

Design Guides / Centres and Mixed Use Design Guide

| Sub-part / Chapter / Provision | Submitter Name | Sub No / Point No | Position | Summary of Submission | Decisions Requested |
|--|---|-------------------|-----------------|---|---|
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Paul Burnaby | 44.20 | Support in part | Supports City Outcomes Contribution (pages 29 to 31). | Retain Centres and Mixed Use Design Guide as notified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Nick Ruane | 61.4 | Oppose | [No specific reason given beyond decision requested - refer to original submission]. | Opposes G91 of the Centres and Mixed Use Design Guide in its current form and seeks amendment. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Nick Ruane | 61.5 | Amend | [No specific reason given beyond decision requested - refer to original submission]. | Seeks that G91 of the Centres and Mixed Use Design Guide is amended as follows: For developments that are likely to be occupied by people with limited mobility, where possible, provide ground level access that is accessible by people using wheelchairs, and design units with reference to New Zealand Standards for access and mobility. Consider things such as.... |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Victoria University of Wellington Students' Association | 123.66 | Support | Supports that ground-floor level buildings in centres are used for non-residential activities. [Refer to original submission for full reasons]. | Seeks that ground-floor level buildings in Centres are used for non-residential activities. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.13 | Oppose | Considers that the City Outcomes Contribution (G97) is an interesting methodology, but there are many issues to be addressed for this to be effective and/or suitably responsive to context and the effects that may arise with 'over height' buildings. [Refer to original submission for full reasons] | Seeks that G97 (City Outcomes Contribution) is removed from the Centres and Mixed Use Design Guide. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.14 | Amend | Considers that the City Outcomes Contribution (G97) is an interesting methodology, but there are many issues to be addressed for this to be effective and/or suitably responsive to context and the effects that may arise with 'over height' buildings. [Refer to original submission for full reasons] | Seeks that the extent of scope to increase height and public/ neighbour involvement in that, and remove possibility for height to extend above the permitted envelope to be delivered using the City Outcomes Contribution mechanism in the residential zones is reconsidered. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.15 | Not specified | Considers that the City Outcomes Contribution (G97) is an interesting methodology, but there are many issues to be addressed for this to be effective and/or suitably responsive to context and the effects that may arise with 'over height' buildings. [Refer to original submission for full reasons] | Seeks that the workability and effectiveness of the City Outcomes Contribution methodology is tested. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.16 | Amend | Considers that the City Outcomes Contribution (G97) is an interesting methodology, but there are many issues to be addressed for this to be effective and/or suitably responsive to context and the effects that may arise with 'over height' buildings. [Refer to original submission for full reasons] | Seeks that the content of the G97 (City Outcomes Contribution) is refined with consideration of the matters identified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.17 | Amend | Considers that the title 'Responding to whakapapa of place' under the broad title of 'Responding to the natural environment' would be better as 'Responding to context' as many of the matters addressed are responses to the cultural and built environment. | Amend heading 'Responding to whakapapa of place' as follows: <u>'Responding to context'</u> |

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| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.18 | Amend | <p>Considers that G1 has two lists and multiple overlapping layers, and that a single much tighter list should be used.</p> <p>Considers that the level of detail required in this guideline will be too much for some projects.</p> <p>Considers that context analysis should be framed around the scope of the project.</p> <p>Considers that there is a focus on existing context but no recognition of planned urban context and character.</p> <p>Considers that when there is no specific requirement to respond to matters such as materials, finishes and textures, this is unnecessary detail.</p> | <p>Amend G1 (Responding to whakapapa of place) of the Centres and Mixed Use Design Guide as follows:</p> <p>... "...should include, <u>where relevant</u>, the following:"</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.19 | Amend | Considers that G2 repeats G1 and these two guidelines should be integrated. | Seeks that G1 and G2 (Responding to whakapapa of place) of the Centres and Mixed Use Design Guide are integrated. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.20 | Not specified | G3 is an essential requirement, yet there will be situations where planting at the interface of the public realm is problematic, for example along the Golden Mile. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.21 | Not specified | Considers G3 will place an overemphasis on planting in centres, where it may be inappropriate within the private realm along a retail. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.22 | Not specified | <p>Considers that G11 is sound in principle, but is already covered by the Residential Design Guide.</p> <p>Considers that there may be challenges in relying on natural ventilation in the central city context unless there are very strict controls on external noise after hours.</p> | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.23 | Support in part | Considers that while G14 can't be disagreed with in principle, it is too vague as a direction. | Clarify G14 (Designing with Topography) of the Centres and Mixed Use Design Guide. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.24 | Oppose | Considers that G15 should not be included in the Design Guide as this is covered by Council standards. | Seeks that G15 (Designing with Topography) of the Centres and Mixed Use Design Guide is deleted. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.25 | Not specified | Considers that the 'Designing with Water' section of the Design Guide contains unnecessary repetition that will lead to multiple assessments and inefficiencies. Matters relating to water are covered in three sections - G5 (vegetation and planting), G15 (designing with topography) and G16/G17 (designing with water). | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.26 | Not specified | Considers that G19 overlaps with G2, G4 and G8 | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.27 | Support in part | Considers that while G20 is sound as an objective, this risks being overly broad as a guideline as it can be taken to mean many different things. | Clarify G20 (Ground floor interface and frontage) of the Centres and Mixed Use Design Guide. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.28 | Support in part | Considers that while G22 is sound the diagrams are questionable. [Refer to submission for details] | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.29 | Amend | Considers that while G22 is sound the diagrams are questionable. [Refer to submission for details] | Amend the diagrams under G22 (Ground floor interface and frontage) of the Centres and Mixed Use Design Guide. |

