

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Steve West	2.1	Amend	Mapping of SNA boundaries in Wellington run through the middle of bushy areas. The use of imprecise maps to show where the SNA boundaries are is inappropriate, these boundaries require proper markings.	Seeks that accurate cadastral markings of the Significant Natural Area boundaries are provided so all parties are clear about the boundaries and where the proposed District Plan rules will apply.
Mapping / Mapping General / Mapping General	Mark Tanner	24.2	Amend	Seeks the extent of the PREC-01 is extended	Amend the mapping to reflect extension of the character precincts.
Mapping / Mapping General / Mapping General	Rod Halliday	25.3	Amend	Considers that the flood ponding and overland flow path zone at 28 Westchester Drive is inaccurate. The presence of the Stebbings Dam upstream and concrete retaining wall structures holding up the road will prevent this hazard. [refer to original submission for full reason, including attachment]	Seeks that the flood ponding and overland flow path zone at 28 Westchester Drive be deleted and reassessed.
Mapping / Mapping General / Mapping General	Rod Halliday	25.4	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Clarify that the implementation of the Medium Density Residential Zone in the Lincolnshire Farm Development Plan will not be taken literally. Re-iterate, through notes in the appendix, that boundaries between areas are not fixed.
Mapping / Mapping General / Mapping General	Rod Halliday	25.5	Amend	[No specific reason given beyond decision requested - refer to original submission].	Road alignment be adjusted to show it in the position in the plan approved under the resource consent SR No. 416511 relating to a 360 lot subdivision.
Mapping / Mapping General / Mapping General	Rod Halliday	25.6	Amend	Considers that the road alignment showing where Grenada Drive and Woodridge Drive will interconnect is now fixed based on the resource consent approved under WCC SR No. 416511, earthworks design, road gradients and topography on site. [Refer to original submission for full reason, including attachment].	Seeks that the road alignment where Grenada Drive and Woodridge Drive will interconnect is amended in the Proposed District Plan mapping to reflect the plan approved under the resource consent WCC SR No. 416511 (BECA 3321886-S3-C-0023).
Mapping / Mapping General / Mapping General	Rod Halliday	25.7	Amend	Considers that the WRC6 designation does not match the flood easement line as defined by survey. As it stands, the designation now sits over road and properties that are well above the RL92.	Seeks that the WRC6 designation (Stebbins Valley Flood Detention Dam) designation boundary is amended in the mapping layer.
Mapping / Mapping General / Mapping General	Rod Halliday	25.8	Amend	Considers an altered path for the collector road at 160 Lincolnshire Road, in the Lincolnshire Farm Development Area. Currently, part of the collector road on the map goes through upcoming residential and earthworks locations, rather than around them. Resource consent for earthworks for this development has been granted for these areas (WCC SR No. 479845) and the works will commence in Oct 2022. [Refer to original submission for full reason]	Amend Lincolnshire Farm Development Area overlay at 160 Lincolnshire Road to alter the path of the collector road. [As illustrated in the submission]
Mapping / Mapping General / Mapping General	Gregory Webber	33.1	Amend	Considers that Green Street is classified as a character precinct to match Coromandel Street and Wilson Street as these have similar era housing	Add character precinct layer to Green Street [inferred decision requested]
Mapping / Mapping General / Mapping General	Simon Ross	37.1	Amend	Considers that Mixed Use Zones (Centres Zones) are much too sparse and too small.	Amend mapping to reflect requested changes to zones above.
Mapping / Mapping General / Mapping General	Peter Preston	42.2	Amend	Considers that HRZ-S1 (Maximum height of buildings and structures) does not adequately take account of areas where 21m high buildings with 5 metre boundaries are permitted up against Character Precincts, Heritage Areas, Mt Victoria North Townscape Precinct or Character Precinct-extension areas proposed by Mt Victoria Historical Society. Afternoon sun may be blocked from these properties. Degradation and abandonment of these properties may ultimately occur as their heritage or character may be visually destroyed. [Refer to original submission for full reason]	Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required between any Character Precinct or heritage area border and a High Density Residential Zone.
Mapping / Mapping General / Mapping General	Paul Burnaby	44.2	Amend	Considers that 110 Wakefield St (West Plaza Hotel) should have a maximum height of 73m to match the maximum height of the immediately adjoining building at 103 Wakefield St.	Amend height control at 110 Wakefield St (West Plaza Hotel) to 73m.

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Mapping / Mapping General / Mapping General	Robert and Chris Gray	46.4	Amend	Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings. Considers that a critical mass is required to preserve character. Notes that the area that WCC Officers, presumably guided by the Boffa Miskell assessment, originally recommended to be classified as Character Precincts in Mount Victoria was considerably larger than the those in the PDP.	Seeks that the mapping is amended to extend the Character Precinct (Mount Victoria)
Mapping / Mapping General / Mapping General	Owen Watson	51.1	Amend	Considers that that the character areas in Mt Victoria should be extended, in line with the recommendations in the Boffa Miskell Report.	Seeks that the mapping is amended to extent the character precincts (PREC-01) in Mount Victoria
Mapping / Mapping General / Mapping General	Phil Kelliher	58.3	Amend	Amend Heritage Area overlay to include the following buildings on Tutchen Avenue: 1 Tutchen Avenue 2 Tutchen Avenue 3 Tutchen Avenue 4 Tutchen Avenue 5 Tutchen Avenue 6 Tutchen Avenue 8 Tutchen Avenue [Refer to original submission for full reason]	Amend the extent of Heritage Areas to include 1 to 6 Tutchen Avenue and 8 Tutchen Avenue, as recommended by the Pre-1930 Character Area Review by Boffa Miskell.
Mapping / Mapping General / Mapping General	Judith Ellen Bleach	60.1	Amend	Amend mapping to extend MRZ-PREC01 in Newtown	Amend the extent of MRZ-PREC01 (Character Precincts) to include previously identified character precinct areas in Newtown.
Mapping / Mapping General / Mapping General	Heritage New Zealand Pouhere Taonga	70.2	Support	Considers that Wellington's character housing areas are a significant and valued resource, which form a tangible connection with our history, and confer a sense of place and identity.	Supports increasing the extent of Character Precincts to include more of the areas identified as Primary and Contributory in the Pre-1930s Character Area Review, Boffa Miskell Report 2019.
Mapping / Mapping General / Mapping General	Tawa Residential Ventures Ltd	71.1	Amend	Considers that 4 William Earp Place is suitable for multi-storey residential apartment development for the following reasons: - Within walking distance to Takapu Railway Station - Within 100 metres of a large Countdown supermarket - Within approx. 120 metres of playground & park - Within walking distance of other amenities (Tawa Outlet City, bus stops & shops) - Building to 21m would have minimal effect on neighbouring properties.	Amend Height Control Area layer with respect to 4 William Earp Place to reflect height change requested. [Inferred decision requested]
Mapping / Mapping General / Mapping General	Turi & Jane Park	73.1	Amend	Seeks that 134 Brougham Street is removed from the Moir Street Heritage Area.	Amend the extent of Heritage Area to exclude 184 Brougham Street.
Mapping / Mapping General / Mapping General	Tim Bright	75.2	Amend	Considers that the extent of the Porritt Avenue Heritage Area should be increased to include properties on Tutchen Avenue.	Amend extent of the Porritt Avenue Heritage Area mapping to include the houses on Tutchen Avenue.
Mapping / Mapping General / Mapping General	Tim Bright	75.3	Amend	Considers that a new Heritage Area should be created for Claremont Grove.	Amend the mapping to include a Heritage Area over Claremont Grove.
Mapping / Mapping General / Mapping General	Conor Hill	76.1	Amend	Considers that Council isn't meeting their obligations under the NPS-UD.	Seeks that the mapping is amended to provide more greenfield areas and commercial land.
Mapping / Mapping General / Mapping General	Conor Hill	76.2	Amend	Considers that the mapping should be amended to reflect the changes requested in this submission.	Amend mapping to reflect amended zoning requested throughout the submission.
Mapping / Mapping General / Mapping General	Nico Maiden	77.1	Amend	Many areas in Wellington are a long distance walk from a corner store or other similar amenity.	Seeks that more properties be zoned as NCZ (Neighbourhood Centre Zone).
Mapping / Mapping General / Mapping General	Aro Valley Community Council	87.4	Amend	Considers that the sites at 39, 41, 43 and 45 Palmer Street should be included as a Character Precinct.	Amend the extent of the Character Precinct to include 39, 41, 43 and 45 Palmer Street in the mapping.
Mapping / Mapping General / Mapping General	Aro Valley Community Council	87.5	Amend	Considers that all lots between 109 and 181 Aro Street should be classified as Character Precincts.	Extend Character Precinct on Devon Street to include 24-30 Devon Street.

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Mapping / Mapping General / Mapping General	Aro Valley Community Council	87.6	Amend	Considers that all lots between 109 and 181 Aro Street should be classified as a Character Precinct.	Map all lots between 109 and 181 Aro Street as a Character Precinct.
Mapping / Mapping General / Mapping General	Te Herenga Waka Victoria University of Wellington	106.3	Amend	Considers that the Tertiary Education zone should be extended to include the McLean Flats site at 320A The Terrace (outlined in black in Figure 2 on original submission) and the substation site adjoining the Gordon Wilson Flats site on the northern side (outlined in blue in Figure 2 on original submission). Both sites will be utilised for university purposes in accordance with the CDP.	Amend the extent of the Tertiary Zone on the maps to include 320A The Terrace (McLean Flats).
Mapping / Mapping General / Mapping General	Te Herenga Waka Victoria University of Wellington	106.4	Amend	Considers that the Tertiary Education zone should be extended to include the McLean Flats site at 320A The Terrace (outlined in black in Figure 2 on original submission) and the substation site adjoining the Gordon Wilson Flats site on the northern side (outlined in blue in Figure 2 on original submission). Both sites will be utilised for university purposes in accordance with the CDP.	Amend the extent of the Tertiary Zone on the maps to include the substation adjoining the Gordon Wilson Flats.
Mapping / Mapping General / Mapping General	Te Herenga Waka Victoria University of Wellington	106.5	Amend	Considers that Height Control Area 4 (area shaded blue on PDP figure on original submission) should be extended to include the McLean Flats site at 320A The Terrace. The site is now owned by the University and will be utilised for university purposes.	Amend the mapping to show the 21m height at 320A The Terrace.
Mapping / Mapping General / Mapping General	Te Herenga Waka Victoria University of Wellington	106.6	Amend	Considers that Height Control Area 4 should be amended to accommodate the proposed Te Huanui building which is anticipated to be between 8 to 12 metres above the maximum in Height Control Area 4. The Te Huanui project is expected to increase the level of amenity to the southern end of The Terrace and should be accommodated within the Height Control Areas of the Tertiary Education zone to reduce future consenting complexity.	Amend the mapping to show the Height Control Area 2 to those parts of the Te Haunui site that are 20 metres or more away from a residential zone.
Mapping / Mapping General / Mapping General	Oliver Sangster	112.4	Amend	Generally supports the use of SNA provisions, including on private land across contiguous vegetation areas to protect indigenous biodiversity.	Amend mapping of Significant Natural Areas to include privately owned land. [Inferred Decision Requested]
Mapping / Mapping General / Mapping General	Oliver Sangster	112.5	Not specified	Considers that, should landowners object to specific SNA provisions on their land due to low accuracy of maps/modelling, the council adjust the SNA maps to improve their accuracy in relation to what exists "on the ground".	Seeks that the accuracy of the mapping of Significant Natural Area on private land be improved.
Mapping / Mapping General / Mapping General	Gael Webster	114.1	Amend	Supports the Boffa Miskell Pre-1930 Character Area Review. Considers that the character areas in Mount Victoria should be considerably larger based on evidence from expert Council officers, Boffa Miskell consultants, and the Heritage New Zealand Pouhere Taonga assessment. Decisions about 'Character Precincts' in Mount Victoria were based on allowing more housing and ignored heritage values and character, and the well-being of residents to receive sufficient light and sunshine. A critical mass is required to preserve character and the PDP creates small, disconnected blocks. Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings. [Refer to original submission for full reasons].	Amend the extent of the area covered by the Character Precincts in Mount Victoria within mapping, to increase it to encompass Boffa Miskell's Primary/Contributory Character area (Boffa Miskell, Pre-1930 Character Area Review).
Mapping / Mapping General / Mapping General	Geoff Upton	116.1	Amend	Considers that there is an inconsistent approach to the zoning height limits in Miramar, north of Miramar Avenue.	Seeks that the same height limit should be applied to areas the same distance from the Local Zone (including areas south of Miramar Avenue).

Mapping

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Mapping / Mapping General / Mapping General	Scots College Incorporated	117.1	Oppose	Considers that the maps do not identify the Scots College Campus for the purpose of recognising and providing for Scots College activities and the development of the Campus.	Opposes the removal of the Educational Precinct notation for Scots College.
Mapping / Mapping General / Mapping General	Scots College Incorporated	117.2	Amend	Considers that the Scots College Campus should be an Educational Precinct.	Amend the District Plan map to identify the "Scots College Campus" as an Educational Precinct.
Mapping / Mapping General / Mapping General	Scots College Incorporated	117.3	Amend	Considers that the "Educational Precincts" in the Operative District Plan should be retained in the PDP for all existing Educational Precincts, being: <ul style="list-style-type: none"> · Scots College, Miramar · Samuel Marsden Collegiate School, Karori · Queen Margaret College, Thorndon · St Marks Church School, Basin Reserve . 	Seeks that these schools are identified as Educational Precincts.
Mapping / Mapping General / Mapping General	Scots College Incorporated	117.4	Oppose	Considers that the maps do not identify the curtilage around the heritage listed main College building in order to limit the application of HH-R4 to the reasonable vicinity of the listed building. Because the Campus is a very large site this change is sought so that resource consent is not unnecessarily required for building work that is sufficiently far away from the main building.	Amend the District Plan map to identify the curtilage of the College Main Building, with the curtilage being the area occupied by the listed building and the area within 25m of the building footprint.
Mapping / Mapping General / Mapping General	Scots College Incorporated	117.5	Amend	Considers that 11m building height standard is supported for most of the Scots College Campus but because the Campus is large in area it is possible and desirable for new buildings with an additional 5m in height (to 16m) to be accommodated on the Campus, provided this additional building height is located with a reasonable setback distance (25m) from any boundary of the Campus, including the street boundaries. This will effectively "internalise" the effects of the additional building height to the Campus and avoid any unacceptable adverse effects on the streetscape and any residential properties. The purpose of this is also to encourage the retention of open character of the northern half of the Campus.	Seeks that the mapping is amended to apply the proposed Height Control area 3 from original submission to the area of Scots College Campus that is 25m or more away from any street boundary and any adjoining Medium Density Residential Zone boundary.
Mapping / Mapping General / Mapping General	Jocelyn Ng	130.1	Amend	Supports the Newtown Character house protection submission which proposes at a minimum the Officers' Recommended plan is re-instated into the PDP.	Amend the extent of MRZ-PREC01 (Character Precincts) in the mapping to incorporate the area in the Officers' Recommended Plan.
Mapping / Mapping General / Mapping General	Ella Patterson	138.1	Amend	Considers that larger, more comprehensive developments are needed in our centres.	Amend the mapping with increased height limits within walking catchments to rail stations.
Mapping / Mapping General / Mapping General	Janice Young	140.1	Amend	Considers that 14m height limits in the MRZ should be removed.	Amend the mapping to remove 14m building heights in the Medium Density Residential Zone.
Mapping / Mapping General / Mapping General	Janice Young	140.2	Amend	Considers that 22m height limits in Centres Zones should be removed.	Amend the mapping to remove 22m building heights in Centres Zones.
Mapping / Mapping General / Mapping General	John Tiley	142.2	Amend	Considers that Marshalls Ridge should be included as an identified ridgeline.	Amend the mapping layer to show Marshalls Ridge as an identified ridgeline.
Mapping / Mapping General / Mapping General	John Tiley	142.3	Amend	Considers that while the map of the Development Area Upper Stebbings and Glenside West is grey and bounded red, as unbuilt, the future intentions attached to the area, revealed by the label "FUZ", suggest residential construction in the future. A coherent plan should not contain any such discrepancy.	Clarity is sought in the mapping to show where residential development can occur in the FUZ (Future Urban Zone) in the Upper Stebbings and Glenside West development. [Inferred decision requested].
Mapping / Mapping General / Mapping General	Grant Buchan	143.6	Amend	Considers that all inconsistencies between the NPS-UD and MDRS should be removed (in favour of NPS-UD directions).	Amend the walkable catchments in the mapping.
Mapping / Mapping General / Mapping General	Braydon White	146.4	Amend	Considers that height limits should be increased in the 15 minute walking catchments to rail stations to provide for larger, more comprehensive developments around centres.	Amend the height limits around Centres Zones in the mapping.
Mapping / Mapping General / Mapping General	David Stevens	151.1	Amend	Opposes the surrounding area of Khandallah being medium density four storey with a height limit of 14m.	Amend the mapping to zone the area surrounding Khandallah as Medium Density Residential Zone, with a storey /11m maximum height limit throughout. [Inferred decision requested].

