

Commercial and mixed use Zones / Commercial Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Commercial Zone / General COMZ	Ara Poutama Aotearoa the Department of Corrections	240.36	Oppose	<p>Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default “all other activities” rules (COMZ-R4 and GIZR6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification.</p> <p>Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.</p> <p>Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.</p>	Amend the land use activity rule framework for the Commercial Zone as notified and seeks amendment.
Commercial and mixed use Zones / Commercial Zone / General COMZ	Prime Property Group	256.5	Amend	<p>Considers the Height Control Area over 55-85 Curtis St to be inconsistent with the NPS-UD and more restrictive than the residential area around.</p> <p>[Refer to original submission for full reason]</p>	Seeks that the objective, policy and rule framework be amended to enable a permitted height of 12m in the Commercial Zone.
Commercial and mixed use Zones / Commercial Zone / General COMZ	Retirement Villages Association of New Zealand Incorporated	350.252	Amend	<p>Considers policy support for retirement villages in the Local Centre Zone is required.</p>	<p>Add the following new policies in the Commercial Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u> <u>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u> <u>2. Recognise the functional and operational needs of retirement villages, including that they:</u> <u>a. May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p> <p><u>Changing communities</u> <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</u></p> <p><u>Larger sites</u> <u>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</u></p>
Commercial and mixed use Zones / Commercial Zone / General COMZ	Waka Kotahi	370.402	Not specified	<p>Considers this zone seems to apply only to a block of land on Curtis Street. The submitter would like the policy direction to be clearer about expectations for this area, especially the integration of active and public transport in its development (and especially given that it is currently a vacant site). [Position is neutral on provision].</p>	Retain the Commercial Zone chapter as notified.

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Commercial and mixed use Zones / Commercial Zone / General COMZ	Willis Bond and Company Limited	416.95	Amend	<p>Submitter notes the effect that the more permissive medium density residential standards will have on other zones. The zones supporting higher density development have more restrictive standards than in the MRZ, creating a risk that new development is concentrated in the more permissive MRZ at the exclusion of denser zones where Council wishes to encourage greater development. The PDP should ensure that the restrictions within denser zones are not substantially more restrictive than within the MRZ.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that Council consider the relationship between the Medium Density Residential Zone and denser zones (i.e. the High Density Residential Zone, Large Lot Residential Zone, Neighbourhood Centre Zone, Local Centre one, Commercial Zone, Mixed Use Zone, Metropolitan Centre Zone and City Centre Zone) to ensure development is not unduly restricted in denser zones by greater restrictions and Council discretion.</p>
Commercial and mixed use Zones / Commercial Zone / New COMZ	Ara Poutama Aotearoa the Department of Corrections	240.37	Amend	<p>Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (COMZ-R4 and GIZR6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification.</p> <p>Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.</p> <p>Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.</p>	<p>Amend the land use activity rule framework for the Commercial Zone to include a permitted rule applying to "community corrections activities" as follows:</p> <p><u>COMZ-RX Community corrections activities</u></p> <p><u>1. Activity status: Permitted</u></p>
Commercial and mixed use Zones / Commercial Zone / New COMZ	Retirement Villages Association of New Zealand Incorporated	350.253	Amend	<p>Considers policy support for retirement villages in the Local Centre Zone is required.</p>	<p>Add the following new policies in the Commercial Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u></p> <p><u>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u></p> <p><u>2. Recognise the functional and operational needs of retirement villages, including that they:</u></p> <p><u>a. May require greater density than the planned urban built character to enable efficient provision of services.</u></p> <p><u>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p> <p><u>Changing communities</u></p> <p><u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</u></p> <p><u>Larger sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</u></p>