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| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.30 | Not specified | Considers that the methods identified under G28 may be unnecessary in some instances or too onerous in others. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.31 | Oppose | Considers that passive surveillance is already covered by G21, and then again by G41 and G50. | Seeks that G31 (Passive surveillance) of the Centres and Mixed Use Design Guide is removed to avoid unnecessary repetition. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.32 | Not specified | Considers that G33 is too open and undefined. Queries what is meant by 'an appropriate transition' - i.e. what is the principle to be followed? Considers that the types of open space need to be defined. Considers that if sunlight protection is desirable then that should be a rule. | Clarify G33 (Massing and scale) of the Centres and Mixed Use Design Guide. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.33 | Not specified | Considers that G35 is contrary to design in context and could lead to arbitrary outcomes. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.34 | Not specified | Submission point re G42. No specific reason provided. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.35 | Not specified | Considers that the methods identified under G45 in italics are undefined and open the opportunity of use of ineffective methods. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.36 | Amend | Considers that G46 repeats G45. | Seeks that G45, G46 and G47 (Roofscape) of the Centres and Mixed Use Design Guide are integrated. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.37 | Amend | Considers that G47 repeats G45 / G46. | Seeks that G45, G46 and G47 (Roofscape) of the Centres and Mixed Use Design Guide are integrated. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.38 | Amend | Considers that the five guidelines under 'Connections for People' should be compressed into fewer guidelines. | Seeks that the five guidelines under 'Connections for People' are compressed into fewer guidelines. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.39 | Amend | Considers that G49 and G53 could be combined into a single guideline. | Seeks that G49 and G53 (Connections for people) of the Centres and Mixed Use Design Guide are integrated. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.40 | Amend | Considers that passive surveillance is covered multiple times and this should be rationalised. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.41 | Amend | Considers that the wording of G51 should be amended. | Amend G51 (Connections for people) of the Centres and Mixed Use Design Guide as follows: Avoid entrancements opportunity for entrapment and minimise blind corners along routes by providing good sightlines and alternative routes |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.42 | Amend | Considers that G51 and G52 could be combined into a single guideline. | Seeks that G51 and G52 (Connections for people) of the Centres and Mixed Use Design Guide are integrated. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.43 | Not specified | Submission point re G52. No specific reason provided. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.44 | Amend | Submission point re G53. Combine with G49. | Seeks that G49 and G53 (Connections for people) of the Centres and Mixed Use Design Guide are integrated. |

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| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.45 | Amend | Submission point re G53. Considers that lighting should be covered later. To give certainty, this should better identify the situations where pedestrian connectivity is enhanced. | Clarify G53 (Connections for people) of the Centres and Mixed Use Design Guide. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.46 | Amend | Considers that while G55 is sound in principle, there may be instances in a centre or mixed use area where it is acceptable to have a car-park, subject to appropriate facade design located at upper levels extending to the street edge and this should be acknowledged - but the guideline and associated illustration preclude this. | Amend G55 (Car-parking and service vehicles) of the Centres and Mixed Use Design Guide to allow for parking in some instances. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.47 | Not specified | Considers that lighting is a matter of detail that can be covered by standards and referred to in conditions on a resource consent. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.48 | Amend | Considers that G62 and G63 cover the same matter and should be combined. | Seeks that G62 and G63 (Lighting) of the Centres and Mixed Use Design Guide are combined. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.49 | Amend | Considers that G70 identified a list of five matters that need to be considered, and that G71 and G73 are matters of the same order and should be included in that list. | Seeks that the matters under G71 (design of communal areas should maximise their use and enhance their safety and accessibility) and G73 (Consider the design of communal spaces to enhance a sense of place) of the Centres and Mixed Use Design Guide be included in the list under G70 (Open and communal space). |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.50 | Amend | Consider that the focus of G72 only on outdoor space omits consideration of the shared communal facilities that are a useful feature of build to rent and other emerging apartment developments and the content should be modified to recognise that. Notes that the text needs to be amended with no specific details provided. | Seeks that the content of G72 (Open and communal space) of the Centres and Mixed Use Design Guide be amended to allow consideration of shared communal facilities. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.51 | Amend | Considers that the wording of G77 is ambiguous and that precluding any ventilation from to/from the street is unnecessarily restrictive. | Seeks that G77 (Servicing) of the Centres and Mixed Use Design Guide is clarified and amended. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.52 | Not specified | Considers that using the words 'where possible' in G78 could result in negative effects on the site use and particularly on small narrow lots in centres and mixed use zones. Considers that the guideline should instead focus on how such facilities are 'required' in order to avoid adverse effects on the street environment, rather than encouraging on site vehicle access of the type. | Amend G78 (Servicing) of the Centres and Mixed Use Design Guide. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.53 | Support in part | Considers that G82 is an important guideline and is essential to achieving outcomes that are more than an assemblage of uncoordinated response to a range of guidelines; but that the wording is currently too vague. | Retain G82 (Architectural coherence) of the Centres and Mixed Use Design Guide, with amendment. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.54 | Amend | Considers that G82 is an important guideline and is essential to achieving outcomes that are more than an assemblage of uncoordinated response to a range of guidelines; but that the wording is currently too vague. | Amend G82 (Architectural coherence) of the Centres and Mixed Use Design Guide to include the following underlined wording, taken from G81 (Wind effects on the public): Provide appropriate solutions to mitigate any impacts of the development on wind or micro-climate within and beyond the site that are functional and do not <u>compromise the coherence and compositional integrity of the building.</u> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.55 | Not specified | Considers that G87 is unsound and precludes the diagrid buildings that are a feature of innovative contemporary structural and architectural design in Wellington. Further, in an earthquake prone city, expression of strength of a building can be structurally efficiency, psychologically comforting and architecturally viable. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.56 | Not specified | Submission point on G88 - considers that exoskeletons, external columns and external bracing elements should not be precluded as these may be the only way of saving existing unsound buildings, and can be successfully achieved, | Seeks that G88 (Seismic bracing/strengthening) of the Centres and Mixed Use Design Guide is amended to identify the qualities that are required, should this approach be taken. |