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Mapping / Mapping General / Mapping General	David Stevens	151.2	Amend	Considers that the MRZ three storey requirements imposed under the NPS-UD and development along the proposed RTS corridors (excluding JVL) provides ample scope for residential development to meet the expected population growth for the city.	Seeks that the corridor from Broadmeadows to Crofton Downs should be MRZ (Medium Density Residential Zone) 3-storey 11m throughout, including the Khandallah and Ngaio Centres.
Mapping / Mapping General / Mapping General	Alexander Hockley	153.1	Amend	Seeks that the character precincts are extended on the mapping.	Amend the extent of the Character Precincts (MRZ-PREC01) areas.
Mapping / Mapping General / Mapping General	LIVE WELLington	154.1	Amend	Seeks that the character precincts are extended on the mapping.	Amend the extent of the Character Precincts (MRZ-PREC01) areas.
Mapping / Mapping General / Mapping General	Vivienne Morrell	155.3	Amend	Supports the Boffa Miskell 2019 report on character areas.	Amend the extent of the area covered by the Character Precincts to encompass all the dwellings identified in the 2019 Boffa Miskell report on character areas.
Mapping / Mapping General / Mapping General	Dr Briar E R Gordon and Dr Lyndsay G M Gordon	156.2	Oppose	Opposes zone change of the area of Thorndon east of the motorway to City Centre Zone.	Reject zone change of the area of Thorndon east of the motorway to City Centre Zone and amend mapping.
Mapping / Mapping General / Mapping General	Jocelyn Brandon	158.1	Amend	Considers that the area immediately around Wesley Road contains many historic houses of a character that deserve to be preserved within a Character Precinct.	Amend the mapping to include a Character Precinct (MRZ-PREC01) immediately around Wesley Road.
Mapping / Mapping General / Mapping General	Thomas Brent Layton	164.1	Amend	Amend that mapping so that the Special Amenities Landscape does not include 183, 241, 249 and 287 South Karori Road.	Remove the Special Amenities Landscape overlay from 183, 241, 249 and 287 South Karori Road.
Mapping / Mapping General / Mapping General	John Schiff	166.1	Amend	Considers that the inner city suburbs, such as Mt Victoria, are an integral part of Wellington's character. Considers that reducing the protection of these character areas by 71% would see the demolition of many character homes in the inner city suburbs to be replaced by six storey apartment blocks. This would adversely affect many of the dwellings in these areas through loss of sun, views and amenity, let alone the character of these areas. The submitter believes that the need for an increase in the housing stock can be achieved without reducing the character precincts as proposed in the PDP.	Seeks that the extent of the area encompassed by Character Precincts is increased in the mapping.
Mapping / Mapping General / Mapping General	Michelle Leonie Rose	167.1	Amend	Notes that Donald McLean Street was mentioned in the Boffa Miskell Pre-1930 Character Area review. The beautiful old homes and gardens/trees add to the history of Wellington. 30 Donald McLean Street, as far as the submitter knows, was built in 1888 and altered in the 1940s, and the back garage was first used as a stables, judging by appearance.	Amend the extent of the Character Precincts to include Donald McLean Street. [Inferred decision requested].
Mapping / Mapping General / Mapping General	Zaffa Christian	174.1	Amend	Considers that the character areas should be reinstated in accordance with the recommendations in the Officers' Recommended Plan.	Amend the extent of MRZ-PREC01 (Character Precincts) in the mapping to incorporate the area in the Officers' Recommended Plan.
Mapping / Mapping General / Mapping General	Jon Gaupset	175.1	Amend	Considers that the character areas should be reinstated in accordance with the recommendations in the Officers' Recommended Plan.	Amend the extent of MRZ-PREC01 (Character Precincts) in the mapping to incorporate the area in the Officers' Recommended Plan.
Mapping / Mapping General / Mapping General	Historic Places Wellington	182.3	Amend	Supports the Item 46 (Ascot Street) of Schedule 2 - Heritage Areas, but considers it is too small and should be extended north to the motorway intersection opposite Harriett Street and along the west side of Tinakori Road.	Extend the Ascot Street heritage area in the mapping.
Mapping / Mapping General / Mapping General	Historic Places Wellington	182.4	Amend	Considers that the creation within the suburb of separate development areas which themselves include many quality character houses and will have no character controls should be avoided.	Amend planning maps to have one large character area or precinct over the heritage suburb.

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Mapping / Mapping General / Mapping General	Ros Bignell	186.3	Amend	<p>Considers that Lawrence Street includes houses of architectural heritage that contribute to the overall character of the Newtown precinct. The street has several "anchor" houses including 11A Lawrence Street.</p> <p>The "streetscape" of Lawrence is one of the most attractive in Newtown and the positioning of the current housing could be considered sympathetic to the natural topography of the hillside.</p> <p>Considers that Council Officers who are not personally invested in Lawrence Street have considered the qualities of housing and character in Newtown and seen fit to recommend the boundaries and protections of the Newtown character precinct are extended to a further 300 buildings including those of Lawrence Street.</p>	Amend the extent of the area covered by the Character Precincts in Newtown to include Lawrence Street.
Mapping / Mapping General / Mapping General	Ros Bignell	186.4	Amend	<p>Considers that Council Officers who are not personally invested in Lawrence Street have considered the qualities of housing and character in Newtown and seen fit to recommend the boundaries and protections of the Newtown character precinct are extended to a further 300 buildings including those of Lawrence Street.</p> <p>Considers that there is a need to be careful that the current character of the precinct is not destroyed; removal of existing heritage character buildings or infilling with housing that is not complementary to the precincts character and topography will slowly erode that character. Once gone, the Newtown precinct's character will be changed irrevocably for future generations.</p>	Amend the extent of the area covered by the Character Precincts to ideally include the 300 houses recommended by Council Officers and/or adopt a site by site character analysis as proposed by the Boffa Miskell Report 2019.
Mapping / Mapping General / Mapping General	Ros Bignell	186.5	Amend	<p>Considers that the existing newer, infill townhouses on Lawrence Street are positioned such that they have a relatively low impact on the overall streetscape. This might be similarly possible with new 3 storey (11 metres height) townhouses or residential buildings but not with 4 storey multi dwelling buildings of up to 14 metres.</p>	Amend the height in the mapping to 11m in Lawrence Street, Newtown.
Mapping / Mapping General / Mapping General	Churton Park Community Association	189.2	Amend	<p>Considers that Marshalls Ridge should be included as an identified ridgeline.</p>	Amend the mapping layer to show Marshalls Ridge as an identified ridgeline.
Mapping / Mapping General / Mapping General	Churton Park Community Association	189.3	Amend	<p>Considers that while the map of the Development Area Upper Stebbings and Glenside West is grey and bounded red, as unbuilt, the future intentions attached to the area, revealed by the label "FUZ", suggest residential construction in the future. A coherent plan should not contain any such discrepancy.</p>	<p>Clarity is sought in the mapping to show where residential development can occur in the FUZ in the Upper Stebbings and Glenside West development.</p> <p>[Inferred decision requested].</p>

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Mapping / Mapping General / Mapping General	Jonathan and Tricia Briscoe	190.3	Amend	<p>Considers that the Proposed District Plan largely ignores the heritage value of the whole area of Mount Victoria, by choosing instead a piecemeal approach (of individual buildings that have “character”), that is highly likely to destroy this important heritage area.</p> <p>Considers that character in Mount Victoria derives from its historic heritage.</p> <p>Considers that the character areas in Mount Victoria should be considerably larger based on evidence from expert Council officers, Boffa Miskell consultants, and the Heritage New Zealand Pouhere Taonga assessment.</p> <p>Considers that a critical mass is required to preserve character and the PDP creates small, disconnected blocks. There is a mismatch between WCC’s statement that the Plan “protects areas of special character” in “some of the City’s original settlements” and its designation of small, discrete areas of Mt Victoria as Character Precincts.</p> <p>Mount Victoria’s character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings. Legislation and a number of key WCC documents make clear the value of heritage and heritage buildings and areas.</p> <p>Considers that the inner suburbs have more than enough housing capacity to meet demand over the next 30 years under the existing Operative District Plan.</p> <p>[Refer to original submission for full reasons].</p>	Amend the extent of the area covered by the Character Precincts in Mount Victoria to encompass Boffa Miskell's Primary/Contributory Character area (Boffa Miskell, Pre-1930 Character Area Review) and Heritage New Zealand recommendations.
Mapping / Mapping General / Mapping General	Jonathan and Tricia Briscoe	190.4	Amend	<p>Considers that there is inadequate protection provided where 21m high buildings are permitted up against Character Precincts, Heritage Areas, Mt Victoria North Townscape Precinct or Character Precinct-extension areas proposed by the Mt Victoria Historical Society.</p> <p>Allowing buildings of such heights with a 5 metre height to boundary will destroy the heritage or character from a visual point of view and reduce the well-being of residents due to insufficient light and sunshine. This will likely lead to degradation and abandonment of these properties.</p>	Seeks that a 'transition zone' of Medium Density Residential Zoned land at least one property wide is required between any Character Precinct or Heritage Area border and the High Density Residential Zone.
Mapping / Mapping General / Mapping General	Jonathan and Tricia Briscoe	190.5	Amend	Considers that the east side of Lipman Street should be a Character Precinct.	Seeks that the east side of Lipman Street is made a Character Precinct.
Mapping / Mapping General / Mapping General	Jane Beale and Lisa Terrreni	191.1	Amend	Considers that Green Street and Emmett Streets should be a Character Precinct as they were identified as contributing to the streetscape in the Pre-1930s character area review and are well maintained.	Seeks that Green Street and Emmett Street made a Character Precinct.
Mapping / Mapping General / Mapping General	Andrew Flanagan	198.12	Amend	Seeks that all height limits are removed on developments in the City Centre Zone.	Amend the mapping to remove all height limits on developments in the City Centre Zone.
Mapping / Mapping General / Mapping General	Avryl Bramley	202.8	Amend	[No specific reason given beyond decision requested - refer to original submission]	<p>Extend the character precincts to their extent in the operative district plan.</p> <p>[Inferred decision requested]</p>

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Mapping / Mapping General / Mapping General	Halfway House Heritage Gardeners	203.2	Oppose	<p>Opposes the height controls for 236 and 238 Middleton as considers this does not meet the National Policy Standard for housing as this is not a city centre or on a railway line and there are no neighbourhood shops. Considers that garden centre at 238 Middleton Road would no longer be able to exist if the 15m height control was implemented.</p> <p>The properties bound onto the adjacent public reserve which is a gazetted Historic Reserve, with a scheduled heritage building, (the Halfway House) and a heritage garden. Considers that the heights will impact on this reserve and garden, and does not meet documents such as Heritage Design Guide and Conservation Plan. [Refer to original submission for full reason].</p>	Delete 15m height controls for 236 Middleton Road (Property report 1071659) and 238 Middleton Road (Property report 1071644) and the correlating height controls on the interactive map and anywhere else they may be on the District Plan.
Mapping / Mapping General / Mapping General	Halfway House Heritage Gardeners	203.3	Amend	<p>Opposes the height controls for 236 and 238 Middleton as considers this does not meet the National Policy Standard for housing as this is not a city centre or on a railway line and there are no neighbourhood shops. Considers that garden centre at 238 Middleton Road would no longer be able to exist if the 15m height control was implemented.</p> <p>The properties bound onto the adjacent public reserve which is a gazetted Historic Reserve, with a scheduled heritage building, (the Halfway House) and a heritage garden. Considers that the heights will impact on this reserve and garden, and does not meet documents such as Heritage Design Guide and Conservation Plan. [Refer to original submission for full reason].</p>	Amend height control for 236 Middleton Road (Property report 1071659) and 238 Middleton Road (Property report 1071644) and the correlating height controls on the interactive map and anywhere else they may be on the District Plan from 15m to 8m.
Mapping / Mapping General / Mapping General	Kim McGuiness, Andrew Cameron, Simon Bachler, Deb Hendry, Penny Evans, Stephen Evens, David Wilcox, Mary Vaughan Roberts, Siva Naguleswaran, Mohammed Talim, Ben Sutherland, Atul Patel, Lewis Roney Yip, Sarah Collier Jaggard	204.3	Support	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the extent to the Character Precincts is extended to match the Boffa Miskell report 2019 and Site by site character analysis in Newtown is Applied to 1277 or 70 percent of the 1600 houses surveyed in the report.