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Commercial and mixed use Zones / Commercial Zone / New COMZ	Retirement Villages Association of New Zealand Incorporated	350.254	Amend	As currently drafted retirement villages would be a permitted or discretionary activity under the 'residential activities' rule of the Local Centre Zone (COMZ-R2). Considers that the Local Centre Zone should have a retirement village specific rule that provides for retirement villages as a permitted activity (with the construction of the retirement villages being a restricted discretionary activity under COMZ-R9). Permitted activity status recognises retirement villages are residential activities and provide substantial benefit by way of enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Add new 'Retirement villages' in the Commercial Zone chapter rule as follows: <u>COMZ-RX Retirement villages</u> 1. Activity status: Permitted
Commercial and mixed use Zones / Commercial Zone / New COMZ	Ministry of Education	400.131	Amend	Seeks that in accordance with the submitter's amendments to COMZ-P1, a new associated rule is created for COMZ to provide for educational facilities. The submitter requests the inclusion of a new rule as sought.	Add new rule to COMZ (Commercial Zone) as follows: <u>Educational Facilities</u> 1. Activity Status: Permitted
Commercial and mixed use Zones / Commercial Zone / COMZ-O1	Restaurant Brands Limited	349.107	Support	Support	Retain COMZ-O1 (Purpose) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-O2	Restaurant Brands Limited	349.108	Support	Support	Retain COMZ-O2 (Activities) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-O3	Restaurant Brands Limited	349.109	Support	Support	Retain COMZ-O3 (Amenity and design) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-O3	Retirement Villages Association of New Zealand Incorporated	350.255	Oppose in part	Considers that the current drafting of COMZ-O3 is inconsistent with Objectives 1 and 2 of the MDRS. Objectives 1 and 2 of the Act should be included in the Proposed Plan verbatim to their drafting in the MDRS. Questions what the context is in relation to contributing 'positively' to a changing and well-functioning urban environment. Considers that it is unclear what this would entail, particularly when considering that the definition of 'well functioning urban environment' consists of a list of positive / beneficial matters. Considers that it is not clear if this phrasing is stipulating that additional benefit is required in order to contribute 'positively'.	Opposes COMZ-O3 (Amenity and design) and seeks amendment as follows: Development in the Commercial Zone is achieved that positively contributes to creating a good quality, well-functioning urban environment and is compatible with the surrounding residential context
Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.38	Oppose	Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (COMZ-R4 and GIZR6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage. Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.	Opposes COMZ-P1 (Enabled activities) as notified and seeks amendment.

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Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.39	Amend	<p>Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default “all other activities” rules (COMZ-R4 and GIZR6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification.</p> <p>Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.</p> <p>Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.</p>	<p>Amend COMZ-P1 (Enabled activities) as follows:</p> <p>Enabled activities</p> <p>Enable a ranges of activities in the Commercial Zone that contribute positively to the purpose of the zone including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Retail activities, except for large-scale integrated retail activities; 3. Carparking activities; and 4. Residential activities, except for large-scale integrated retail activities; <u>and</u> 5. <u>Community corrections activities</u>
Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.40	Support	<p>Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.</p>	<p>Retain COMZ-P1.4 (Enabled activities) as notified.</p>
Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Restaurant Brands Limited	349.110	Support	<p>Support</p>	<p>Retain COMZ-P1 (Enabled activities) as notified.</p>
Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Ministry of Education	400.132	Support in part	<p>Supports COMZ-P1 in part wherein it provides a range of activities.</p>	<p>Retain COMZ-P1 (Enabled activities) with amendment.</p>
Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Ministry of Education	400.133	Amend	<p>Seeks COMZ-P1 be amended as the submitter seeks clarification that educational activities are provided for in the COMZ.</p>	<p>Amend COMZ-P1 (Enabled activities) as follows:</p> <p>Enabled activities</p> <p>...</p> <ol style="list-style-type: none"> 3. Carparking activities; and 4. Residential activities, except for large-scale integrated retail activities; <u>and</u> 5. <u>Educational facilities</u>
Commercial and mixed use Zones / Commercial Zone / COMZ-P2	Restaurant Brands Limited	349.111	Support	<p>Support</p>	<p>Retain COMZ-P2 (Managed activities) as notified.</p>
Commercial and mixed use Zones / Commercial Zone / COMZ-P3	Prime Property Group	256.6	Oppose	<p>Opposes restriction on residential activity at ground floor level in the Commercial Zone.</p>	<p>Seeks amendment to be more enabling of residential activity.</p>
Commercial and mixed use Zones / Commercial Zone / COMZ-P3	Prime Property Group	256.7	Amend	<p>Considers it appropriate to allow residential use on the ground floor in the Commercial Zones.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend COMZ-P3 (residential activities) so that residential activity is permitted at ground floor level outside of 12m from the centreline of transmission lines on the site.</p>
Commercial and mixed use Zones / Commercial Zone / COMZ-P3	Restaurant Brands Limited	349.112	Support	<p>Support</p>	<p>Retain COMZ-P3 (Potentially incompatible activities) as notified.</p>
Commercial and mixed use Zones / Commercial Zone / COMZ-P4	Restaurant Brands Limited	349.113	Support	<p>Support</p>	<p>Retain COMZ-P4 (Avoiding industrial activities) as notified.</p>
Commercial and mixed use Zones / Commercial Zone / COMZ-P5	McDonald's	274.35	Support in part	<p>Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.</p>	<p>Retain COMZ-P5 (Quality design -neighbourhood and townscape outcomes), subject to amendments as outlined other submission points.</p>