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| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.57 | Not specified | Submission point re G89. No specific reason provided. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.58 | Support in part | Considers that while G90 is sound in principle, the second bullet point is vague and undefined. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.59 | Oppose in part | Considers that the italicised bullet points under G91 address a level of detail that is not provided and should not be necessary at the time of resource consent. These should be deleted. | Amend G91 (Compatibility of uses (Mixed Use)) of the Centres and Mixed Use Design Guide as follows: G91. For developments that are likely to be occupied by people with limited mobility, where possible, provide ground level access that is accessible by people using wheelchairs, and design units with reference to New Zealand standards for access and mobility. Consider things such as: Lever handles on all doors Easy to reach window sills, power sockets and light switches Sufficient space to access storage spaces including wardrobes Ensuring flush levels between rooms, at entryways, and shower access Ensuring smoke alarms have both visual and audible alerts Best practice guidance for accessible kitchen, laundry and bathroom design Best practice standards for signage legibility and colour contrast |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.60 | Not specified | Considers that G93 requires a level of detail that is unlikely to be known or assessed at the time of resource consent. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.61 | Oppose | Considers that G95 and G96 are sound in principle but relating to matters of specification and construction methodology and are more properly addressed at the time of building consent. | Seeks that G95 (Waste reduction) of the Centres and Mixed Use Design Guide is deleted. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.62 | Oppose | Considers that G95 and G96 are sound in principle but relating to matters of specification and construction methodology and are more properly addressed at the time of building consent. | Seeks that G96 (Waste reduction) of the Centres and Mixed Use Design Guide is deleted. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McIndoe Urban Limited | 135.63 | Oppose | Considers that G97 relating to City Outcomes Contributions should be deleted. | Seeks that G97 (City Outcomes Contribution) of the Centres and Mixed Use Design Guide is deleted. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stratum Management Limited | 249.45 | Oppose | Considers that the guideline (G5) appears to introduce requirements additional to the Three Waters chapter. | Remove guideline G5 of the Centres and Mixed Use Design Guide (Vegetation and planting). |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stratum Management Limited | 249.46 | Amend | Considers that the guideline (G8), as worded, will be difficult to apply in a city centre context. | Re-word the guideline G8 (Urban Ecology) of the Centres and Mixed Use Design Guide to make it achievable in the city centre context. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stratum Management Limited | 249.47 | Oppose | Opposes the guideline (G69) in relation to the bike storage in respect of the Transport chapter. | Seeks that appropriate qualification is ensured in the guideline G69 (Carbon reduction - site) of the Centres and Mixed Use Design Guide. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McDonald's | 274.76 | Oppose | McDonald's is opposed to the 'City Outcomes Contributions' provisions and considers that developments that breach height standards should instead be considered on their merits and effects. The merits of a proposal should not be confined to a specified and required list. | Seeks that G97 of the Centres and Mixed Use Design Guide (City Outcomes Contributions) is deleted. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | McDonald's | 274.77 | Support in part | Generally supports the intent and provisions of the Centres and Mixed Use Design Guide. | Retain Centres and Mixed Use Design Guide, subject to amendments outlined other submission points. |