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Mapping / Mapping General / Mapping General	Kim McGuiness, Andrew Cameron, Simon Bachler, Deb Hendry, Penny Evans, Stephen Evens, David Wilcox, Mary Vaughan Roberts, Siva Naguleswaran, Mohammed Talim, Ben Sutherland, Atul Patel, Lewis Roney Yip, Sarah Collier Jaggard	204.4	Support	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Character Precincts are extended to that recommended by Council officers for the Final Spatial Plan.
Mapping / Mapping General / Mapping General	Kim McGuiness, Andrew Cameron, Simon Bachler, Deb Hendry, Penny Evans, Stephen Evens, David Wilcox, Mary Vaughan Roberts, Siva Naguleswaran, Mohammed Talim, Ben Sutherland, Atul Patel, Lewis Roney Yip, Sarah Collier Jaggard	204.5	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Character Precincts are extended to include Green and Emmett Streets.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Mount Victoria Historical Society	214.1	Amend	<p>Considers that there is strong evidence that the character areas in Mt Victoria should be considerably larger than they are.</p> <p>Considers that Boffa Miskell's house-by-house analysis resulted in the definition of a clear Primary/Contributory character area which should be the minimum extent of Character Precincts. Therefore, even the WCC Officers' Final Spatial Plan Recommendation (pre-Council amendment 24 June 2021) area represents a political compromise, not justified by the evidence WCC, itself, commissioned.</p> <p>Considers that the Proposed District Plan creates small, disconnected blocks where the character can be destroyed by high-density development around, for little housing gain on a city-wide scale.</p> <p>Considers that Mt Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings. It is important to both for its accessibility and visibility, and for the cultural, social and economic stories it tells about the development of Wellington.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that Character Precincts in Mount Victoria be extended to encompass:</p> <ol style="list-style-type: none"> 1. The Boffa Miskell Primary/Contributory Character sub-area; and 2. Heritage New Zealand Pouhere Taonga's recommendations. <p>[As illustrated in the submission]</p>
Mapping / Mapping General / Mapping General	Nga Kaimanaaki o te Waimapihi	215.1	Amend	<p>Considers that we need to preserve and restore indigenous native fauna.</p> <p>As well as preying on our native birds, cats also eat a large number of our native lizards and wētā (which are still in decline).</p>	<p>Add a buffer area around significant natural areas to support recovering populations of endangered (once locally extinct) endemic species where pets would not be allowed to roam.</p>
Mapping / Mapping General / Mapping General	Sam Stocker & Patricia Lee	216.3	Amend	<p>Considers that far too much historic character areas have been left out of the Newtown and Berhampore areas which will destroy quality of life for their community.</p> <p>The land is not needed to help cope with Wellingtons increasing population.</p> <p>Land values will soar and will lead to unpayable rates bills and loss of sunlight access.</p> <p>New builds more than three storeys high are expensive and won't provide low-cost housing.</p> <p>Average residents will either be forced away or live in ghetto conditions.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that any areas that include pre-1935 buildings be included as character precincts.</p> <p>[Inferred decision requested]</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Eva Brodie	217.2	Amend	<p>Considers that the Boffa Miskell 2019 report identified Lower Kelburn as an area that warranted further consideration for it's contributions to Thorndon Character Areas.</p> <p>Lower Kelburn is a similar age to Thorndon and Mt Victoria and has well maintained, functioning old homes with ancient local timbers built by traditional craftsmen.</p> <p>Placement of even one tall building in this neighbourhood would degrade surrounding homes.</p> <p>Developments built to the edge of zones in the HRZ (High Density Residential Zone) in Lower Kelburn will mean losses of privacy, sun, views, and access.</p> <p>The area is on the fault line, steep and is already dependent on many retaining walls, making it unsuitable for large, heavy buildings.</p>	Seeks that Lower Kelburn (Area with boundaries of the Botanic Gardens and Bolton Street Cemetery, motorway and cable car track) should be classified as a Character Precinct.
Mapping / Mapping General / Mapping General	Mike Camden	226.1	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that Character Precincts be extended to encompass all dwellings identified as being "Positive, contributing or neutral" in the Pre-1930 Character Area Review from Boffa Miskell.
Mapping / Mapping General / Mapping General	David Walmsley	229.1	Oppose	<p>Considers that the site at 1 Carlton Gore Road is at the very end of the view shaft and that any development within this residential area will have no effect on the views out from the Cable Car location to the hill.</p> <p>Correspondence with WCC officers have indicated that they support the decision to reduce the viewshafts to the centre area zone and waterfront zones.</p> <p>Considers that as the viewshafts did not apply to the residential zones in the ODP this cannot be the case for the residential zones.</p> <p>Considers there is very little evidence to support the fact that view shafts are a qualifying matter for the property, or any properties subject to the MDRS.</p> <p>[Refer to original submission for full reason and correspondence]</p>	Remove the viewshaft from 1 Carlton Gore Road.
Mapping / Mapping General / Mapping General	Lorraine and Richard Smith	230.9	Amend	<p>HRZ-S2 height limit of 21m with regards to Lower Kelburn Neighbourhood.</p> <p>Considers that an 11m height limit will help preserve the unique character of the area.</p> <p>Lower Kelburn is not suitable for 21m height limit because of steep and narrow access, hilly and deeply indented physical character which would require significant infrastructural development to intensify.</p> <p>[Refer to original submission for full reason]</p>	Seeks that the height limit in Lower Kelburn is set to 11m.
Mapping / Mapping General / Mapping General	Wellington's Character Charitable Trust	233.4	Amend	Considers that appropriate protection of pre-1930s buildings and structures is necessary to protect heritage buildings from inappropriate development, which is a matter of national importance under s6 of the Resource Management Act.	<p>Amend the MRZ-PREC01 (character precincts) in the mapping to include all existing pre-1930s character areas (Appendix 1 of Chapter 5 of the Operative District Plan).</p> <p>[Inferred Decision Requested]</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Century Group Limited	238.1	Oppose	<p>Opposes the imposition of a Veranda Control along the frontage of the Property and the other properties along the length of Waterloo Quay (northeast of Bunny Street).</p> <p>Considers that the pedestrian activity in the vicinity of the subject site is predominantly generated by the railway and the Wellington Regional Stadium. These are connected by a pedestrian bridge walkway, which also provides a sheltered pedestrian route at the ground level. Waterloo Quay is a vehicular route to the city, and there are no pedestrian-orientated activities fronting the road which would otherwise justify the need for veranda protection along the footpath.</p> <p>Does not consider that there is sufficient justification for imposing a costly requirement to provide veranda protection along the frontage of the Property, relative to the low level of pedestrian activity along the road, the alternative, protected pedestrian routes that exist between major pedestrian destinations, and the inconsistent application of the Veranda Control along Waterloo Quay.</p>	Delete the 'Veranda' control as it relates to the land along both sides of Waterloo Quay, to the north-east of Bunny Street.
Mapping / Mapping General / Mapping General	Century Group Limited	238.2	Support	Supports the spatial extent of the 'Active Frontages' control as shown on the Map Viewer, insofar as the control does not apply to the Property. Considers that the relationship of the Property to the commercial core of the City Centre, and the 'utilitarian' characteristics of the Property and the surrounding land, are such that active building frontages would be an inappropriate and onerous imposition on the development of this land.	Retain the extent of the Active Frontages control as notified.
Mapping / Mapping General / Mapping General	Century Group Limited	238.3	Support	Supports the spatial extent of Designation KRH1 as shown on the Maps at the time of making this submission, insofar as Designation KRH1 does not apply to the Property.	Retain the extent of Designation KRH1, specifically as it is not applied to the property (83-87 Waterloo Quay).
Mapping / Mapping General / Mapping General	Alan Fairless	242.9	Amend	<p>Considers that throughout the city are many sites that sit idle or underutilised. Developing these sites provides a means to addressing much of the future housing demand while avoiding adverse effects on quality, amenity and character.</p> <p>[Refer to original submission for full reasons].</p>	Seeks that the District Plan sets out a clear sequence for intensification that focusses first on major areas of underutilised land and smaller groups of underutilised sites close to public transport, rather than upzoning broad areas of land.
Mapping / Mapping General / Mapping General	Friends of Khandallah	252.2	Amend	<p>Considers that large scale residential will lead to erosion of commercial by residential.</p> <p>Theoretical planning from other cities is not necessarily good for Khandallah.</p> <p>Commercial areas need to be protected in Khandallah for resilience and emergencies.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that the height control limits in for the Khandallah centre are reduced from 22m - 35m (as part of a resource consent) to 8m.</p> <p>[Inferred decision requested]</p>
Mapping / Mapping General / Mapping General	Massey University	253.1	Amend	Considers the zone boundary for the Tertiary Education Zone does not fully capture all of Massey Universities interests and buildings within the Massey University campus area. It is proposed that the zone boundary be amended to fully contain all of the Massey University campus.	<p>Amend the district plan zoning map so that the boundary for the Tertiary Education Zone at the Massey University Campus accurately captures all of the campus.</p> <p>See Attachment 2 for boundary changes sought.</p>
Mapping / Mapping General / Mapping General	Generation Zero Inc	254.6	Support	<p>GZ Inc supports PDP's identification of areas with high concentrations of character (i.e. areas with a predominance of primary classified buildings).</p> <p>[Refer to original submission for full reason]</p>	Retain the extent of the character precincts as notified which only include properties that have been identified as having high concentrations of character (i.e. areas with a predominance of primary classified buildings).
Mapping / Mapping General / Mapping General	Prime Property Group	256.1	Oppose	Opposes the 'Spenmoor Street Area' mapping layer related to policy the submitter seeks deletion of.	Delete the 'Spenmoor Street Area' from the planning maps.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Vital Healthcare Property Trust	258.1	Support	Supports the application of the Special Purpose Hospital Zone at Bowen and Wakefield Hospitals	Retain the Special Purpose Hospital Zoning at Bowen Hospital (98 Churchill Drive) and Wakefield Hospital (30 Florence Street) as notified.
Mapping / Mapping General / Mapping General	Mike Robbers	264.1	Amend	Considers that there are a large number of character homes on Lawrence Street, some of the homes have Māori names in stained glass on the front of the properties. [Refer to original submission for full reason]	Seeks that Character Precincts are extended in the mapping to encompass Lawrence Street, Newtown.
Mapping / Mapping General / Mapping General	Wellington City Council	266.7	Amend	Considers the mapped viewshaft 8 (Panama Street) does not match with the VS8 description and picture in Schedule 5 as it extends over Customhouse Quay and Jervois Quay. In the maps, it dog-legs inwards at the boundary with Customhouse Quay. Also, VS8 in Schedule 5 describes the viewshaft as protecting views to the inner harbour and Oriental Bay, with Roseneath and Town Belt as context elements. To achieve this, the mapped overlay needs to extend over Queens Wharf to the water's edge in the same way the other viewshafts do. Otherwise, development in the Waterfront Zone could block the view described and photographed in Schedule 5 (Viewshafts).	Seeks to extend the VS8 (Panama Street) in the Planning Maps to be an even fan (i.e. remove cut-out from Intercontinental Hotel) over Jervois Quay and Queens Wharf to the water's edge.
Mapping / Mapping General / Mapping General	Wellington City Council	266.8	Amend	Considers the extent of SCHED3 (Heritage Areas) Item 43 should be amended to exclude the park on 52 Elizabeth St and properties in the park's proximity.	Seeks to remove Schedule 3 overlay as shown in image supplied in full submission.
Mapping / Mapping General / Mapping General	Wellington City Council	266.9	Amend	Considers heritage buildings are incorrectly numbered in the ePlan mapping and do not match the numbered listings in Heritage Buildings (SCHED1).	Amend the ePlan mapping Heritage Building overlay as follows: 79A Todman Street (Sutch-Smith House) Reference: 520 519
Mapping / Mapping General / Mapping General	Wellington City Council	266.10	Amend	Considers heritage buildings are incorrectly numbered in the ePlan mapping and do not match the numbered listings in Heritage Buildings (SCHED1).	Amend the ePlan mapping Heritage Building overlay as follows: 53 Trelissick Crescent (Kahn House) Reference: 521 520
Mapping / Mapping General / Mapping General	Wellington City Council	266.11	Amend	Considers heritage buildings are incorrectly numbered in the ePlan mapping and do not match the numbered listings in Heritage Buildings (SCHED1).	Amend the ePlan mapping Heritage Building overlay as follows: 18 Vera Street (Firth House) Reference: 522 521
Mapping / Mapping General / Mapping General	Wellington City Council	266.12	Amend	Considers heritage buildings are incorrectly numbered in the ePlan mapping and do not match the numbered listings in Heritage Buildings (SCHED1).	Amend the ePlan mapping Heritage Building overlay as follows: 154 Victoria Street Reference: 523 522
Mapping / Mapping General / Mapping General	Wellington City Council	266.13	Amend	Considers heritage buildings are incorrectly numbered in the ePlan mapping and do not match the numbered listings in Heritage Buildings (SCHED1).	Amend the ePlan mapping Heritage Building overlay as follows: 9 Waiapu Road (Hirschfeld House) Reference: 524 523
Mapping / Mapping General / Mapping General	Wellington City Council	266.14	Amend	Considers heritage buildings are incorrectly numbered in the ePlan mapping and do not match the numbered listings in Heritage Buildings (SCHED1).	Amend the ePlan mapping Heritage Building overlay as follows: 134 Willis Street Reference: 527 524
Mapping / Mapping General / Mapping General	Wellington City Council	266.15	Amend	Considers heritage buildings are incorrectly numbered in the ePlan mapping and do not match the numbered listings in Heritage Buildings (SCHED1).	Amend the ePlan mapping Heritage Building overlay as follows: 233 Willis Street Reference: 528 525
Mapping / Mapping General / Mapping General	Wellington City Council	266.16	Amend	Considers the ePlan map needs to be amended to reflect the increase of the Island Bay Parade and Mersey Street shops to 14m.	Amend ePlan mapping to show height of 14m for the Neighbourhood Centre at the corner of Mersey Street and The Parade, Island Bay.
Mapping / Mapping General / Mapping General	Wellington City Council	266.17	Amend	Considers 12A Parliament Street should be identified as a non-heritage building within the Ascot Street Heritage Area as its heritage value is uncertain.	Amend ePlan map so that 12A Parliament Street should be identified as a non-heritage building within the Ascot Street Heritage Area.
Mapping / Mapping General / Mapping General	Wellington City Council	266.18	Amend	Considers that 16 Parliament Street is an exclusion (non-heritage building) in SCHED3 – 46 but currently has a “Heritage Area – Contributing Building” dot on the map	Remove the “Heritage Area – Contributing Building” dot on the map for 16 Parliament Street.
Mapping / Mapping General / Mapping General	Wellington City Council	266.19	Amend	Considers 6 Glenbervie Terrace is an exclusion (non-heritage building) in SCHED3 – 46 but currently has a “Heritage Area – Contributing Building” dot on the map.	Remove the “Heritage Area – Contributing Building” dot on the map for 6 Glenbervie Terrace.
Mapping / Mapping General / Mapping General	Wellington City Council	266.20	Amend	Considers 8 Glenbervie Terrace does not currently have a “Heritage Area – Contributing Building” dot on the map.	Amend ePlan to add a “Heritage Area – Contributing Building” dot on the map for 8 Glenbervie Terrace.
Mapping / Mapping General / Mapping General	Wellington City Council	266.21	Amend	Considers 11 Glenbervie Terrace is currently combined with 8 Parliament Street in the planning maps.	Amend ePlan so that 11 Glenbervie Terrace is made into a separate property from 8 Parliament Street on the map.