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Commercial and mixed use Zones / Commercial Zone / COMZ-P5	McDonald's	274.36	Amend	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Seeks addition of the following to COMZ-P5 (Quality design -neighbourhood and townscape outcomes) as follows: <u>Recognise the functional and operational requirements of activities and development.</u>
Commercial and mixed use Zones / Commercial Zone / COMZ-P5	Restaurant Brands Limited	349.114	Support	Support	Retain COMZ-P5 (Quality design – neighbourhood and townscape outcomes) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-P5	Foodstuffs North Island	476.33	Support in part	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain COMZ-P5 (Quality design – neighbourhood and townscape outcomes) with amendment.
Commercial and mixed use Zones / Commercial Zone / COMZ-P5	Foodstuffs North Island	476.34	Amend	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Amend COMZ-P5 (Quality design – neighbourhood and townscape outcomes) to include the following: <u>Recognise the functional and operational requirements of activities and development.</u>
Commercial and mixed use Zones / Commercial Zone / COMZ-P6	Restaurant Brands Limited	349.115	Support	Support	Retain COMZ-P6 (On-site residential amenity) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-P7	Restaurant Brands Limited	349.116	Support	Support	Retain COMZ-P7 (Zone interfaces) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-R1	McDonald's	274.37	Support	Supports that commercial activities (McDonald's restaurants) are permitted activities in the COMZ, MUZ and GIZ	Retain MUZ-R1.1 (Commercial activities) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-R1	Restaurant Brands Limited	349.117	Support	Support	Retain COMZ-R1 (Commercial activities) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-R2	Ara Poutama Aotearoa the Department of Corrections	240.41	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain COMZ-R2 (Residential Activities) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-R7	Restaurant Brands Limited	349.118	Support	Support	Retain COMZ-R7 (Maintenance and repair of buildings and structures) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-R8	Restaurant Brands Limited	349.119	Support	Support	Retain COMZ-R8 (Demolition or removal of buildings and structures) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-R8	Greater Wellington Regional Council	351.272	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain COMZ-R8 (Demolition or removal of buildings and structures) with amendment.
Commercial and mixed use Zones / Commercial Zone / COMZ-R8	Greater Wellington Regional Council	351.273	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend COMZ-R8 (Demolition or removal of buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.
Commercial and mixed use Zones / Commercial Zone / COMZ-R9	Restaurant Brands Limited	349.120	Support	Support	Retain COMZ-R9 (Construction of, or additions or alterations to, buildings and structures) as notified.