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| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Wellington Branch NZIA | 301.14 | Amend | Considers that the Centres and Mixed Use Design Guide is too vague and should be amended to push for greater analysis of the construction carbon footprint. | Clarify the Centres and Mixed Use Design Guide to provide greater analysis of the construction carbon footprint. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Wellington Branch NZIA | 301.15 | Amend | Considers that the Centres and Mixed Use Design Guide should be amended to require a Design Review Panel made of urban planners, architects, landscape architects, Iwi and public representatives. | Amend the Centres and Mixed Use Design Guide to require a Design Review Panel. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Disabled Persons Assembly New Zealand Incorporated | 343.14 | Amend | Considers that inserting the term 'ensure' rather than 'consider' in clause G91 of the Centres and Mixed Use Design Guide provides greater emphasis on the need to meet standards. | Amend G91 (Accessibility) of the Centres and Mixed Use Design Guide as follows: For developments that are likely to be occupied by people with limited mobility, where possible, provide ground level access that is accessible by people using wheel chairs, and design units with reference to New Zealand standards for access and mobility. Consider Ensure things such as: ... [Inferred decision requested] |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Restaurant Brands Limited | 349.225 | Oppose | Oppose The Centres and Mixed-Use Design Guide (and the associated policy and matters of discretion linkages), do not recognise or provide for the functional or operational requirements of activities. The Design Guide reads as a set of rules to be complied with, rather than guidelines to inform the assessment of applications for resource consent and will result in an unnecessarily onerous and unreasonable resource consent process. The Design Guide places unreasonable requirements on applicants on matters that are more appropriately dealt with at a national level (for example, reducing travel/shipping costs of materials to reduce carbon emissions, and installing insulation above minimum requirements). The imposition of "thresholds" for certain types of development result in a "pass/fail" assessment being applied, resulting in an unnecessarily onerous and unreasonable resource consent process. | Delete Te Aratohu Hoahoa o Ngā Pokapū Whakamahinga Rau - Centres and Mixed Use Design Guide in its entirety. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Retirement Villages Association of New Zealand Incorporated | 350.305 | Oppose | Considers that the Centres and Mixed Use Design Guide makes no specific reference to retirement villages, and there is no guidance provided as to why the requirements that are applicable to non-retirement village activities apply in the same manner to retirement villages (despite retirement villages being a unique activity with substantially differing functional and operational needs) | Opposes the Centres and Mixed Use Design Guide and seeks amendment to expressly exclude retirement villages from having to apply the Centres and Mixed Use Design Guide. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Argosy Property No. 1 Limited | 383.123 | Oppose | Opposes this policy which requires some developments to deliver City Outcomes Contributions in accordance with the Centres and Mixed Use Design Guide. This is because: - This provision elevates what is normally a design guide into a rule. A design guide should be separate to a plan. The Design Guide should be an external document to the District Plan and be referenced as a guide only. - Further, this provision, provides a mechanism for the Council to require these aspects as part of a development. This is inappropriate. A development should be assessed on its merits. | Includes reference to the Centres and Mixed-Use Design Guide in the Introduction as follows: "For guidance, refer to the Centres and Mixed-Use Design Guide". |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Argosy Property No. 1 Limited | 383.124 | Oppose | Opposes the use of the City Outcomes Contributions for reasons outlined in previous submission points. | Delete G97 and all references to City Outcomes Contributions. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Lucy Harper and Roger Pemberton | 401.94 | Support in part | Supports the Centres and Mixed Use Design Guide in part. Submitter notes that the design guide is intended to encourage developers to use more sustainable materials to help met the climate change challenge (Strategic Direction Chapter). | Retain the Centres and Mixed Use Design Guide, with amendment. |

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| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Lucy Harper and Roger Pemberton | 401.95 | Amend | Considers that this guidance should extend to the encouragement of the use of timber as a structural material in high rise buildings to reduce the use of concrete which has a very high carbon cost. | Seeks that the Centres and Mixed Use Design Guide be amended as follows: <u>G84 (a) Consider the use of timber as a structural basis for high rise buildings, or words to like effect.</u> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Investore Property Limited | 405.139 | Support in part | Generally supports the intent and provisions of the design guides. However, considers that it is important that the design guides are reference documents that sit outside the district plan, rather than being formally incorporated into the district plan. Incorporating the design guides into the district plan elevates these provisions into the form of standards, rather than what they are intended to be as guidance. The Centres and Mixed-Use Design Guide is supported and a helpful tool, however it should be a reference document that sits outside the district plan [Refer to original submission for full reason]. | Retain the Design Guides and seeks amendment. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Investore Property Limited | 405.140 | Amend | Considers that it is important that the design guides are reference documents that sit outside the district plan, rather than being formally incorporated into the district plan. Incorporating the design guides into the district plan elevates these provisions into the form of standards, rather than what they are intended to be as guidance. The Centres and Mixed-Use Design Guide is supported and a helpful tool, however it should be a reference document that sits outside the district plan [Refer to original submission for full reason]. | Seeks that the design guides are reference documents that sit outside of the district plan, rather than being formally incorporated into the district plan. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Investore Property Limited | 405.141 | Amend | Considers that the Centres and Mixed Use, and Residential design guides have the potential to overlap and conflict with each other. Some activities, such as construction of buildings, may require separate design assessments under the two design guides. To avoid conflict and duplication the design guides should be combined into a single document. | Amend Design Guides to combine the Centres and Mixed Use, and Residential Design Guides into a single design guide document. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Investore Property Limited | 405.142 | Oppose | Considers that the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development is inappropriate. Submitter recognises the intent of these provisions in providing publicly beneficial outcomes, but considers it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Considers that developments that breach height standards should instead be considered on their own merits and effects. Considers that the provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list. Should the City Outcomes Contributions provisions be retained, there needs to be greater clarity and predictability provided under Table 3 of G97 of the Centres and Mixed Use Design Guide. [Refer to original submission for full reason, including attachment]. | Opposes Table 3 of the Centres and Mixed Use Design Guide and seeks amendment. [Refer to original submission for attachment]. |