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Mapping / Mapping General / Mapping General	Wellington City Council	266.22	Amend	Considers 11 Glenbervie Terrace is currently combined with 8 Parliament Street in the planning maps.	Amend ePlan so that 11 Glenbervie Terrace is given a "Heritage Area – Contributing Building" dot on the map.
Mapping / Mapping General / Mapping General	Wellington City Council	266.23	Support	Considers 11 Glenbervie Terrace is currently combined with 8 Parliament Street in the planning maps.	Retain the "Heritage Area – Contributing Building" dot on the map for 8 Parliament Street.
Mapping / Mapping General / Mapping General	Wellington City Council	266.24	Amend	Considers that 17 Glenbervie Terrace is currently incorrectly combined with 15 Glenbervie Terrace in the planning maps.	Amend the ePlan so that 17 Glenbervie Terrace is made into a separate property from 15 Glenbervie Terrace on the map.
Mapping / Mapping General / Mapping General	Wellington City Council	266.25	Amend	Considers that 17 Glenbervie Terrace is currently incorrectly combined with 15 Glenbervie Terrace in the planning maps.	Amend the ePlan so that 17 Glenbervie Terrace is given a "Heritage Area – Contributing Building" dot on the map.
Mapping / Mapping General / Mapping General	Wellington City Council	266.26	Support	Considers that 17 Glenbervie Terrace is currently incorrectly combined with 15 Glenbervie Terrace in the planning maps.	Retain the "Heritage Area – Contributing Building" dot on the map for 15 Glenbervie Terrace.
Mapping / Mapping General / Mapping General	Wellington City Council	266.27	Amend	Considers that 19 Glenbervie Terrace is an exclusion (non-heritage building) in SCHED3 – Item 46 but currently has a "Heritage Area – Contributing Building" dot on the map.	Remove the "Heritage Area – Contributing Building" dot on the map for 19 Glenbervie Terrace.
Mapping / Mapping General / Mapping General	Wellington City Council	266.28	Oppose	Considers that 19 Glenbervie Terrace is an exclusion (non-heritage building) in SCHED3 – Item 46 but currently has a "Heritage Area – Contributing Building" dot on the map.	Remove the "Heritage Area – Contributing Building" dot on the map for 19 Glenbervie Terrace.
Mapping / Mapping General / Mapping General	Wellington City Council	266.29	Amend	Considers that 21 Glenbervie Terrace is currently combined on the map with 19 Glenbervie Terrace. 21 Glenbervie Terrace is also an exclusion (non-heritage building) in SCHED3 – 46 and currently has a "Heritage Area – Contributing Building" dot on the map (from 19 Glenbervie Terrace).	Amend the ePlan so that 21 Glenbervie Terrace is made into a separate property from 19 Glenbervie Terrace on the map.
Mapping / Mapping General / Mapping General	Wellington City Council	266.30	Amend	Considers that 21 Glenbervie Terrace is currently combined on the map with 19 Glenbervie Terrace. 21 Glenbervie Terrace is also an exclusion (non-heritage building) in SCHED3 – 46 and currently has a "Heritage Area – Contributing Building" dot on the map (from 19 Glenbervie Terrace).	Remove the "Heritage Area – Contributing Building" dot on the map for 21 Glenbervie Terrace, once separated from 19 Glenbervie Terrace.
Mapping / Mapping General / Mapping General	Wellington City Council	266.31	Oppose	Considers that 23 Glenbervie Terrace is an exclusion (non-heritage building) in SCHED3 – Item 46 but currently has a "Heritage Area – Contributing Building" dot on the map.	Remove the "Heritage Area – Contributing Building" dot on the map for 23 Glenbervie Terrace.
Mapping / Mapping General / Mapping General	Wellington City Council	266.32	Oppose	Considers 111 Hill Street is an exclusion (non-heritage building) in SCHED3 – 46 but currently has a "Heritage Area – Contributing Building" dot on the map.	Remove the "Heritage Area – Contributing Building" dot on the map for 111 Hill Street.
Mapping / Mapping General / Mapping General	Wellington City Council	266.33	Amend	Considers that 214 Sydney Street does not currently have a "Heritage Area – Contributing Building" dot on the map.	Add a "Heritage Area - Contributing Building" dot on the map for 214 Sydney Street.
Mapping / Mapping General / Mapping General	Wellington City Council	266.34	Amend	Considers there is a need to amend the WIAL1 designation boundary as shown on the ePlan maps to be more useable for plan users. Council officers will work with WIAL to confirm the mapping requirements, which could include a new mapping layer.	Seeks to amend the designation as displayed on the ePlan maps, inclusive of polygon boundaries, visual display elements, and any additional mapping elements required to improve useability.
Mapping / Mapping General / Mapping General	Wellington City Council	266.35	Amend	Considers that WCC9 Christeson Lane Service Lane should be amended because the service lane beyond the formed part of Christeson Lane was not implemented under the Operative District Plan designation, and there are no plans in the foreseeable future to actively pursue the implementation of the service lane.	Amend WCC9 Christeson Lane Service Lane from where it is currently on privately owned land at the rear of 88 Manners Street, 90-92 Manners and 94 (part)-100 Manners Street and 70-72 Cuba Street. Retain WCC9 on the formed part of Christeson Lane. [As illustrated in full submission]
Mapping / Mapping General / Mapping General	Wellington City Council	266.36	Amend	Considers that WCC has no plans to either acquire 11 Manners Street or use it for a service land.	Remove 11 Manners Street (Lot 10 DP 1886) from the mapped extent of WCC10 (Bond Street Service Lane).
Mapping / Mapping General / Mapping General	Wellington City Council	266.37	Amend	Considers the mapping of the viewshafts needs to be amended to provide clarity and certainty around the rule framework. This is to avoid impacts on the development potential of residentially zoned properties in the focal element of VS13-15 (i.e. their ability to achieve MDRS).	Amend the ePlan by adding a new specific control mapping layer 'Viewshaft Control Area' that dissects through TEDZ (Tertiary Education Zone), MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) properties under Viewshafts 13-15
Mapping / Mapping General / Mapping General	Wellington City Council	266.38	Amend	Considers that there is a need to show parts of Kiwi Rail Holdings designation that are aboveground vs underground i.e. substrata.	Amend the Kiwi Rail Holdings designation as displayed on the ePlan maps to differentiate underground and above ground features.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Wellington City Council	266.39	Amend	Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.	Amend the "Ridgetop" area [shown in map in full submission] so that this is put into the Development Area map with an associated amendment made to the PDP map legend.
Mapping / Mapping General / Mapping General	Wellington City Council	266.40	Amend	Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.	Amend Legend for Development Plan maps for Upper Stebbings and Lincolnshire to add a letter reference that matches the letters shown on the maps i.e. A – J. The legend should state these letters relate to: 'neighbourhood park catchment'.
Mapping / Mapping General / Mapping General	Wellington City Council	266.41	Amend	Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.	Amend current legend reference for both Upper Stebbings and Lincolnshire 'neighbourhood park' to 'neighbourhood park (approx. location)'.
Mapping / Mapping General / Mapping General	Wellington City Council	266.42	Amend	Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.	Amend legend for Development Plan maps for Upper Stebbings and Lincolnshire from 'unbuilt area' to 'no-build area'; also remove the part in parentheses that follows: (open space, cut and fill batters).
Mapping / Mapping General / Mapping General	Wellington City Council	266.43	Amend	Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.	Amend Development Plan maps for both Upper Stebbings and Lincolnshire so that the location of the letters A – J are moved to be generally in the centre of the white dashed catchment areas.
Mapping / Mapping General / Mapping General	Wellington City Council	266.44	Amend	Considers that in regard to Upper Stebbings and Glenside West, and Lincolnshire Farm Development Areas - The absence of the Ridgetop area in the PDP maps is an error. Other mapping changes to the Development Plan maps are for the purposes of clarification, and better cross-referencing and linkage to the related District Plan appendices.	Amend Development Plan maps for Upper Stebbings so the small catchment area currently with two "B" just has 1 "B" in this area.
Mapping / Mapping General / Mapping General	Horokiwi Quarries Ltd	271.5	Support	Support for the application of the Special Purpose Quarry Zone to the site (and for this zoning to be applied to adjoining sites owned by Horokiwi).	Retain Special Purpose Quarry Zone, with amendments.
Mapping / Mapping General / Mapping General	Horokiwi Quarries Ltd	271.6	Amend	Considers that specific to Natural Features, their site and adjoining properties feature Special Amenity Landscapes (SALs) and Ridgelines and Hilltops. There are not Outstanding Natural Features and Landscapes (ONFLs) within the vicinity of the site.	Not specified.
Mapping / Mapping General / Mapping General	McDonald's	274.2	Support in part	In general, the submitter (McDonald's) supports the zonings that have been applied to their existing restaurants.	Not specified.
Mapping / Mapping General / Mapping General	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.3	Amend	Opposes extent of the character precincts to the extent that they do not include areas that are currently protected by the pre-1930s demolition control in the operative district plan. [Refer to original submission for full reason]	Extend the extent of the character precincts to that of the operative district plan [Inferred decision requested]

