to apply to NOSZ zoned land. Considers that would be contrary to the purpose of that zone to enable a more laz approach to buildings and structures.	Disallow	Accept	No
Royal Forest and Bird Protection Society	345.254	Natural and Environmental Values / Natural Features and Landscapes / NFL-S1	Oppose in part	Considers construction of 8m buildings and structures in SALs will have significant visual and landscape effects, we question whether this is compatible with s7(c) of the RMA.	Amend NFL-S1 (Buildings and structures in special amenity landscapes) to reduce the maximum height of buildings and structures within special amenity landscapes.	Reject	No
Royal Forest and Bird Protection Society	345.255	Natural and Environmental Values / Natural Features and Landscapes / NFL-S2	Support	Supports the standard.	Retain NFL-S2 (Buildings and structures in outstanding natural features and landscapes) as notified.	Accept in part	No
Zealandia Te Māra a Tāne	486.6	Natural and Environmental Values / Natural Features and Landscapes / NFL-S2	Not specified	Considers that it is unclear whether NFL-S2 could cause challenges for Zealandia operations in relation to replacement of the fence perimeter fence over time (which may need to be done rapidly as issues arise, with an aging fence and the biosecurity threat it presents).	Seeks clarity whether NFL-S2 (Buildings and structures in outstanding natural features and landscapes) would cause challenges for Zealandia operations in relation to replacement of the fence perimeter fence over time.	Accept	Yes
Barry Ellis	47.2	Rural Zones / General point on Rural Zones / General point on Rural Zones	Oppose	Supports District Plan Change 33 – Ridgelines and Hilltops (Visual Amenity) and Rural Area (2009) . The Council should abide by their District Plan Change 33 concerning the protection of ridgelines and hilltops.	Seeks that the Ridgelines and Hilltops overlay incorporated into the operative District Plan (via Plan Change 33) be retained and opposes changing this overlay.	Accept in part	No
Meridian Energy Limited	FS101.165	Part 3 / Rural Zones / General point on Rural Zones / General point on Rural Zones	Oppose	Meridian accepts the delineation of ridgeline and hilltop overlays shown on the Plan maps.	Disallow	Accept in part	No
Margaret Ellis	48.2	Rural Zones / General point on Rural Zones / General point on Rural Zones	Amend	Supports District Plan Change 33 –Ridgelines and Hilltops (Visual Amenity) and Rural Area (2009). The overlay protection of ridgelines and hilltops should be considered.	Seeks that the Ridgelines and Hilltops overlay incorporated into the operative District Plan (via PC 33) be considered.	Accept in part	No
Meridian Energy Limited	FS101.166	Part 3 / Rural Zones / General point on Rural Zones / General point on Rural Zones	Oppose	Meridian accepts the delineation of ridgeline and hilltop overlays shown on the Plan maps.	Disallow	Accept in part	No
Rowan Hannah	84.2	Rural Zones / General point on Rural Zones / General point on Rural Zones	Oppose	Supports District Plan Change 33 – Ridgelines and Hilltops (Visual Amenity) and Rural Area (2009) . The Council should abide by their District Plan Change 33 concerning the protection of ridgelines and hilltops.	Seeks that the Ridgelines and Hilltops overlay incorporated into the operative District Plan (via Plan Change 33) be retained and opposes changing this overlay.	Accept in part	No
Meridian Energy Limited	FS101.167	Part 3 / Rural Zones / General point on Rural Zones / General point on Rural Zones	Oppose	Meridian accepts the delineation of ridgeline and hilltop overlays shown on the Plan maps.	Disallow	Accept in part	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.36	Rural Zones / General point on Rural Zones / General point on Rural Zones	Amend	Considers that the ODP Ridgelines and Hilltops overlay should be retained, with Marshall's ridge included in the overlay.	Seeks that the Ridgelines and Hilltops overlay as in the Operative District Plan (introduced by Plan Change 33) is retained.	Accept in part	No
Meridian Energy Limited	FS101.168	Part 3 / Rural Zones / General point on Rural Zones / General point on Rural Zones	Oppose	Meridian accepts the delineation of ridgeline and hilltop overlays shown on the Plan maps.	Disallow	Accept in part	No

Original Sub Number	Further Submitter Name	Further Sub No / Point No	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
374	Roseneath Residents' Association	FS49.1	Support	Glenside Progressive Association correctly identifies how important ridgelines and hilltops are to the character, liveability, and natural environment of Wellington. Their submission does not seek to take away existing use rights, but to protect existing environments from as of right development. We particularly focus on the Mt Victoria ridgeline which is part of the iconic backdrop to the central city.	Seeks that the submission be allowed, particularly as it relates to the retention of planning controls over the 19 ridgelines identified in the Operative District Plan. The submitter seeks the protection of the Mount Victoria ridgeline, by keeping #22 Alexandra Road (encompassing the Mount Victoria trig, Radio and Communications Tower and crennelated white 'Castle' building) which is part of the summit ridge of Mount Victoria within the ridgeline and hilltop overlay as it enjoys in the Operative District Plan, rather than removing it from the overlay as is proposed in the Proposed Plan.	Accept	Yes