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| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Investore Property Limited | 405.143 | Amend | <p>Considers that the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development is inappropriate. Submitter recognises the intent of these provisions in providing publicly beneficial outcomes, but considers it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Considers that developments that breach height standards should instead be considered on their own merits and effects.</p> <p>Considers that the provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>Should the City Outcomes Contributions provisions be retained, there needs to be greater clarity and predictability provided under Table 3 of G97 of the Centres and Mixed Use Design Guide.</p> <p>[Refer to original submission for full reason, including attachment].</p> | <p>Amend Table 3 of Guideline G97 of the Centres and Mixed Use Design Guide to:</p> <ul style="list-style-type: none"> - Provide greater clarity and predictability around the City Outcomes points that will be achieved for different outcomes; - Enable a codified system for credits for City Outcomes Contributions achieved by earlier stages of development to be used for later stages of development on the same property. - Change the reference from "public open space" to the defined term "public space"; - Update the comments section to provide objective criteria for outcomes that relate to 'Contribution to Public Space and Amenity'; - Include a set number of points for providing a lane-way or through block connection through a site; - Provide objective criteria or guidance on the number of points that can be awarded in various reuse situations under 'Adaptive reuse of buildings' outcome; - Provide objective criteria or guidance on the number of points that can be awarded in reducing embodied carbon; - Provide objective criteria or guidance on the number of points that can be awarded in relation to different resilience measures; and - Provide objective criteria for 'Urban Design Panel' Outcomes. <p>[Refer to original submission for attachment].</p> <p>[Inferred decision requested].</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Guy Marriage | 407.11 | Amend | <p>Considers that there is a clear need for a Design Review Panel. The mix of the panel would include urban planners, architects, landscape architects, lwi and public representatives. We believe improving the design guide also presents the council with an opportunity to push for greater analysis of the construction carbon footprint.</p> | <p>Seeks that the Centres and Mixed Use Design Guide in reviewed by a Design Review Panel.</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Guy Marriage | 407.12 | Amend | <p>Considers that the Centres and Mixed Use Design Guides repeat much of what has been raised in the Residential Design Guide, which highlights the need for far more specialization of the Guides.</p> | <p>Seeks that each Design Guide has more specialisation.</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Wellington Heritage Professionals | 412.83 | Amend | <p>Supports G2 of the heritage design guide.</p> | <p>Retain G2 of the heritage design guide as notified.</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Wellington Heritage Professionals | 412.84 | Amend | <p>Considers that G28 of the Centres and Mixed use design guide lacks practical specificity on how to manage height and scale and that the operative district plan design guidance should be reinstated on this matter.</p> | <p>Amend the design guide to include G3.5 and the associated diagrams from the current Central Area Urban Design Guide</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Willis Bond and Company Limited | 416.206 | Support in part | <p>Supports Centres and Mixed Use Design Guide - City Outcomes Contribution guideline G97 in part. While generally supportive of the City Outcomes Contribution, the submitter considers there needs to be a level of certainty that the significant investment required to deliver these outcomes will result in material and reliable intensifications (be it height, floor area ratio, etc). Submitter considers that as currently drafted, the initiative remains "subject to" numerous other mechanisms in the plan, potentially rendering it ineffective, despite its good intentions.</p> <p>Submitter considers that Centres and Mixed Use Design Guide - City Outcomes Contribution guideline G97 is also phrased to "require" City Outcomes Contributions, rather than to provide a clear incentive for meeting the requested outcomes.</p> | <p>Retain Centres and Mixed Use Design Guide - City Outcomes Contribution guideline G97, with amendments.</p> |

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|--|---------------------------------|-------------------|----------|--|---|
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Willis Bond and Company Limited | 416.207 | Oppose | <p>Supports Centres and Mixed Use Design Guide - City Outcomes Contribution guideline G97 in part. While generally supportive of the City Outcomes Contribution, the submitter considers there needs to be a level of certainty that the significant investment required to deliver these outcomes will result in material and reliable intensifications (be it height, floor area ratio, etc). Submitter considers that as currently drafted, the initiative remains “subject to” numerous other mechanisms in the plan, potentially rendering it ineffective, despite its good intentions.</p> <p>Submitter considers that G97 is also phrased to “require” City Outcomes Contributions, rather than to provide a clear incentive for meeting the requested outcomes.</p> <p>If height limits are removed (see comments on CCZ-S1), the City Outcomes Contribution guideline will need to be deleted and/or redefined to relate to additional floor area (or an appropriate metric as required).</p> | Delete Centres and Mixed Use Design Guide City Outcomes Contribution guideline G97 if height limits are also deleted. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Willis Bond and Company Limited | 416.208 | Amend | <p>Supports Centres and Mixed Use Design Guide - City Outcomes Contribution guideline G97 in part. While generally supportive of the City Outcomes Contribution, the submitter considers there needs to be a level of certainty that the significant investment required to deliver these outcomes will result in material and reliable intensifications (be it height, floor area ratio, etc). Submitter considers that as currently drafted, the initiative remains “subject to” numerous other mechanisms in the plan, potentially rendering it ineffective, despite its good intentions.</p> <p>Submitter considers that Centres and Mixed Use Design Guide - City Outcomes Contribution guideline G97 is also phrased to “require” City Outcomes Contributions, rather than to provide a clear incentive for meeting the requested outcomes.</p> <p>If height limits are removed (see comments on CCZ-S1), the City Outcomes Contribution will need to be deleted and/or redefined to relate to additional floor area (or an appropriate metric as required).</p> | Seeks that Centres and Mixed Use Design Guide City Outcomes Contribution guideline G97 be amended if floor area ratios are used instead of height standards. Amend to allow greater additional floor area (or an appropriate metric as required) if the relevant outcomes are achieved. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Willis Bond and Company Limited | 416.209 | Amend | <p>Supports Centres and Mixed Use Design Guide City Outcomes Contribution guideline G97 in part. While generally supportive of the City Outcomes Contribution, the submitter considers there needs to be a level of certainty that the significant investment required to deliver these outcomes will result in material and reliable intensifications (be it height, floor area ratio, etc). Submitter considers that as currently drafted, the initiative remains “subject to” numerous other mechanisms in the plan, potentially rendering it ineffective, despite its good intentions.</p> <p>Submitter considers that Centres and Mixed Use Design Guide City Outcomes Contribution guideline G97 is also phrased to “require” City Outcomes Contributions, rather than to provide a clear incentive for meeting the requested outcomes.</p> <p>If height limits are removed (see comments on CCZ-S1), the City Outcomes Contribution will need to be deleted and/or redefined to relate to additional floor area (or an appropriate metric as required).</p> | Seeks that if Centres and Mixed Use Design Guide City Outcomes Contribution guideline G97 is retained, it should be re-phrased so that, rather than “Require over and under height” developments to deliver City Outcomes Contributions, the height limit for developments is varied where City Outcomes Contributions are achieved. The change of phrasing reflects the possibility that, as currently proposed, over and under height developments still have a theoretical pathway to obtain a restricted discretionary consent without achieving City Outcomes Contributions. It would also make it clearer that the developer providing the outcome is entitled to the increase in height (or floor area). |