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.4	Amend	<p>Supports an extension of character precincts to include all the houses in the Officers Recommended Plan from June 19, 2021.</p> <p>The site-by-site analysis found that some 300 houses contributed sufficiently to the character and streetscape of Newtown. These houses also passed the test established by the officers as Qualifying Matters for exemption from the NPS-UD and MDRS.</p> <p>Considers that these houses therefore should be exempt from intensification, and be covered by Character Precinct rules, in particular the pre-1930 demolition rule.</p> <p>Almost all of the houses identified by the ORP are deemed to be primary or contributory by Boffa Miskell. In addition, these houses all demonstrate assemblages of consistent character streetscape</p> <p>[Refer to original submission for full reasons]</p>	<p>Amend Character Precincts to match that of the Officer Recommended Spatial Plan which include the following sites:</p> <p>Balmoral Terrace - 3, 5, 7, 9, 2, 4, 6, 8, 10.</p> <p>Blucher Avenue - 1, 3, 5, 7, 9, 2, 4, 6, 8, 10.</p> <p>Coromandel Street - 1, 1A, 5, 7, 9, 11, 11, 13, 15, 17, 83, 85, 87, 89, 91, 93, 127, 135, 137, 139, 6, 8, 10, 12, 14, 16, 22, 90, 92, 96, 100, 102, 104, 106.</p> <p>Daniell Street - 147, 149, 157, 159, 82, 84, 86, 88, 90, 92, 94, 124, 126, 128, 130, 132, 134, 136, 162.</p> <p>Harper St 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20.</p> <p>Lawrence St 7, 9, 11, 11A, 13, 15, 17, 19, 21, 23, 25, 27, 10, 12, 14, 16, 18, 20, 22, 24.</p> <p>Owen St 1, 5, 7A, 9/11A. 15, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121A, 121C, 123, 125, 127, 127A, 129, 131, 133, 135, 137, 139, 141, 143, 154, 20, 22, 24B, 26, 28, 30, 34, 36, 38, 40, 42, 46, 48, 54, 56, 58, 60, 62, 64, 66, 70, 74, 76, 78, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 156, 158, 160, 162, 164.</p> <p>Stoke St 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 33, 13, 15, 17, 19, 21, 31, 33, 35, 37.</p>
Mapping / Mapping General / Mapping General	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.5	Amend	<p>Considers that these properties not included in the Officers Recommended Plan are classified as Character Precincts.</p> <p>The sites identified have streetscape appeal and are intact pre-1900 houses in many cases. 50% of the sites identified have a primary categorisation within the Boffa Miskell analysis.</p> <p>Donald Maclean and Normanby streets are over 75% primary or contributory.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend the extent of the Character Precincts to include the following sites:</p> <p>Emmett St 6, 8, 10A, 12, 14, 16, 18, 20.</p> <p>Green St 1, 5, 7, 7A, 9, 13, 15, 17, 19, 2, 2A, 4, 6, 10, 12, 14, 18, 20.</p> <p>Donald Maclean St 16, 24, 28, 30, 36, 38, 17, 19, 21, 25, 27, 29, 31, 33, 35, 37.</p> <p>Normanby St 12, 14, 16, 18, 20, 22, 24, 30, 32, 34, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41.</p>
Mapping / Mapping General / Mapping General	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.6	Amend	<p>Considers that the area has special historical qualities.</p>	<p>Seeks that the following sites are added as a new heritage area:</p> <p>Emmett St 6, 8, 10A, 12, 14, 16, 18, 20.</p> <p>Green St 1, 5, 7, 7A, 9, 13, 15, 17, 19, 2, 2A, 4, 6, 10, 12, 14, 18, 20.</p> <p>Donald Maclean St 16, 24, 28, 30, 36, 38, 17, 19, 21, 25, 27, 29, 31, 33, 35, 37.</p> <p>Normanby St 12, 14, 16, 18, 20, 22, 24, 30, 32, 34, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41.</p>
Mapping / Mapping General / Mapping General	Laura Gaudin	279.1	Amend	<p>Supports character precincts and considers that these could be extended.</p>	<p>Seeks that character precincts are extended in the mapping.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Toka Tū Ake EQC	282.1	Amend	Considers that the provisions for landslide hazard mitigation in the earthworks section of the PDP are not sufficient, as they rely on individual assessments of sites and could be applied inconsistently. They also allow for developments which do not require earthworks in areas which are at risk of slope failure. Applying a Landslide Hazard overlay (such as the nonregulatory landslide overlay) and restricting development within high-hazard areas will preclude inconsistent application of earthworks rules and prevent subdivision and development on slopes prone to failure. Considers that while there is a restrictive disclaimer on the existing non-regulatory GNS Science SLIDE Geomorphology Map, the uncertainties in a landslide hazard overlay developed from this map can be managed through policy.	Seeks that a landslide hazard overlay is included into planning maps. This overlay would be linked to provisions that restrict development (through sensitive activities) implemented in high-risk areas.
Mapping / Mapping General / Mapping General	Toka Tū Ake EQC	282.2	Amend	Considers that the terminology 'Fault Hazard Overlay' should be consistent with the MfE guidelines i.e. Fault Avoidance Zone, and that including the use of confined, unconfined, distributed and uncertain fault areas where appropriate. Considers that the supporting s32 information indicates that the Fault Hazard Overlay are the mapped Fault Avoidance Zones that are mapped in the supporting report; however, this is not explained in the s32. Considers that the description of 'fault hazard' needs to be clarified or amended to reflect how it is shown on the maps i.e., a band, which are at different widths on the map, which we assume reflects the certainty of the fault location.	Seeks that mapping of any "Fault Hazard Overlay" is changed to "Fault Avoidance Zone" and that mapping includes confined, unconfined, distributed, and uncertain fault areas.
Mapping / Mapping General / Mapping General	Onslow Residents Community Association	283.1	Amend	Considers that Khandallah is a small neighbourhood village that only supports its local community. The adjacent centres of Ngaio-Crofton Downs and Johnsonville have all the services Khandallah has, and also contain larger facilities, so do not require such support. The current supermarket and retail shops, plus services including medical, education, recreation, etc. are all small and are at capacity right now. The road the retail centre is on is a constrained one-lane road. They therefore will not support the increased demand coming from the significant medium density development proposed by 14m zones. Considers that the three waters infrastructure in Khandallah will not support intensification. [Refer to original submission for full reason]	Amend the mapping in Khandallah to remove 14m building heights in the Medium Density Residential Zone and replace them with 11m building heights.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Onslow Residents Community Association	283.2	Amend	<p>Considers that Khandallah Centre does not "Commensurate with the level of commercial activity and community services "required by NPS-UD Policy 3 (d).</p> <p>Khandallah as a very small centre built around the single-lane Ganges Road, which is a NWSE wind corridor. 22m development will create an unacceptable wind tunnel effect in this centre, and deprive businesses and residents of sunlight.</p> <p>The scale of residential proposed on top of ground floor retail in Local Centres is an unproven strategy in the suburbs of Wellington that may result in the loss of commercial facilities. This is exacerbated by only requiring a nominal shop window, which can be left unlet without impacting the commercial viability of the development.</p> <p>This is further compounded by the lack of delivery access or any open space around our small centre, which will create congestion and noise for the residents in the 22m development.</p> <p>The resulting loss of the commercial centre facilities then becomes a Catch-22, as only a smaller population can be supported, which confirms that Khandallah must be a Neighbourhood Centre.</p>	Amend the mapping in Khandallah Centre to remove 22m building heights in the Local Centre Zone and replace them with 12m building heights.
Mapping / Mapping General / Mapping General	Eldin Family Trust	287.1	Amend	<p>Considers that the rezoning of Selwyn Terrace would be a dramatic change and would enable activities that conflict with the current primary use of Selwyn Terrace as a distinct enclave of residential dwellings.</p> <p>Considers that the Council is incorrect to say that Selwyn Terrace already has a mixture of land uses.</p> <p>Does not agree that a land use change is necessary to support a mixture of activities and growth, considering the street is very narrow and steep access, with a single carriageway for much of its length. A change to a commercial zoning would place unreasonable demand on vehicle and pedestrian access.</p> <p>Considers that Selwyn Terrace has a high concentration of pre-1930s character as evidenced by the 2019 Pre-1930s character area review report.</p> <p>Considers that 9 Selwyn Terrace is an excellent example of the work of one of Wellington's pre-eminent architects of the 20th Century, William Gray Young.</p> <p>Selwyn Terrace has special historic context as a reminder of the original suburb prior to the construction of the Wellington Motorway.</p> <p>Considers the plan provides sufficient development capacity without needing to change planning settings in Selwyn Terrace.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Selwyn Terrace, Thorndon is included as a Character Precinct in the mapping.
Mapping / Mapping General / Mapping General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.3	Amend	<p>Considers zoning of area of NOSZ being restrictive and would limit building reservoir within the area.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that as an alternative to the provisions of the Natural Open Space Zone, that an area be carved out where reservoirs would be located, subsequently zone Residential.</p> <p>[inferred decision requested]</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.4	Amend	Considers zoning of area of NOSZ being restrictive and would limit building reservoir within the area. [Refer to original submission for full reason]	Seeks a designation over the land to accommodate a reservoir. [Inferred decision requested]
Mapping / Mapping General / Mapping General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.5	Not specified	Considers that it is important that proposed NOSZ is introduced to protect the recreational, natural, landscape and ecological values of the Open Space areas that the Submitter owns. The Submitter currently permits access onto his land for informal recreation by the public. The land holding provide informal connections from Ngaio to Crow's Nest and the Skyline Walkway– both of which are entirely located within the proposed NOSZ. Considers that the proposed SAL provisions will be consistent with the NOSZ provisions which can better deal to the formation of access and buildings and structures to facilitate informal recreation activities. Considers this zoning on the balance of the Submitters land acceptable, subject to agreement being reached by WCC with Submitter on the appropriate tenure of the land.	Seeks that the proposed Natural Open Space Zone is retained, if subsequent tenure of zoning is agreed upon between the submitter and the Council. [inferred decision requested]
Mapping / Mapping General / Mapping General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.6	Not specified	Considers that it is important that proposed NOSZ is introduced to protect the recreational, natural, landscape and ecological values of the Open Space areas that the Submitter owns. The Submitter currently permits access onto his land for informal recreation by the public. The land holding provide informal connections from Ngaio to Crow's Nest and the Skyline Walkway– both of which are entirely located within the proposed NOSZ. Considers that the proposed SAL provisions will be consistent with the NOSZ provisions which can better deal to the formation of access and buildings and structures to facilitate informal recreation activities. Considers this zoning on the balance of the Submitters land acceptable, subject to agreement being reached by WCC with Submitter on the appropriate tenure of the land.	Seeks that alternatively, that the land be rezoned Large Lot Residential Zone (part Medium Density Residential Zone) or equivalent, to enable subdivision consent.
Mapping / Mapping General / Mapping General	Priscilla Williams	293.2	Amend	Considers that the hilly terrain makes this area unsuitable for high rise building.	Seeks that the Height Control in the area spanning Wesley Road, Aurora Terrace and Bolton Street is amended to be no higher than 11m.
Mapping / Mapping General / Mapping General	Johanna Carter	296.2	Oppose	Opposes the MRZ objectives, policies and standards	Opposes Medium Density Residential zone chapter as mapped.
Mapping / Mapping General / Mapping General	Johanna Carter	296.3	Amend	[No specific reason given for decision requested - see original submission for further reason]	Seeks that the extent of the MRZ (Medium Density Residential Zone) is amended to better reflect the conditions of the particular areas of the city, including the following factors: - water supply - wastewater - drainage services
Mapping / Mapping General / Mapping General	Tapu-te-Ranga Trust	297.1	Support	Supports site #76 being identified on the planning maps.	Retain presence of site and area of significance #76 - Tapu Te Ranga Marae, as notified.
Mapping / Mapping General / Mapping General	Tapu-te-Ranga Trust	297.2	Amend	Seeks amendment to maps as it is noted the property details on the PDP maps incorrectly refer to the site as #73.	Amend maps to reflect Tapu te Ranga Marae as being site #76, not #73.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Matthew Plummer	300.2	Amend	Considers that the Character Precincts should be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.	Extend the character precincts in the mapping.
Mapping / Mapping General / Mapping General	Aggregate and Quarry Association	303.5	Support	The zoning of the Horokiwi Quarry as a Special Purpose Quarry Zone is supported.	Retain Horokiwi Quarry as a Special Purpose Quarry Zone.
Mapping / Mapping General / Mapping General	Firstgas Limited	304.5	Amend	Considers that the Gas Transmission Pipeline and Corridor, as well as above ground infrastructure should be included in the Planning Maps. The Gas Transmission Pipeline, Corridor and above ground infrastructure is sought to be captured by the rule framework and therefore is sought to be illustrated. [Co-ordinates of the Corridor and above ground infrastructure can be provided by the submitter.]	Amend Planning Maps to include the Gas Transmission Pipeline, Corridor and above ground infrastructure.
Mapping / Mapping General / Mapping General	Roland Sapsford	305.8	Amend	Considers that the exclusion of the lower part of Mortimer Terrace below Durham Street in the Character Precinct overlay may be an error that has been carried over from the Spatial Plan.	Amend Character Precinct overlay to include the lower part of Mortimer Terrace below Durham Street.
Mapping / Mapping General / Mapping General	Roland Sapsford	305.9	Amend	Considers that the inclusion of the upper part of Durham Street in the Character Precinct overlay may be an error that has been carried over from the Spatial Plan.	Amend Character Precinct overlay to exclude the upper part of Durham Street.
Mapping / Mapping General / Mapping General	Roland Sapsford	305.10	Amend	Considers that Holloway road should be included in Character Precincts as it is an area of unique heritage and character that has not been considered by the Boffa Miskell assessment.	Amend Character Precinct overlay to include Holloway Road.
Mapping / Mapping General / Mapping General	Roland Sapsford	305.11	Amend	Considers that 1-10 Mortimer Terrace should be identified as Character Precinct.	Amend Character Precinct overlay to include 1-10 Mortimer Terrace.
Mapping / Mapping General / Mapping General	Roland Sapsford	305.12	Amend	Considers that 1-9 Durham Crescent should be identified as Character Precinct.	Amend Character Precinct overlay to include 1-9 Durham Crescent.
Mapping / Mapping General / Mapping General	Roland Sapsford	305.13	Amend	Considers that 1-22 Durham Street should be identified as Character Precinct.	Amend Character Precinct overlay to include 1-22 Durham Street.
Mapping / Mapping General / Mapping General	Roland Sapsford	305.14	Amend	Considers that the south side of Aro Street should be identified as Character Precinct.	Amend Character Precinct overlay to include the south side of Aro Street.
Mapping / Mapping General / Mapping General	Roland Sapsford	305.15	Amend	Considers that Adams Terrace should be identified as Character Precinct.	Amend Character Precinct overlay to include Adams Terrace.
Mapping / Mapping General / Mapping General	Roland Sapsford	305.16	Amend	Considers that Landcross Street should be identified as Character Precinct.	Amend Character Precinct overlay to include Landcross Street.
Mapping / Mapping General / Mapping General	Roland Sapsford	305.17	Amend	Considers that 139-167 (odd), 166-186 (even) Abel Smith Street and St John Street steps should be identified as Character Precinct.	Amend Character Precinct overlay to include 139 to 167 Abel Smith Street, 166 to 186 Abel Smith Street and St John Street steps.
Mapping / Mapping General / Mapping General	Roland Sapsford	305.18	Amend	The boundary of the character precinct on Devon Street should be extended to include 30 Devon Street and properties in between to coincide with the start of properties below road level in Devon Gully. The current boundary makes no sense in terms of the actual streetscape, as it omits three properties at street level which are intimately related to the other sites within the character precinct. This may be a mapping error from the Spatial Plan.	Seeks that the Character Precinct overlay on Devon Street be extended to include properties between 21 and 30 Devon Street.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Roland Sapsford	305.19	Amend	<p>The boundary of the character precinct between Waimāpihi reserve and Holloway Road should be adjusted to reflect actual use. Historically, land on the Holloway Road side of the ridgeline has been excluded from open space zoning due to public ownership. This no longer applies.</p> <p>The existing bush covered “reserve” above properties on Holloway Road to the south of Carey St can be reclassified as natural open space and ought eventually to be reincorporated into the Waimāpihi Reserve. Some Holloway Road residents have expressed concern about Significant Natural Areas. This is a distinct issue from the point being made here, which is simply to adjust the zoning of the land currently functioning as natural open space reserve land to reflect that reality.</p>	Seeks that the Character Precinct overlay between Waimāpihi reserve and Holloway Road is adjusted to reflect actual use.
Mapping / Mapping General / Mapping General	James Coyle	307.1	Amend	Considers that Newtown's zoning is inadequate. There is a crude circle around the central BRT bus stop that does not adequately take topography, daylight and existing amenities into account. Independent and talented urban design professionals mixed with local knowledge should be employed to do rigorous work for the district plan.	Seeks that Newtown's zoning be re-designed to take topography, daylight and existing amenities into account.
Mapping / Mapping General / Mapping General	James Coyle	307.2	Not specified	Considers that some areas are fine with maximum building heights of 21m due to topography. For example where the current Regent St Housing is tucked up against the hill.	Not specified.
Mapping / Mapping General / Mapping General	David Karl	309.1	Amend	Considers that Council required ground levels be raised by around a metre during the construction of a house on Trent Street. While not easy to check, it appears the current ground level of the house is not reflected in the hazard zones.	Seek hazard zones be amended to reflect latest ground levels (including to meet resource consent conditions that have been complied with).
Mapping / Mapping General / Mapping General	Transpower New Zealand Limited	315.3	Support	Supports the rollover of the Central Park Substation designation. Considers the substation is a key National Grid asset and requires protection by designation.	Retain designation TPR1 (Central Park Substation) in the mapping as notified.
Mapping / Mapping General / Mapping General	Transpower New Zealand Limited	315.4	Support	Supports the rollover of the Wilton Substation designation. Considers the substation is a key National Grid asset and requires protection by designation.	Retain designation TPR2 (Wilton Substation) in the mapping as notified.
Mapping / Mapping General / Mapping General	Transpower New Zealand Limited	315.5	Support	Supports the rollover of the Takapu Road Substation designation. Considers the substation is a key National Grid asset and requires protection by designation.	Retain designation TPR3 (Takapu Road Substation) in the mapping as notified.
Mapping / Mapping General / Mapping General	Transpower New Zealand Limited	315.6	Support	Supports the rollover of the Oteranga Bay Terminal Station designation. Considers the substation is a key National Grid asset and requires protection by designation.	Retain designation TPR4 (Oteranga Bay Terminal Station) in the mapping as notified.
Mapping / Mapping General / Mapping General	Transpower New Zealand Limited	315.7	Support	Supports the rollover of the Te Hikowhenua Shore Electrode Station designation. Considers the substation is a key National Grid asset and requires protection by designation.	Retain designation TPR5 (Te Hikowhenua Shore Electrode Station) in the mapping as notified.
Mapping / Mapping General / Mapping General	Transpower New Zealand Limited	315.8	Support	Supports the rollover of the Kaiwharawhara Supply Point Substation designation. Considers the substation is a key National Grid asset and requires protection by designation.	Retain designation TPR6 (Kaiwharawhara Supply Point Substation) in the mapping as notified.
Mapping / Mapping General / Mapping General	Hilary Watson	321.7	Amend	<p>Considers that PREC01 should be extended to include additional properties in Newtown. The balance between upzoning areas for increased density, and retaining valuable character areas has not been struck appropriately in the Proposed District Plan (PDP), and needs to be changed. A list of properties specifying the addresses of the additional properties that should be added to the Character Precinct has been provided in Appendix One. These properties were included in the Councillor Recommended Spatial plan from July 2021, the Boffa Miskell Pre-1930 Character Review and WCC officer recommendations.</p> <p>[See Appendix 1 to original submission for full list of properties]</p>	Amend the extent of MRZ-PREC01 (Character Precincts) in the mapping to include additional properties in Newtown.
Mapping / Mapping General / Mapping General	Hilary Watson	321.8	Amend	Considers that Carrara Park should have 11m height control (Building Height Control 1) right round its boundary to get maximum possible sun all year round. Part of the properties around the park are currently inappropriately classified under Building Height Control 2 (21m).	Seeks that all development around Carrara Park is subject to a maximum height limit of 11 metres and this is shown in the mapping.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Richard Murcott	322.5	Amend	<p>Considers that Tiakiwai Stream's bed is not adequately recorded in the PDP. The stream flowed through a partially surveyed gully across the Thorndon Flat. Stilt foundations, retaining walls and the topography below the houses at 60 & 62 Hobson St are evidence that the houses were built on fill of a gully through which the Tiakiwai Stream flowed. Drainage plans from 1915 as well as the current drainage point on the eastern side of Hobson Street provide further evidence of the former location of the stream. Any qualifying matters that arise from knowing the feature's actual location should be identified.</p> <p>A publication is provided in the submission to show evidence of the stream's accurate location, as well as a map in attachments.</p> <p>[Refer to original submission for full reason, including attachments]</p>	Amend the 'Sites and Areas of Significance to Māori (lines)' overlay to adequately represent the flow bed of the Tiakiwai Stream.
Mapping / Mapping General / Mapping General	Richard Murcott	322.6	Amend	Considers that the Character Precinct Area over the Hobson Street block in Thorndon should be restored, based upon Boffa Miskell's report.	Seeks that Character Precincts in Thorndon be extended in the mapping to encompass Boffa Miskell's recommendations.
Mapping / Mapping General / Mapping General	Richard Murcott	322.7	Amend	Supports zone change from CCZ to MRZ for the residential enclave of Selwyn Terrace.	Rezone Selwyn Terrace Street from City Centre Zone to Medium Density Residential Zone.
Mapping / Mapping General / Mapping General	Richard Murcott	322.8	Amend	Supports zone change from CCZ to MRZ for the residential area of Portland Crescent.	Rezone Portland Crescent from City Centre Zone to Medium Density Residential Zone.
Mapping / Mapping General / Mapping General	Richard Murcott	322.9	Amend	Supports zone change from CCZ to MRZ for the residential area of Hawkestone Street.	Rezone Hawkestone Street from City Centre Zone to Medium Density Residential Zone.
Mapping / Mapping General / Mapping General	Shelly Bay Road Limited	324.1	Oppose	<p>Supports the rezoning of 3 Shelly Bay from General Industrial Zone to Mixed Use Zone. The site known as Burnham Wharf is currently zoned as Business 2 Zone and subject to specific operational port rules. The site is currently being used as a car storage and bus parking area. The proposed district plan is to rezone this as a general industrial zone. The properties on the opposite side of the road are to be zoned either residential or mixed use.</p> <p>The General Industrial Zone does not allow for residential activities. The owners of the property request that the zone is changed from General Industrial Zone to Mixed Use to allow for the potential of future residential activities to occur. This would be in keeping with the surrounding wharf areas, such as Shelly Bay and allow for residential development in a desirable area close to Miramar.</p> <p>As this land is not held by the port authorities, it is not being used for port (or heavy industrial) activities. It will likely never be used as a functioning wharf again as the infrastructure and related buildings are removed from site. Thus, keeping this zoned for shipping or industrial activities will mean that the owners who wish to alleviate the residential housing market strain will need to put in a considerable amount of effort at the consenting stage. As such the most appropriate zone for this land is mixed use as it is a better management of resources. Any reverse sensitivity effects (such as noise and light) can be controlled with standards as is currently achieved in the central and centres area.</p>	Rezone 3 Shelly Bay from General Industrial Zone to Mixed Use Zone.
Mapping / Mapping General / Mapping General	Craig Erskine	325.1	Amend	MRZ- PREC01 (Character Precincts) is opposed as there is insufficient evidence or justification to exempt such large areas from the overall intent of the new rules. There needs to be more assessment and refinement of these areas before they can be properly considered as qualifying matters.	Remove MRZ-PREC01 (Character Precincts) in its entirety, and replace with justified provisions.
Mapping / Mapping General / Mapping General	Khoi Phan	326.1	Support	Considers Ngaio should be classified as Medium Density Residential Zone.	Retain Ngaio as Medium Density Residential Zone.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Khoi Phan	326.2	Support	Considers Khandallah should be classified as Medium Density Residential Zone.	Retain Khandallah as Medium Density Residential Zone.
Mapping / Mapping General / Mapping General	Khoi Phan	326.3	Amend	Considers that the inner suburb of Mt Victoria, Mt Cook, Te Aro and Kelburn should be classified as High Density Residential Zones.	Make Mt Victoria, Mt Cook, Te Aro and Kelburn High Density Residential Zones.
Mapping / Mapping General / Mapping General	Richard Benge	327.1	Amend	<p>Supports the rezoning of 33 Hiropi Street from Medium Density Residential Zone to High Density Residential Zone. This new zone is requested for the following reasons:</p> <p>Those included in the NPS-UD which allows for at least a 6-storey maximum height for medium density housing (high density housing according to the WCC PDP) within a walkable distance of the edge of the city centre and metropolitan centre zones, as well as existing and planned rapid transit stops.</p> <p>The existing environment already allows for high density residential developments given existing precedents at 109 and 111 Coromandel Street and 46 Hiropi Street that fall in the 21 m maximum height zone.</p> <p>Rezoning 33 Hiropi Street and neighbouring sites will turn existing developments into “compliant” developments with the maximum height regulations included in the PDP.</p> <p>The planned LGWM mass transit route between Wellington Railway Station and Island Bay from will provide potential for new housing and neighbourhood growth, as all mass transit options put forward by LGWM included a route through Riddiford St.</p> <p>Finally, a co-housing approach will reinforce the city’s distinctive compact form, capitalise on lower levels of natural hazard risk in this area, increase the vibrancy of inner city living and support Wellington becoming a Zero Carbon Capital by reducing private vehicle reliance. Additionally, bringing 33 Hiropi St into the HRZ will provide an increase in accessible units at a time of housing need. (Option A)</p> <p>[Refer to original submission for full reasons]</p>	Seeks that a High Density Residential Zone be introduced on Hiropi Street that includes 33 Hiropi Street..
Mapping / Mapping General / Mapping General	Richard Benge	327.2	Amend	<p>Considers that Hiropi Street should have an HRZ that includes 33 Hiropi Street. The MRZ height control area 2 (14m) at 33 Hiropi Street is too restrictive. This rezoning is requested for the following reasons:</p> <p>Those included in the NPS-UD which allows for at least a 6-storey maximum height for medium density housing (high density housing according to the WCC PDP) within a walkable distance of the edge of the city centre and metropolitan centre zones, as well as existing and planned rapid transit stops.</p> <p>The existing environment already allows for high density residential developments given existing precedents at 109 and 111 Coromandel Street and 46 Hiropi Street that fall in the 21 m maximum height zone.</p> <p>Rezoning 33 Hiropi Street and neighbouring sites will turn existing developments into “compliant” developments with the maximum height regulations included in the PDP.</p> <p>The planned LGWM mass transit route between Wellington Railway Station and Island Bay from will provide potential for new housing and neighbourhood growth, as all mass transit options put forward by LGWM included a route through Riddiford St.</p> <p>Finally, a co-housing approach will reinforce the city’s distinctive compact form, capitalise on lower levels of natural hazard risk in this area, increase the vibrancy of inner city living and support Wellington becoming a Zero Carbon Capital by reducing private vehicle reliance. Additionally, bringing 33 Hiropi St into the HRZ will provide an increase in accessible units at a time of housing need. (Option B)</p> <p>[Refer to original submission for full reasons]</p>	Rezone 33 Hiropi Street from Medium Density Residential Zone to High Density Residential Zone.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Mt Cook Mobilised	331.7	Amend	The 6-storey height limit at 35 to 61 Hankey Street is not supported, as these properties are along the ridgeline, steeply sloped, and already suffer from poor pedestrian and vehicle access.	Rezone 35 to 61 Hankey Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Mapping General / Mapping General	Thorndon Residents' Association	333.1	Amend	Considers that the Selwyn Terrace / Hill Street enclave should be rezoned from City Centre Zone to Medium Density Residential Zone. The enclave provides a visual linkage between this residential area and its residential neighbours across the motorway. It is part of the story of the Thorndon community demonstrating the impact the motorway construction had on Thorndon.	Seeks that the Selwyn Terrace / Hill Street enclave and the Portland Crescent/Hawkestone St cluster not be classified as City Centre Zone, and be re-zoned back to Inner Residential Area, with a qualifying matter as a Character Precinct Area, in a manner consistent with the maps and information appended to the submission. [Refer to original submission]
Mapping / Mapping General / Mapping General	Thorndon Residents' Association	333.2	Amend	Considers that the Selwyn Terrace / Hill Street enclave should be rezoned from City Centre Zone to Medium Density Residential Zone. The enclave provides a visual linkage between this residential area and its residential neighbours across the motorway. It is part of the story of the Thorndon community demonstrating the impact the motorway construction had on Thorndon.	Seeks that the Selwyn Terrace / Hill Street enclave and the Portland Crescent/Hawkestone St cluster not be classified as City Centre Zone, and be re-zoned back to Inner Residential Area, with a qualifying matter as a Character Precinct Area, in a manner consistent with the maps and information appended to the submission. [Refer to original submission]
Mapping / Mapping General / Mapping General	Thorndon Residents' Association	333.3	Amend	Considers that the Selwyn Terrace / Hill Street enclave should be rezoned from City Centre Zone to Medium Density Residential Zone. The enclave provides a visual linkage between this residential area and its residential neighbours across the motorway. It is part of the story of the Thorndon community demonstrating the impact the motorway construction had on Thorndon.	Rezone the Portland Crescent / Hawkestone Street residential cluster from City Centre Zone to Medium Density Residential Zone.
Mapping / Mapping General / Mapping General	Thorndon Residents' Association	333.4	Amend	Considers that Goring Street, along Grant Road and Park Street, should be a Character Precinct. [Refer to original submission for full reason].	Amend the extent of MRZ-PREC01 (Character Precincts) to include Goring Street. [Refer to original submission for schematic]
Mapping / Mapping General / Mapping General	Thorndon Residents' Association	333.5	Amend	Considers that 220-235 Tinakori Road should be included in MRZ-PREC01 similar to the adjacent character precincts. [Refer to original submission for full reason]	Amend the extent of MRZ-PREC01 (Character Precincts) to include 220-235 Tinakori Road.
Mapping / Mapping General / Mapping General	Thorndon Residents' Association	333.6	Amend	Considers that 106 and 110 Hill Street should be included in MRZ-PREC01. [Refer to original submission for full reason]	Amend the extent of MRZ-PREC01 (Character Precincts) to include 106 and 110 Hill Street.
Mapping / Mapping General / Mapping General	Thorndon Residents' Association	333.7	Amend	Considers that adjacent property owners, particularly of wooden structures, should be enabled to gain access for repairs and maintenance to their structures, and to maintain access to services/utilities and boundary fences. It references standard HRZ - S3 and states that "amend if necessary". 1.5m front yard setback and a 1 metre yard are considered absolute minimums (perhaps should be more).	Seeks that there are adequate setbacks for buildings and structures from neighbouring boundaries in any residential zone. 1.5m front yard setback and a 1 metre yard are considered absolute minimums (perhaps should be more).
Mapping / Mapping General / Mapping General	Bruce Rae	334.1	Amend	Considers that the walkable catchment for Johnsonville should be 5 minutes. It is appreciated that the walkable catchments took the effects of topography into account, rather than pretending Wellington was flat. A significant amount has been spent fairly recently on the Johnsonville line to ensure it is capable of using the same trains/electric units as the rest of the network. Given the above, it appears inconsistent that while the proposed plan set the tawa walkable catchments at 5 minutes (down from 10) it has deleted the 10 minute Johnsonville line walkable catchments completely, rather than also cutting them down to 5 minutes. Maps should be revised to include 5 minute walkable catchments associated with Johnsonville line stations areas of High density residential, as has been done with the Kapiti line stations in Tawa.	Amend maps to include 5 minute walkable catchments associated with the Johnsonville line stations as areas of high density residential as has been done with the Kapiti Line stations in Tawa.
Mapping / Mapping General / Mapping General	Te Marama Ltd	337.1	Amend	Considers that Item WC054 (Makara Peak) should be removed from SCHED8 as it imposes an SNA on Te Marama property. WC054 states "Much of the site is WCC public land" and SNAs being imposed on public land is not opposed.	Remove SNA overlay at Lot 6 DP 477282 and 171 South Makara Road (Part Section 16 Makara DIST).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Yvonne Weeber	340.1	Amend	Considers that the District Plan maps need to be clearly mapped using the language and classifications from CE-P14. It is understood that there are no “medium coastal hazard area and high coastal hazard areas” mapped, and that there is an arbitrary mix of hazard and risk overlays instead, which are difficult to discern from each other (Coastal inundation, Liquefaction, Tsunami Hazard Overlay, etc...).	Seeks that the mapping of Coastal Hazards be more clearly categorized and mapped.
Mapping / Mapping General / Mapping General	Mt Victoria Residents’ Association	342.17	Amend	Considers that the mapping of character areas in Mount Victoria is not coherent. Many areas that fall outside of the sub-areas contain heritage buildings, such as Brougham St and Port St. Other areas are classified character sub-areas but contain buildings that are not currently subject to the pre-1930s rule and appear to have no particular heritage or character merit.	Seeks that the mapping of character areas in Mount Victoria be clarified.
Mapping / Mapping General / Mapping General	Mt Victoria Residents’ Association	342.18	Amend	Considers that Kent Terrace and Cambridge Terrace partially perform the function of a town centre for Mount Victoria. All of Mt Victoria should be treated as one unit for planning purposes, so transition issues along the boundary between the CBD and Mt Victoria can be addressed. Including Cambridge and Kent Terraces within Mt Victoria will also provide a much-needed buffer/ transition area from the city centre high rises – not just in heights, but in the character-scape – and will support community connection.	Seeks that all of Mount Victoria is treated as one unit that includes Cambridge Terrace and Kent Terrace.
Mapping / Mapping General / Mapping General	Greater Wellington Regional Council	351.26	Amend	Considers that the New Zealand Coastal Policy Statement (NZCPS) Policy 13(1)(a) requires that for areas of outstanding natural character, adverse effects are avoided. NZCPS Policy 13(1)(b) requires that for natural character in all other areas of the coastal environment, significant adverse effects are avoided, and all other adverse effects are avoided, remedied or mitigated.	Seeks to amend the High Coastal Natural Character layer to the area identified in the 2016 Boffa Miskell coastal natural character assessment.
Mapping / Mapping General / Mapping General	Greater Wellington Regional Council	351.27	Amend	Overlays shown in the PDP have been sourced from Wellington Water and do not provide a complete picture of the flooding risks across the City. Additional discussion is required to complete the flood hazard information available to users of the Plan.	Seeks that WCC continues to work with Greater Wellington to discuss the City’s flood hazards in relation to the proposed intensification.
Mapping / Mapping General / Mapping General	Greater Wellington Regional Council	351.28	Amend	Overlays shown in the PDP have been sourced from Wellington Water and do not provide a complete picture of the flooding risks across the City. Additional discussion is required to complete the flood hazard information available to users of the Plan.	Seeks that WCC continues to work with Greater Wellington to discuss the City’s flood hazards in relation to the proposed intensification.
Mapping / Mapping General / Mapping General	Greater Wellington Regional Council	351.29	Oppose in part	Considers it is important to identify areas subject to flooding hazard in the Rural area, as well as in the Residential and other zones. Currently the PDP does not provide any information on flooding hazards across the whole Rural zone. These areas will be subject to flooding and this should be shown on the Plan.	Retain provision, subject to amendments, as outlined other submission points.
Mapping / Mapping General / Mapping General	Greater Wellington Regional Council	351.30	Amend	Considers it is important to identify areas subject to flooding hazard in the Rural area, as well as in the Residential and other zones. Currently the PDP does not provide any information on flooding hazards across the whole Rural zone. These areas will be subject to flooding and this should be shown on the Plan.	Seeks to include identified overlays in the Rural Zone, based on the regional flood hazard mapping provided: Regional Exposure Assessment 1% AEP RCP8.5 2101-2120 (arcgis.com) [Refer to original submission]