374	Matthew Wells, Adelina Reis and Sarah Rennie	FS50.1	Support	Glenside Progressive Association correctly identifies how important ridgelines and hilltops are to the character, liveability, and natural environment of Wellington. Their submission does not seek to take away existing use rights, but to protect existing environments from as of right development. We particularly focus on the Mt Victoria ridgeline which is part of the iconic backdrop to the central city.	Seeks that the submission be allowed, particularly as it relates to the retention of planning controls over the 19 ridgelines identified in the Operative District Plan. The submitter seeks the protection of the Mount Victoria ridgeline, by keeping #22 Alexandra Road (encompassing the Mount Victoria trig, Radio and Communications Tower and crennelated white 'Castle' building) which is part of the summit ridge of Mount Victoria within the ridgeline and hilltop overlay as it enjoys in the Operative District Plan, rather than removing it from the overlay as is proposed in the Proposed Plan.	Accept	Yes
275	Generation Zero	F54.53	Oppose	We particularly focus on the Mt Victoria ridgeline which is part of the iconic backdrop to the central city.	Disallow the submission in full to the extent that this relates to character areas or reducing the amount of enabled housing. Reject increasing character areas in the PDP.	Accept in part	No
389	Andy Foster	FS86.1	Oppose	Oppose Taranaki Whanui's request to remove the Open Space zoning which has been in place, uncontested by the owners, for at least 30 years. Considers that The current Open Space B zoning does not anticipate any built development and therefore there is no legal or reasonable expectation that there should be any development here. Oppose the removal of the Ridgelines and Hilltops overlay which has been in place since 2009, again uncontested. Considers that this reflects how highly visible the landscape is from all around the harbour, and that this has been acknowledged by expert landscape advice to Government. Oppose the removal of Special Amenity Landscape overlay. Conisders that while this is a new restriction it is based on professional evidence to the Council and has been part of the proposed District Plan from the outset, again because of the visual prominence of the land. Oppose the removal of the Significant Natural Areas overlay. Considers that this reflects the natural biodiversity values of the area. It is particularly important because of the fantastic kaitiaki work that has been done, and all the investment of time, aroha and money, to remove predators from Miramar Peninsula, which is world leading work. Retaining this SNA overlay also fits with the proposed National Policy Statement on Indigenous Biodiversity which is intended to be gazetted shortly. Support the relevant parts of the submission of the Director General of Conservation supporting the maintenance and extension of significant natural areas. Consider that there is further work to do in respect of supporting landowners where significant natural areas are in residential areas, that is not the case here, and Andy Foster submits that the SNA status should remain. Again it is supported by expert assessment. [See original Further Submission for full reasoning].	Disallow	Accept in part	No
374	Andy Foster	FS86.5	Support	Supports submission as it supports the protection of our City's ridgelines and hilltops. [See original Further Submission for full reasoning].	Allow	Accept in part	No
142	Andy Foster	FS86.6	Support	Supports submission as it supports the protection of our City's ridgelines and hilltops. [See original Further Submission for full reasoning].	Allow	Accept in part	No
189	Andy Foster	FS86.7	Support	Supports submission as it supports the protection of our City's ridgelines and hilltops. [See original Further Submission for full reasoning].	Allow	Accept in part	No
298	Andy Foster	FS86.8	Oppose	Opposes the request from PRL to rezone both parts of the site. Opposes the request from PRL to reorder the Ridgeline and Hilltops Policies and Rules. [See original Further Submission for full reasoning].	Disallow	Accept	No

Original Sub Number	Further Submitter Name	Further Sub No / Point No	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
410	Friends of the Wellington Town Belt	FS.109.3	Support	Supports the view importance of the green ridgeline is so important as a backdrop to the built environment of our city and the value of such areas for the health and wellbeing of the citizens and residents. Considers that in an increasingly urbanised environment, open green space becomes critical to the wellbeing of the citizens and residents. Greenspace also become increasingly important in the fight against climate change as green space has been shown to reduce temperatures in urban areas, thus reducing adverse impacts on residents health and damage to infrastructure. [Refer to Further submission for full reason]	Allow	Accept in part	No