| Sub-part / Chapter / Provision | Submitter Name | Sub No / Point No | Position | Summary of Submission | Decisions Requested |
|--|-------------------------|-------------------|----------------|---|---|
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Fabric Property Limited | 425.106 | Oppose in part | <p>Submitter supports the intent and provisions of the design guides. However, it is important that the design guides are reference documents that sit outside the District Plan, rather than being formally incorporated into the District Plan. Incorporating the design guides into the district plan elevates these provisions into the form of standards, rather than what they are intended to be as guidance.</p> <p>It is not appropriate to provide that the Council’s discretion is restricted to all matters in the design guides, for example under Rules CCZ-R19 and CCZ-20. This does not give any clear direction or certainty for applicants, and it would be onerous to potentially address two design guides in the preparation and assessment of resource consent applications.</p> <p>Submitter eeks amendments to remove all direct references to the design guides in the Proposed Plan and for the relevant district plan provisions to instead refer to the specific design outcomes that are being sought. As above, the Centres and Mixed-Use Design Guide is supported and a helpful tool, however it should be a reference document that sits outside the District Plan, and can be appropriately referenced in the relevant plan provisions in the following way “For guidance, refer to the Centres and Mixed-Use Design Guide”.</p> <p>Considers that the Centres and Mixed Use, and Residential design guides have the potential to overlap and conflict with each other. Some activities, such as construction of buildings, may require separate design assessments under the two design guides. To avoid conflict and duplication the design guides should be combined into a single document.</p> | Opposes the inclusion of the Design Guides within the Proposed District Plan and seeks that these sit outside the Plan as external reference documents. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Fabric Property Limited | 425.107 | Oppose in part | <p>Submitter supports the intent and provisions of the design guides. However, it is important that the design guides are reference documents that sit outside the District Plan, rather than being formally incorporated into the District Plan. Incorporating the design guides into the district plan elevates these provisions into the form of standards, rather than what they are intended to be as guidance.</p> <p>It is not appropriate to provide that the Council’s discretion is restricted to all matters in the design guides, for example under Rules CCZ-R19 and CCZ-20. This does not give any clear direction or certainty for applicants, and it would be onerous to potentially address two design guides in the preparation and assessment of resource consent applications.</p> <p>Submitter eeks amendments to remove all direct references to the design guides in the Proposed Plan and for the relevant district plan provisions to instead refer to the specific design outcomes that are being sought. As above, the Centres and Mixed-Use Design Guide is supported and a helpful tool, however it should be a reference document that sits outside the District Plan, and can be appropriately referenced in the relevant plan provisions in the following way “For guidance, refer to the Centres and Mixed-Use Design Guide”.</p> <p>Considers that the Centres and Mixed Use, and Residential design guides have the potential to overlap and conflict with each other. Some activities, such as construction of buildings, may require separate design assessments under the two design guides. To avoid conflict and duplication the design guides should be combined into a single document.</p> | Seeks that all direct references to design guides in the City Centre Zone provisions are replaced with references as appropriate and necessary to the specific design outcomes that are being sought. |