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Greater Wellington Regional Council	351.31	Oppose	<p>Though Greater Wellington supports WCC's identification of SNAs in line with RPS Policy 23, we oppose the omission of SNAs on private residential land from the Proposed District Plan (PDP) because:</p> <ul style="list-style-type: none"> the removal of identified SNAs from the PDP contradictory to national direction for indigenous biodiversity protection. Section 6(c) of the RMA 1991 states that 'the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna' is a matter of national importance, and that this matter must be 'recognised and provided for' by all persons exercising functions and powers under the RMA, including local authorities under Sections 30 and 31. the removal of SNAs on private residential land from the PDP is contrary to Policy 24 of RPS. Policy 24 directs district councils to include in their district plans policies, rules and methods to protect the indigenous ecosystems and habitats identified in accordance with policy 23. Policy 24 requires district councils to protect all areas identified in accordance with policy 23 through provisions in their district plans. the removal of identified SNAs on private residential land from the PDP to be inconsistent with WCC's vision and aspirations for protecting and restoring the city's indigenous biodiversity. The Our Natural Capital: Wellington's Biodiversity Strategy and Action Plan 2015[1] states that WCC will protect biodiversity by 'focussing on the protection of priority biodiversity sites on public and private land and rare, threatened, or locally significant species', and that it will build natural capital by 'respect[ing] the importance of indigenous biodiversity to New Zealand and its intrinsic right to exist'. We do not consider the exclusion of SNA on private residential land to align with this direction. 	Seeks to apply SNAs to all zones as intended by section 6 of the RMA and Policy 24 of the RPS.
Mapping / Mapping General / Mapping General	Greater Wellington Regional Council	351.32	Amend	<p>Considers the primary function of mapping area scale natural character ratings (low – high) in the PDP is to ensure applicants do not have to undertake this work as part of applications for resource consent, to give effect to NZCPS Policy 13(1)(b). It would not be efficient or effective to require applicants for resource consent to undertake this step as part of a consent process, especially when the work has already been commissioned by WCC, presumably to be included in the PDP. Mapping the full range of natural character areas in the PDP also provides more certainty to applicants/developers on areas that are more suitable/less suitable for development based on an improved understanding of the natural character values present.</p>	Seeks to map natural character ratings at all levels (low, moderate, high) at the wider area scale in Schedule 12, as undertaken in the 2016 Boffa Miskell natural character assessment.
Mapping / Mapping General / Mapping General	Greater Wellington Regional Council	351.33	Oppose	<p>Considers the proposed mapping approach is not appropriate to achieve CE-O1, does not fully incorporate the 2016 Boffa Miskell assessment, and will be less effective in giving effect to NZCPS 13(1)(b).</p>	Map area scale natural character ratings (in addition to the sites of high and very high natural character already included in the proposed approach) identified in Boffa Miskell's natural character assessment (2016).
Mapping / Mapping General / Mapping General	Richard Herbert	360.1	Amend	<p>Supports the retention of SNAs as proposed originally, before the Councillor amendment to remove SNAs from residential zones in June 2022.</p>	Amend Significant Natural Areas to re-instate on Residential Zones, as proposed prior to the Councillor Amendment to remove Significant Natural Areas from Residential Zones in June 2022.
Mapping / Mapping General / Mapping General	Te Kamaru Station Ltd Ratings	362.1	Amend	<p>Considers that SNAs should not be on private property.</p>	<p>Seeks Significant Natural Areas layer to remove Significant Natural Areas on private property in both urban and rural environments.</p> <p>[Inferred decision requested].</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Te Kamaru Station Ltd Ratings	362.2	Amend	Considers that Items WC037, WC042, WC047, WC049, WC050, WC119, WC120 and WC121 should be removed from SCHED8 as it is arbitrarily imposed. The imposition of SNAs will put at risk the voluntary and co-operative conservation programme Te Kamaru Station has made with Capital Kiwi. The programme works to ensure the rural landscape is fit for the return of kiwi. Negative impacts from this SNA may lead Te Kamaru Station to withdraw from the programme, should the legislative risk remain or worsen.	Remove SNA overlay at: - Fee Simple, 1/1 - Lot 2 Deposited Plan 375401 - Section 66, 74, 76-77, 79, 84 Terawhiti District - Part Section 13 Makara District - Part Section 18, 27-28, 54, 60-65, 73, 75, 78, 80-82 Terawhiti District - Lot 3 Deposited Plan 477282, 15, 650, 824 m2 [Refer to original submission for full list]
Mapping / Mapping General / Mapping General	Te Kamaru Station Ltd Ratings	362.3	Amend	Considers that the overlay boundaries at Albion Battery and Mine Remains should be redefined. No part of the Albion Battery and mine remains are located on Te Kamaru Station. The Albion Battery is located to the west of the boundary with Terawhiti Farming Co Ltd's land.	Remove the Albion Gold Mining Company Battery and Mine Remains overlay at: - Fee Simple, 1/1 - Lot 2 Deposited Plan 375401 - Section 66, 74, 76-77, 79, 84 Terawhiti District - Part Section 13 Makara District - Part Section 18, 27-28, 54, 60-65, 73, 75, 78, 80-82 Terawhiti District - Lot 3 Deposited Plan 477282, 15, 650, 824 m2 [Refer to original submission for full list]
Mapping / Mapping General / Mapping General	Jane Szentivanyi and Ben Briggs	369.6	Amend	Considers that there is opportunity to increase the range of open spaces for the public to enjoy.	Seeks that the extent of Open Space Zones be increased.
Mapping / Mapping General / Mapping General	Waka Kotahi	370.7	Amend	Considers that planning maps should include state highway corridor. Waka Kotahi is currently mapping noise contours along its entire network and would support the use of those contours to identify the relevant area. This would be likely to substantially reduce the area subject to acoustic attenuation requirements.	Seeks to amend planning maps to include a state highway corridor.
Mapping / Mapping General / Mapping General	Glenside Progressive Association Inc	374.1	Not specified	Considers that the Ridgetop Overlay would need to offer at least 20 metres of vertical protection in order to offer meaningful visual protection from afar.	Not specified.
Mapping / Mapping General / Mapping General	WCC Environmental Reference Group	377.3	Amend	Considers that Schedule 8 should include all the SNAs identified in the draft district plan version provided to the Council's environment committee from officers. "Wellington, wild at heart" is what our unique capital city trades upon - and as the population grows and urban areas densify, preserving and enhancing significant natural areas will become increasingly important. Research shows that access to natural areas, and 'biophilic' environments are keys to human health and well-being and are a critical part of protecting biodiversity. On this matter, Wellington as a city is playing a critical role in providing refuge for formerly at risk native birds, e.g. kaka, and with efforts such as the Halo Project and Predator Free initiatives being undertaken by thousands of Wellingtonians, it is important our city's district plan provides legal and policy support to this. The failure to include SNA areas in residential zones means that the district plan is not in accordance with section 6 of the RMA, nor is it giving effect to relevant provisions of GWRC's regional policy statement and regional plan.	Seeks that Significant Natural Areas layers are added all the SNA areas in the residential zones recommended by officers in the draft district plan version provided to the Council's environment and planning committee on June 23, 2022.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Caniwi Properties (Boomrock) Limited	381.1	Oppose in part	<p>Considers that Proposed District Plan should add new zoning to accommodate rural lifestyle activities.</p> <p>The submitter's land is near the proposed Makara Beach and Makara Village Precinct which are more residential in character than those in the wider General Rural Zone.</p> <p>The property adjoining CPBLs land to the east is within Porirua City Council jurisdiction. There is an opportunity to provide consistent rural zoning provisions via the inclusion of a RULZ and/or SEZ over the land.</p> <p>The coastal environment in this location can be enhanced through appropriate rural lifestyle development. The land is a strategic connection to the neighbouring Porirua City which is in growth mode. There is a need to explore alternative land use in the area to provide for strategic connections for the Wellington Region and in a cross District approach.</p>	Opposes Proposed District Plan in its current form and seeks amendment.
Mapping / Mapping General / Mapping General	Caniwi Properties (Boomrock) Limited	381.2	Oppose in part	<p>The Submitters land is near the proposed Makara Beach and Makara Village Precinct which are more residential in character than those in the wider General Rural Zone.</p> <p>The property adjoining CPBLs land to the east is within Porirua City Council jurisdiction. There is an opportunity to provide consistent rural zoning provisions via the inclusion of a RULZ and/or SEZ over the land.</p> <p>The coastal environment in this location can be enhanced through appropriate rural lifestyle development. The land is a strategic connection to the neighbouring Porirua City which is in growth mode. There is a need to explore alternative land use in the area to provide for strategic connections for the Wellington Region and in a cross District approach.</p>	Add a Rural Lifestyle Zone (outside of the Natural Environmental Values Overlays and Historical and Cultural Values Overlays).
Mapping / Mapping General / Mapping General	Caniwi Properties (Boomrock) Limited	381.3	Amend	<p>The Submitters land is near the proposed Makara Beach and Makara Village Precinct which are more residential in character than those in the wider General Rural Zone.</p> <p>The property adjoining CPBLs land to the east is within Porirua City Council jurisdiction. There is an opportunity to provide consistent rural zoning provisions via the inclusion of a RULZ and/or SEZ over the land.</p> <p>The coastal environment in this location can be enhanced through appropriate rural lifestyle development. The land is a strategic connection to the neighbouring Porirua City which is in growth mode. There is a need to explore alternative land use in the area to provide for strategic connections for the Wellington Region and in a cross District approach.</p>	Add a Settlement Zone (outside of the Natural Environmental Values Overlays and Historical and Cultural Values Overlays).
Mapping / Mapping General / Mapping General	Margaret Cochran	382.1	Oppose	<p>Oppose the Proposed District Plan's heritage areas boundaries.</p> <p>Submitter wishes to see it (Thorndon Historic Area) amended to retain the existing area boundaries.</p>	Opposes Proposed District Plan's mapping of Thorndon's Heritage Area in its current form and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Margaret Cochran	382.2	Amend	<p>Seeks to see the Thorndon Historic Area amended to retain the existing area boundaries.</p> <p>The submitter has lived in and knows intimately the Thorndon historic area centred on Ascot Street and Glenbervie Tce.</p> <p>The re-drawing of the boundaries of this area in the Proposed District Plan make no sense at all, arbitrarily cutting out buildings on its periphery. Historic areas should have clear physical boundaries, not indistinct lines between adjacent properties. Inappropriate development on the edge of an historic area is as damaging as it is within the area.</p> <p>The strong physical boundaries of Tinakori Road, Bowen Street and the Urban Motorway are ideal for defining the Thorndon Historic Area, as they have been since the establishment of the first ever national heritage area zoning — the Residential E Zone in 1975. This single action lead by the community, has preserved the “Thorndon” so valued nationally 47 years later.</p>	Amend the mapping of the Thorndon Heritage Area to retain the boundaries in the Operative District Plan.
Mapping / Mapping General / Mapping General	Argosy Property No. 1 Limited	383.2	Amend	Seeks for the height limit of 7 Waterloo Quay to be increased to 60m. It is unclear why th	Amend the building height limit of 7 Waterloo Quay to 60m.
Mapping / Mapping General / Mapping General	Argosy Property No. 1 Limited	383.3	Amend	Generally supports the height limits imposed on 143 Lambton Quay, 147 Lambton Quay, 15 Stout Street, 8 Willis Street and 360 Lambton Quay.	Retain the building height limits of 143 Lambton Quay, 147 Lambton Quay, 15 Stout Street, 8 Willis Street and 360 Lambton Quay as notified.
Mapping / Mapping General / Mapping General	Director-General of Conservation	385.8	Amend	Considers necessary additional provisions to recognise that unmapped areas that meet SNA criteria are still to be managed appropriately as required by section 6(c) of the Resource Management Act 1991.	<p>Amend the Proposed District Plan to recognise areas that are not mapped but meet the criteria for SNAs stated in the RPS are to be managed in accordance with section 6(c) of the Resource Management Act 1991.</p> <p>For example, wetlands and the habitats of At-Risk or Threatened indigenous fauna.</p>
Mapping / Mapping General / Mapping General	Sue Kedgley	387.1	Oppose	<p>Opposes the proposals in the PDP that would see a 71% reduction in the protections for character areas in Wellington, especially in Wellington's inner city suburbs such as Mt Victoria, Aro Valley, Thorndon, Mount Cook, and Newtown.</p> <p>These suburbs are already some of the most densely housed areas in Wellington. They are full of Victorian and Edwardian wooden houses which are an important part of our heritage, our history and our sense of place, and as such they are some of the most unique, distinct and liveable areas of Wellington. The densely located houses in these unique inner-city suburbs provide a wonderful sense of neighbourhood and community and provide coherence and interest to the Wellington city scape.</p>	Opposes character areas' mapping as notified and seeks amendments.
Mapping / Mapping General / Mapping General	Sue Kedgley	387.2	Amend	<p>Opposes the proposals in the PDP that would see a 71% reduction in the protections for character areas in Wellington, especially in Wellington's inner city suburbs such as Mt Victoria, Aro Valley, Thorndon, Mount Cook, and Newtown.</p> <p>These suburbs are already some of the most densely housed areas in Wellington. They are full of Victorian and Edwardian wooden houses which are an important part of our heritage, our history and our sense of place, and as such they are some of the most unique, distinct and liveable areas of Wellington. The densely located houses in these unique inner-city suburbs provide a wonderful sense of neighbourhood and community and provide coherence and interest to the Wellington city scape.</p>	Amend the mapping to increase the extent of Character Precincts so that, at the very minimum, 50% of existing character areas are allowed to remain under the pre-1930s demolition rule.
Mapping / Mapping General / Mapping General	Wellington Civic Trust	388.2	Amend	[No specific reason provided other than decision requested - refer to original submission]	Seeks to extend Public Open Space areas in the Waterfront Zone wherever possible.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Wellington Civic Trust	388.3	Amend	Considers that the area between the Circa building and the Te Papa building has been omitted from the Waterfront Public Open Space Zone and should be included. This area is a key open space area and one of the most heavily-used in the whole Zone.	Amend the extent of the Waterfront Public Open Space overlay to include the space between the Circa and Te Papa.
Mapping / Mapping General / Mapping General	Taranaki Whānui ki te Upoko o te Ika	389.12	Oppose	Considers that there is potential for these overlays to significantly restrict future development and opportunities for Taranaki Whānui to exercise tino rangatiratanga over our ancestral lands. Taranaki Whānui support the protection of areas of significant indigenous vegetation as well as landscapes that have cultural, historical, spiritual and traditional significance to Taranaki Whānui, the identification and protection of environmental overlays in previously developed areas is of concern to Taranaki Whānui.	Seeks that the zoning and extent of overlays proposed over Te Motu Kairangi / Miramar Peninsula, Mount Crawford is removed; specifically at Part Lot 1 DP 4741, Section 4 SO 477035, PT LOT 1 DP 4741 - WELLINGTON PRISON, Section 1 SO 477035, Part Section 20 Watts Peninsula DIST.
Mapping / Mapping General / Mapping General	Taranaki Whānui ki te Upoko o te Ika	389.13	Amend	Opposes the zoning and extent of overlays proposed over Te Motu Kairangi / Miramar Peninsula, Mount Crawford. Submitter supports the protection of areas of significant indigenous vegetation as well as landscapes that have cultural, historical, spiritual and traditional significance to Taranaki Whānui, the identification and protection of environmental overlays in previously developed areas is of concern to Taranaki Whānui. Concerns there is potential for these overlays to significantly restrict future development and opportunities for Taranaki Whānui to exercise tino rangatiratanga over their ancestral lands.	Seeks that the zoning and extent of overlays proposed over Te Motu Kairangi / Miramar Peninsula, Mount Crawford is removed; specifically at Part Lot 1 DP 4741, Section 4 SO 477035, PT LOT 1 DP 4741 - WELLINGTON PRISON, Section 1 SO 477035, Part Section 20 Watts Peninsula DIST.
Mapping / Mapping General / Mapping General	Taranaki Whānui ki te Upoko o te Ika	389.14	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that in addition to retaining Strathmore Park properties as Medium Density Residential Zone, that a precinct with associated objectives, policies, rules and standards is applied across Strathmore Park that seeks to enabling Taranaki Whānui to exercise their customary responsibilities as kaitiaki, and to undertake development that supports their cultural, social and economic wellbeing.
Mapping / Mapping General / Mapping General	Taranaki Whānui ki te Upoko o te Ika	389.15	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks that in addition to retaining Strathmore Park properties as Medium Density Residential Zone and establishing a precinct, that any other such amendments that are most appropriate to address their submission.
Mapping / Mapping General / Mapping General	Taranaki Whānui ki te Upoko o te Ika	389.16	Oppose in part	Opposes the extent of the proposed zoning of Shelly Bay Taikuru and the proposed height control limits.	Seeks amendment to zoning of Shelly Bay Taikuru. [Refer to original submission for map]
Mapping / Mapping General / Mapping General	Grace Ridley-Smith	390.4	Amend	Considers that the Character Precincts should be bigger in spatial area in order to protect the specific character and heritage of Wellington.	Amend the mapping to increase the extent of the area encompassed by the Character Precincts.
Mapping / Mapping General / Mapping General	Grace Ridley-Smith	390.5	Amend	Considers that the Character Precincts in Mount Victoria should be joined together in a larger block as proposed by the Council Officers' recommendations June 2021.	Amend the mapping to join together the Character Precincts in Mount Victoria in a larger block as proposed by the Council Officers' recommendations June 2021.
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.14	Amend	Considers that the spatial extent of Local Centres in Miramar, Tawa and Newtown and other Centre Zones should be expanded to support the plan-enabled residential intensification surrounding them to and support a well-functioning urban environment. [Refer to original submission for full reason, including Appendix 2 & 4]	Amend and increase the extent of Local Centre Zones. [Refer to original submission & Appendix 4 for proposed zone expansions]
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.15	Amend	Considers that zoning in the PDP should be amended according to the mapping proposed in Appendix 4. [Refer to original submission for full reason, including Appendix 4]	Seeks that zoning in the Proposed District Plan be amended according to the mapping proposed in Appendix 4. [Refer to original submission, Appendix 4]