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Commercial and mixed use Zones / Commercial Zone / COMZ-R9	Retirement Villages Association of New Zealand Incorporated	350.256	Amend	Supports the construction of, or additions and alterations to, buildings and structures being a permitted or restricted discretionary activity under COMZ-R9. Does not oppose the inclusion of the matters of discretion in Clause 2 relating to the extent and effect on non-compliance with the requirements of COMZ-S1 - COMZ-S8. Considers that the matters of discretion in Clause 1, are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. Considers that the matters of discretion in Clause 1, are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. Considers that due to an absence of any reference to retirement villages in the Centres and Mixed Use and Residential Design Guides, their inclusion as matters of discretion in Clauses 3 and 4 are not of relevance / applicable to retirement villages and should be deleted. Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects offered by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites. Considers that for resource consent applications for the construction of or additions /alterations to retirement villages under COMZ-R9 should be precluded from being publicly notified; and that for a resource consent application for the construction of or additions / alterations to retirement villages under COMZ-R9 that complies with COMZ-S1 and COMZ-S2 should be precluded from being limited notified.	Retain COMZ-R9 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment as follows: 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in COMZ-P5, COMZ-P6 and COMZ-P7 (<u>this clause is not applicable to retirement villages</u>); 2. The extent and effect of non-compliance with COMZ-S1, COMZ-S2, COMZ-S3, COMZ-S4, COMZ-S5, COMZ-S6, COMZ-S7 and COMZ-S8; 3. The Centres and Mixed-Use Design Guide (<u>this clause is not applicable to retirement villages</u>); and 4. The Residential Design Guide for any part of a building used for residential activities (<u>this clause is not applicable to retirement villages</u>); 5. For retirement villages: i. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces</u> ; ii. <u>The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length</u> ; iii. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces</u> ; iv. <u>When assessing the matters in 1(a)(2), and 1(a)(5)(i) – (iii), consider:</u> a. <u>The need to provide for efficient use of larger sites; and</u> b. <u>The functional and operational needs of the retirement village.</u> v. <u>The positive effects of the construction, development and use of the retirement village.</u> For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village. Notification status: <u>An application for resource consent for a retirement village made in respect of rule COMZ-R9 is precluded from being publicly notified.</u> <u>An application for resource consent for a retirement village made in respect of rule COMZ-R9 where compliance is achieved with COMZ-S1 and COMZ-S2 is precluded from being limited notified</u>
Commercial and mixed use Zones / Commercial Zone / COMZ-R9	Investore Property Limited	405.76	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain COMZ-R9.1 (Construction of, or additions or alterations to, buildings and structures) and seeks amendment.
Commercial and mixed use Zones / Commercial Zone / COMZ-R9	Investore Property Limited	405.77	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend COMZ-R9.1 (Construction of, or additions or alterations to, buildings and structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.
Commercial and mixed use Zones / Commercial Zone / COMZ-R10	Investore Property Limited	405.78	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain COMZ-R10.1 (Conversion of buildings or parts of buildings for residential activities or visitor accommodation) and seeks amendment.
Commercial and mixed use Zones / Commercial Zone / COMZ-R10	Investore Property Limited	405.79	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend COMZ-R10.1 (Conversion of buildings or parts of buildings for residential activities or visitor accommodation) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.
Commercial and mixed use Zones / Commercial Zone / COMZ-S1	Prime Property Group	256.8	Oppose	Opposes the 8m height limit in the Commercial Zone at 55-85 Curtis street.	Seeks amendment to the height limit in COMZ-S1 (Maximum Height)

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Commercial and mixed use Zones / Commercial Zone / COMZ-S1	Prime Property Group	256.9	Amend	Considers the Height Control Area over 55-85 Curtis St to be inconsistent with the NPS-UD and more restrictive than the residential area around. [Refer to original submission for full reason]	Seeks that COMZ-S1 (Maximum height) be amended as follows: Maximum height 1. A maximum height limit of 8 12m above ground level must be complied with.
Commercial and mixed use Zones / Commercial Zone / COMZ-S1	Restaurant Brands Limited	349.121	Support	Support	Retain COMZ-S1 (Maximum height) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-S1	Retirement Villages Association of New Zealand Incorporated	350.257	Oppose	Considers the 8m height standard is inconsistent with the objectives of the zone.	Opposes COMZ-S1 (Maximum height) and seeks amendment to provide for greater height in the Commercial Zone.
Commercial and mixed use Zones / Commercial Zone / COMZ-S2	Restaurant Brands Limited	349.122	Support	Support	Retain COMZ-S2 (Height in relation to boundary) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-S3	McDonald's	274.38	Oppose	Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete COMZ-S3 (Minimum ground floor height) in its entirety.
Commercial and mixed use Zones / Commercial Zone / COMZ-S3	Restaurant Brands Limited	349.123	Oppose	Oppose Opposed to the minimum floor-to-floor ceiling heights for new development. The standard is overly prescriptive, does not provide for the specific requirements of drive-through facilities, and is unworkable from an operational perspective, and will only serve to increase the cost and/or regulatory processes of the development.	Delete COMZ-S3 (Minimum ground floor height) in its entirety.
Commercial and mixed use Zones / Commercial Zone / COMZ-S3	Foodstuffs North Island	476.35	Oppose	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete COMZ-S3 (Minimum ground floor height) in its entirety.
Commercial and mixed use Zones / Commercial Zone / COMZ-S4	Restaurant Brands Limited	349.124	Support	Support	Retain COMZ-S4 (Verandah control) as notified.
Commercial and mixed use Zones / Commercial Zone / COMZ-S6	Retirement Villages Association of New Zealand Incorporated	350.258	Oppose in part	Considers retirement villages should be excluded from this standard as in the MRZ and HRZ zones.	Opposes COMZ-S6 (Outdoor living space for residential units) and seeks amendment to exclude retirement villages.