| Sub-part / Chapter /Provision | Submitter Name | Sub No / Point No | Position | Summary of Submission | Decisions Requested |
|--|-------------------------|-------------------|----------|--|--|
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Fabric Property Limited | 425.108 | Amend | <p>Submitter supports the intent and provisions of the design guides. However, it is important that the design guides are reference documents that sit outside the District Plan, rather than being formally incorporated into the District Plan. Incorporating the design guides into the district plan elevates these provisions into the form of standards, rather than what they are intended to be as guidance.</p> <p>It is not appropriate to provide that the Council’s discretion is restricted to all matters in the design guides, for example under Rules CCZ-R19 and CCZ-20. This does not give any clear direction or certainty for applicants, and it would be onerous to potentially address two design guides in the preparation and assessment of resource consent applications.</p> <p>Submitter seeks amendments to remove all direct references to the design guides in the Proposed Plan and for the relevant district plan provisions to instead refer to the specific design outcomes that are being sought. As above, the Centres and Mixed-Use Design Guide is supported and a helpful tool, however it should be a reference document that sits outside the District Plan, and can be appropriately referenced in the relevant plan provisions in the following way “For guidance, refer to the Centres and Mixed-Use Design Guide”.</p> <p>Considers that the Centres and Mixed Use, and Residential design guides have the potential to overlap and conflict with each other. Some activities, such as construction of buildings, may require separate design assessments under the two design guides. To avoid conflict and duplication the design guides should be combined into a single document.</p> | <p>Seeks that the Centres and Mixed Use Design Guide and Residential Design Guide are combined into one Design Guide.</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Fabric Property Limited | 425.109 | Amend | <p>If the references to the City Outcomes Contributions are to be retained, considers that there needs to be greater clarity and predictability provided under Table 3 of G97 of the Centres and Mixed Use Design Guide. As notified, there is a wider range of points set out for different “outcomes” with little detail provided on how these will be allocated or scored. While many developments may achieve the outcomes set out in Table 3 regardless, it will be difficult for applicants to design developments to achieve these outcomes when it is unclear how points will be awarded for many of the outcomes. For example, in providing a lane-way or public amenities when it could be awarded anywhere between 1-10 or 1-5 points and there is no objective criteria as to how points are awarded.</p> <p>Submitter has provided more comments on Table 3 in Appendix C of their original submission to identify how Table 3 could be amended to provide certainty and clarity for the Council and applicants in how points will be awarded.</p> | <p>If the Proposed District Plan retains provisions relating to the City Outcomes Contribution:</p> <p>Seeks that Table 3 of G97 in the Centres and Mixed Use Design Guide is amended to provide greater clarity and predictability around the City Outcomes points that will be achieved for different outcomes.</p> <p>[See Appendix C of original submission for amendments to Table 3]</p> |

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|--|--------------------------------------|-------------------|-----------------|--|--|
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Fabric Property Limited | 425.110 | Amend | <p>Seeks amendments to the design guides to anticipate situations where a consent holder will provide a City Outcomes Contribution for current and future stages of a staged development, and receive a credit toward future stages. This should be a codified system in which points achieved but not needed by a development are recorded against a property for use for a later project. This would encourage comprehensive development to take a future-focussed approach in light of the outcomes sought in the design guides.</p> <p>It is appropriate that points be retained as credits to reflect that outcomes have been achieved which have community benefits, and significant investment may have been undertaken in order to achieving points under Table 3.</p> <p>This is important for the redevelopment of a large site where City Outcomes Contributions are provided and credits earned on early stages but not used in that stage, and therefore should be available to be used in future stages.</p> | <p>If the Proposed District Plan retains provisions relating to the City Outcomes Contribution:</p> <p>Seeks that the Centres and Mixed Use Design Guide is amended to enable a codified system for credits for City Outcomes Contributions achieved by earlier stages of development to be used for later stages of development on the same property.</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Johnsonville Community Association | 429.41 | Amend | <p>Considers that large-scale developments will likely have adverse impacts on neighbouring properties.</p> <p>It is unclear what would enable a development to meet the criteria of "satisfying the relevant design guide".</p> <p>Considers that it is unfair to encourage developments by rewarding height increases beyond PDP maximums.</p> <p>[See original submission for full reason]</p> | Delete the City Outcomes Contribution provisions from Centres and Mixed Use Design Guide in its entirety. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.65 | Support in part | Supports in general the Centres and Mixed Use Design Guide. | Not specified. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.66 | Amend | Considers that the Centres and Mixed Use Design Guide should be a reference document that sits outside of the district plan and referenced in the relevant plan provisions in the following way: "For guidance, refer to the Centres and Mixed Use Design Guide" | Delete all direct references to the design guides in the Metropolitan Centre Zone provisions and replace with references as appropriate and necessary to the specific design outcomes that are being sought. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.67 | Amend | Considers that the Centres and Mixed Use, and Residential design guides have the potential to overlap and conflict with each other. Some activities, such as construction of buildings, may require separate design assessments under the two design guides. | Seeks that the Centres and Mixed Use, and Residential Design Guides are combined into a single design guide document. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.68 | Oppose | <p>Opposes the 'City Outcomes Contributions' in the Centres and Mixed Use Design Guide.</p> <p>Considers that there is a wider range of points set out for different "outcomes" with little detail provided on how these will be allocated or scored.</p> <p>Considers that it will be difficult for applicants to design developments to achieve these outcomes when it is unclear how points will be awarded for many of the outcomes.</p> <p>[Refer to original submission for full reason]</p> | Remove all references to the 'City Outcomes Contributions' from the PDP and Design Guides. |