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.16	Amend	<p>Considers that walking catchments should extend:</p> <ul style="list-style-type: none"> i. 15-20min/1500m walkable catchment from the edge of the City Centre Zone ii. 15min/800m walkable catchment from the edge of MCZ and from existing and planned rapid transit stops (including the Johnsonville Line) iii. 10 min/400-800m walkable catchment from Town Centre Zones. <p>Notes that mapping changes are required for this and has provided an example of mapping in Appendix 4 of the original submission.</p> <p>[Refer to original submission for further details].</p>	<p>Amend the walking catchments within the Proposed District Plan Maps to reflect the below:</p> <ul style="list-style-type: none"> i. 15-20min/1500m walkable catchment from the edge of the City Centre Zone ii. 15min/800m walkable catchment from the edge of MCZ and from existing and planned rapid transit stops (including the Johnsonville Line) iii. 10 min/400-800m walkable catchment from Town Centre Zones. <p>Refer to Appendix 4 of the original submission for an example map.</p>
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.17	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Character Precincts overlay be amended to reflect the new title and extent of the Character Areas Overlay mentioned in Appendix 3 of the original submission.
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.18	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that Character Precincts be removed in areas with Heritage classification.
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.19	Oppose in part	The inclusion of flood hazard mapping as part of the District Plan is opposed. Including Flood Hazard overlays in the District Plan ignores the dynamic nature of flood hazards and will create unnecessary additional cost and uncertainty for landowners and land developers.	Remove the Flood Hazard overlay from planning maps.
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.20	Amend	<p>Considers that the Flood Hazard Overlay should not be included in the District Plan maps and should instead be included in non-statutory GIS maps that are publicly available. The Auckland Unitary Plan (“AUP”) adopts a set of non-statutory flood hazard overlay maps which operate as interactive maps on the Council’s ‘Geo Maps’ website – a separate mapping viewer to the statutory maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect.</p> <p>The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. This separate set of interactive maps are therefore able to be relied upon in a legal sense.</p>	Seeks that data from the Flood Hazard overlay is included in non-statutory GIS maps that are publicly available.
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.21	Support in part	The mapping of other, non-flooding natural hazards to be incorporated into the District Plan is supported, such as Liquefaction and Fault Hazards, as these hazards are less subject to change.	Retain Natural Hazard mapping of risks unrelated to flooding.
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.22	Support in part	The District Plan maps are supported but amendments are sought.	Retain District Plan maps with amendment.
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.23	Amend	Considers that the District Plan maps should be amended to display the high, medium, and low coastal hazards as separate layers that can be turned on and off individually in the GIS viewer.	Amend District Plan maps to display the high, medium, and low coastal hazards as separate layers that can be turned on and off individually in the GIS viewer.
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.24	Amend	<p>Considers that the spatial application of the HRZ should extend across the urban environment and considers that additional height and density should be provided for within a walkable catchment of centres to enable more intensification in areas of high accessibility to key centre. Proposed spatial application is provided in Appendix 4.</p> <p>[Refer to original submission, including Appendix 4]</p>	<p>Seeks that walkable catchments and the spatial extent of the High Density Residential Zone are extended, as detailed in Appendix 4.</p> <p>[Refer to original submission, Appendix 4]</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Kāinga Ora Homes and Communities	391.25	Oppose	Opposes the City Centre building height controls as notified and seeks that the building heights are simplified. Considers the Central Wellington City and the City Centre Zone should provide for unlimited building heights to encourage intensification and development. There are rules and standards in the District Plan that will control bulk, location and height of buildings in the city centre. Considers height should not be limited in the City Centre. Seeks simplification of the height controls.	Seeks to delete any mapping references to height limits in the CCZ.
Mapping / Mapping General / Mapping General	Murray Pillar	393.2	Amend	Considers that the Character Precincts should be amended to include all the dwellings identified in the Boffa Miskell 2019 report on character areas, specifically to cover each site that was identified as being "positive, contributing or neutral" in the report.	Amend the mapping of the area encompassed by the Character Precincts to include all the dwellings identified in the Boffa Miskell 2019 report on character areas, specifically to cover each site that was identified as being "positive, contributing or neutral" in the report.
Mapping / Mapping General / Mapping General	Murray Pillar	393.3	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP, such as Wesley Road.	Amend the mapping to add a new Character Precinct area for Wesley Road.
Mapping / Mapping General / Mapping General	Murray Pillar	393.4	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP, such as Bolton Street.	Amend the mapping to add a new Character Precinct area for Bolton Street.
Mapping / Mapping General / Mapping General	Murray Pillar	393.5	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP, such as Aurora Terrace.	Amend the mapping to add a new Character Precinct for Aurora Terrace.
Mapping / Mapping General / Mapping General	Murray Pillar	393.6	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP, such as Talavera Terrace in Lower Kelburn.	Amend the mapping to add a new Character Precinct for Talavera Terrace in Lower Kelburn.
Mapping / Mapping General / Mapping General	Lucy Harper and Roger Pemberton	401.1	Amend	Considers that the Earls Terrace and Port Street/Stafford Street area has qualities, including visibility which should qualify it as a character area. The submitter considers that Earls Terrace and Port Street/Stafford Street area has a particularly charming ambience and modification to the houses has generally been in keeping with the Mt Victoria architecture.	Seeks that Earls Terrace, Port Street and Stafford Street are included in the PDP as a character area.
Mapping / Mapping General / Mapping General	Investore Property Limited	405.7	Support	Supports the provision of a broad area of six storey High Density Residential zoning in the wider Johnsonville catchment. Submitter considers that this gives effect to the NPS-UD and reflects the status of Johnsonville as a Metropolitan Centre.	Retain the High Density Residential Zone 21m building heights in the wider Johnsonville catchment as notified.
Mapping / Mapping General / Mapping General	Investore Property Limited	405.8	Support	Supports the hierarchy of centres, and the recognition of Johnsonville as a Metropolitan Centre of significant sub-regional importance.	Seeks that the heirachy of centres remains, including Johnsonville as a Metropolitan Centre
Mapping / Mapping General / Mapping General	Investore Property Limited	405.9	Amend	Considers that the height limit for the Tawa Site at 5 William Earp Place and surrounding Mixed Use zone should be increased to 18m. This height is appropriate having regard to the location of the site, and its boundaries with State highway 1, Main Road and the railway line.	[inferred deision requested] Seeks that mapping of Height Control Area 4 is amended to provide for the Mixed Use zone applying to 5 William Earp Place to have a height limit of 18 m.
Mapping / Mapping General / Mapping General	Investore Property Limited	405.10	Amend	Considers that the 35 m maximum height limit within Johnsonville and extent is generally appropriate; but considers that central parts of the Johnsonville Metropolitan Centre should enable up to 50 m. This will enable sufficient development needed in Johnsonville and is consistent with the NPS-UD. The area identified for this 50 m maximum height is shown in Appendix D of the submission.	Seeks that Height Control Area 1 (Johnsonville) is nuanced to set a 50 m building height limit within central Johnsonville being an area identified between Moorfield Road and Johnsonville - Porirua Motorway [Refer to original submission for map]; and 35 m for the remainder of Johnsonville.
Mapping / Mapping General / Mapping General	Investore Property Limited	405.11	Support	Support the Height Control 2 (Kilbirnie) of the Metropolitan Centre Zone.	Retain the Height Control 2 (Kilbirnie) mapping as notified.
Mapping / Mapping General / Mapping General	Investore Property Limited	405.12	Support in part	The Korokoro - Takapū Ara is identified as a category B Site and Area of Significance to Māori (SASM). This SASM has a very small encroachment into a built-up part of the submitter's Tawa site at 5 William Earp Place, before extending several kilometres to Korokoro. While the submitter generally supports the identification of this SASM, the submitter seeks clarification that this SASM is mapped at a level of detail, to provide sufficient certainty that it is intended to encroach into 5 William Earp Place.	Retain SCHED-7 (Sites and Areas of Significance to Maori) and seeks clarification and amendment if necessary.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Investore Property Limited	405.13	Amend	The Korokoro - Takapū Ara is identified as a category B Site and Area of Significance to Māori (SASM). This SASM has a very small encroachment into a built-up part of the submitter's Tawa site at 5 William Earp Place, before extending several kilometres to Korokoro. While the submitter generally supports the identification of this SASM, the submitter seeks clarification that this SASM is mapped at a level of detail, to provide sufficient certainty that it is intended to encroach into 5 William Earp Place.	Seeks that the SASM extent identified in SCHED-7 (Sites and Areas of Significance to Maori) for Korokoro - Takapū Ara is clarified, provided in further detail with the identification on planning maps amended if necessary.
Mapping / Mapping General / Mapping General	Wellington International Airport Ltd	406.13	Oppose	Not opposed to the coastal inundation mapping in principle, however considers further nuancing of the provisions that relate to coastal hazards and more specifically, tsunami hazard, is required. [See paragraphs 4.85 to 4.89 of original submission for full reason]	Opposes the Coastal Tsunami Hazard overlay
Mapping / Mapping General / Mapping General	Wellington International Airport Ltd	406.14	Amend	Not opposed to the coastal inundation mapping in principle, however considers further nuancing of the provisions that relate to coastal hazards and more specifically, tsunami hazard, is required. [See paragraphs 4.85 to 4.89 of original submission for full reason]	Seeks that provisions relating to Tsunami Hazard Overlay are amended to have further nuancing. [Inferred decision requested].
Mapping / Mapping General / Mapping General	Wellington International Airport Ltd	406.15	Oppose	Submitter acknowledges its siting within the coastal environment, as defined by the NZCPS and the Greater Wellington Regional Policy Statement. Submitter expresses concern that the complex relationship between the Coastal Environment, Infrastructure and Airport Zone provisions creates an inefficient <u>consenting pathway for airport and airport related activities</u> .	Opposes the Coastal Environment overlay at the Airport Zone.
Mapping / Mapping General / Mapping General	Wellington International Airport Ltd	406.16	Amend	Submitter acknowledges its siting within the coastal environment, as defined by the NZCPS and the Greater Wellington Regional Policy Statement. Submitter expresses concern that the complex relationship between the Coastal Environment, Infrastructure and Airport Zone provisions creates an inefficient <u>consenting pathway for airport and airport related activities</u> .	Seeks that the Coastal Environment overlay is removed from the Airport Zone.
Mapping / Mapping General / Mapping General	Wellington International Airport Ltd	406.17	Support	Supports the mapping of ANB and 60dB Ldn Noise Boundary. Considers that this boundary identifies an area within which specific land use controls apply, and identifies the point of compliance with respect to aircraft noise, as defined by WIAL's Main Site and East Side Area Designations.	Retain Air Noise Boundary as notified.
Mapping / Mapping General / Mapping General	Wellington International Airport Ltd	406.18	Support	Considers that this boundary identifies an area within which specific land use controls apply, and identifies the point of compliance with respect to aircraft noise, as defined by WIAL's Main Site and East Side Area Designations,	Retain 60dB Ldn Noise Boundary as notified.
Mapping / Mapping General / Mapping General	Wellington International Airport Ltd	406.19	Amend	Opposes Liquefaction Hazard Overlay to the extent that they cover the Airport Zone. Considers that the engineering and design requirements of airport infrastructure, including the requirements under the CDEM to remain operational following a natural hazard event, mean that liquefaction and flood hazard inundation cannot occur on site for operational reasons.	Amend the extent of the Liquefaction Hazard Overlay to remove it from the extent of the Airport Zone. [Inferred Decision Requested]
Mapping / Mapping General / Mapping General	Wellington International Airport Ltd	406.20	Amend	Opposes Flood Hazard Overlay to the extent that they cover the Airport Zone. Considers that the engineering and design requirements of airport infrastructure, including the requirements under the CDEM to remain operational following a natural hazard event, mean that liquefaction and flood hazard inundation cannot occur on site for operational reasons.	Amend the extent of the Flood Hazard Overlay to remove it from the extent of the Airport Zone. [Inferred Decision Requested]