| Sub-part / Chapter / Provision | Submitter Name | Sub No / Point No | Position | Summary of Submission | Decisions Requested |
|--|--------------------------------------|-------------------|----------|--|---|
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.69 | Amend | <p>Considers appropriate that as an alternative to removing references to 'City Outcomes Contributions' from the PDP and Design Guides, that changes to G97 are necessary.</p> <p>Considers that there is a need for greater clarity and predictability provided under Table 3 (G97).</p> <p>Considers that there is little detail provided on how the different outcomes will be allocated or scored.</p> <p>[Refer to original submission for full reasons].</p> | <p>Seeks alternative to the preferred relief of remove all references to the 'City Outcomes Contributions' from the PDP and Design Guides.</p> <p>Seeks to amend Table of G97 of the Centres and Mixed Use Design Guide to provide greater clarity and predictability around the City Outcomes points that will be achieved for different outcomes, in light of the submitter's comments in Appendix B.</p> <p>[refer to original submission for attachment].</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.70 | Amend | <p>Considers appropriate that as an alternative to removing references to 'City Outcomes Contributions' from the PDP and Design Guides, to replace a codified system for credits for City Outcomes Contributions.</p> <p>Considers appropriate that where points are awarded for the current stage of a development, that this should be able to be used as credits at later stages of development (of a staged development) or for future projects.</p> <p>[Refer to original submission for full reason]</p> | <p>Seeks alternative to the preferred relief of remove all references to the 'City Outcomes Contributions' from the PDP and Design Guides.</p> <p>Seeks to amend the Centres and Mixed Use Design Guide to enable a codified system for credits for City Outcomes Contributions achieved by earlier stages of development to be used for later stages of development on the same property.</p> <p>[refer to original submission for attachment].</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.71 | Amend | <p>Considers that 'public space' should be used instead of 'public open space'.</p> | <p>Amend Table 3 as follows:</p> <p>..</p> <p>For every 10% of the site accessible as public open space</p> <p>[Inferred decision requested]</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.72 | Amend | <p>[No specific reason given beyond decision requested - refer to original submission].</p> | <p>Seeks that objective criteria is needed for outcome of 'For every 10% of the site accessible as public open space'.</p> <p>[Inferred decision requested]</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.73 | Amend | <p>[No specific reason given beyond decision requested - refer to original submission].</p> | <p>Seeks that there should be a set number of points for providing a lane-way or through block connection through a site, for outcome 'Any lane-way or through block connection'.</p> <p>[Inferred decision requested]</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.74 | Amend | <p>[No specific reason given beyond decision requested - refer to original submission].</p> | <p>Seeks that objective criteria is needed for outcome of 'Provision of appropriate communal gardens, playgrounds, and roof gardens'.</p> <p>[Inferred decision requested]</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.75 | Amend | <p>[No specific reason given beyond decision requested - refer to original submission].</p> | <p>Seeks that objective criteria is needed for outcome of 'Provision of permanent public amenities, i.e. public toilets'.</p> <p>[Inferred decision requested]</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.76 | Amend | <p>[No specific reason given beyond decision requested - refer to original submission].</p> | <p>Seeks that there should be objective criteria or guidance on the number of points that can be awarded in various reuse situations, for the outcome of "Adaptive reuse of buildings".</p> <p>[Inferred decision requested]</p> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.77 | Amend | <p>[No specific reason given beyond decision requested - refer to original submission].</p> | <p>Seeks that there should be objective criteria or guidance on the number of points that can be awarded in reducing embodied carbon, for the outcome of "Reduction in embodied carbon in buildings".</p> <p>[Inferred decision requested]</p> |

| Sub-part / Chapter / Provision | Submitter Name | Sub No / Point No | Position | Summary of Submission | Decisions Requested |
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| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.78 | Amend | [No specific reason given beyond decision requested - refer to original submission]. | Seeks that there should be objective criteria or guidance on the number of points that can be awarded in relation to different resilience measures, for the outcome of "Additional seismic resilience measures, including base isolations, seismic dampers, etc." [Inferred decision requested] |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Stride Investment Management Limited | 470.79 | Amend | [No specific reason given beyond decision requested - refer to original submission]. | Seeks that objective criteria is needed, for the outcome of "Urban Design Panel Approval". [Inferred decision requested] |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Foodstuffs North Island | 476.61 | Oppose in part | Opposes the City Outcomes Contribution and seeks that it be removed from the plan in its entirety. | Delete the City Outcomes Contribution (G97) from the Centres and Mixed Use Design Guide. |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Foodstuffs North Island | 476.103 | Support in part | Considers that 'The internal spaces' (page 10 Centres and Mixed Use Design Guide) section is useful for some developments, supermarkets are designed and constructed for a specific activity therefore the guidance should recognise also the functional and operational requirements of activities and development, i.e. practicalities such as servicing, storage and rubbish bins. | Amend 'The internal spaces' (page 10 Centres and Mixed Use Design Guide) section as follows: Buildings in Centres and the Central area are designed to facilitate multiple uses and changes in use over time <u>while recognising the functional and operational requirements of activities and development.</u> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Foodstuffs North Island | 476.104 | Amend | Considers that 'The internal spaces' (page 10 Centres and Mixed Use Design Guide) section is useful for some developments, supermarkets are designed and constructed for a specific activity therefore the guidance should recognise also the functional and operational requirements of activities and development, i.e. practicalities such as servicing, storage and rubbish bins. | Amend 'The internal spaces' (page 10 Centres and Mixed Use Design Guide) section as follows: Buildings in Centres and the Central area are designed to facilitate multiple uses and changes in use over time <u>while recognising the functional and operational requirements of activities and development.</u> |
| Design Guides Subpart / Design Guides / Centres and Mixed Use Design Guide | Te Rūnanga o Toa Rangatira | 488.96 | Not specified | [No specific reason given beyond decision requested - refer to original submission]. | Retain the Commercial and Mixed Use Design guide as notified. [Inferred decision requested] |