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Guy Marriage	407.1	Amend	Considers that the extension of the CCZ down Adelaide Road is flawed, as this is the lowers point on the path from Newtown to the Basis and is also the former boggy route of a wetland stream, so will be unsuitable for the creation of high rises.	Amend the mapping so that the City Centre Zone chapter is not extended along Adelaide Road.
Mapping / Mapping General / Mapping General	KiwiRail Holdings Limited	408.3	Amend	The extent of KRH1 is incorrect should be amended. KiwiRail seek a minor correction to the Johnsonville Line designation extent of Tunnel 6. The shapefile does not accurately cover the existing rail infrastructure and KiwiRail seek amendment to ensure the tunnel is accurately designated.	Amend the extent of KRH1 to ensure the Johnsonville Line designation extent of Tunnel 6 is accurately designated. [Refer to original submission for map].
Mapping / Mapping General / Mapping General	KiwiRail Holdings Limited	408.4	Amend	The extent of KRH1 is incorrect should be amended. KiwiRail seek amendment to the designation label for KRH2. This designation, located at Hawkins Hill, is identified with both labels KRH1 and KRH2 on the online maps.	Amend the planning maps to remove the KRH1 label from the KRH2 designation at Hawkins Hill. [Refer to original submission for map].
Mapping / Mapping General / Mapping General	Terawhiti Farming Co Ltd (Terawhiti Station)	411.1	Amend	Oppose SNAs on private property. Considers that sites have been incorrectly identified. Considers that a regulatory regime puts voluntary conservation programmes at risk. [See original submission for full reasons]	[Inferred decision requested] Seeks that significant natural areas do not apply to privately owned land.
Mapping / Mapping General / Mapping General	Terawhiti Farming Co Ltd (Terawhiti Station)	411.2	Amend	Considers the current extent The current overlay is far too broad, and covers significant area of land not associated with the Albion Battery and Mine Remains.	Amend the mapping of the Albion Gold Mining Company Battery and Mine Remains Heritage area (#40) to more accurately define the heritage features.
Mapping / Mapping General / Mapping General	Wellington Heritage Professionals	412.15	Amend	Considers that the character precincts should be as mapped in the existing district plan because of the lack of evidence upon which the reduction in scale is based including the flawed analysis by Boffa Miskell and the information in the HBA. [See original submission for further detail including appendicies]	Seeks that the character precincts be extended to that in the operative district plan.
Mapping / Mapping General / Mapping General	VicLabour	414.9	Oppose	Considers that character precincts restrict space for development and are a hindrance for the proposed mass rapid transit route. Considers that many owners will choose not to sell their homes to be developed given how valuable many are in their current state. Those that are less appealing will be more likely to be sold for development which is considered a good outcome. [See original submission for full reasons]	Seeks that character precincts be removed from the plan. [Inferred decision requested]
Mapping / Mapping General / Mapping General	VicLabour	414.10	Amend	Considers Significant Natural Areas are important in order to protect our environment and native plantlife. Considers that while the city is built denser, the environment and our wildlife should be protected. Considers that it is ironic that the argument for being anti-density is to protect the 'character' of our housing but yet there is no consideration for the 'character' of our nature, which is arguably much harder to restore than the character amenity gained from what the Council deems as character housing.	Seeks that significant natural areas provisions apply to residentially zoned sites.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Sarah Cutten and Matthew Keir	415.2	Oppose	<p>The Heritage Building listing of 28 Robieson Street is opposed. Considers the house is deemed to be in poor condition and remediation work is estimated to cost as much as \$800 - \$1million. Detailed renovations plans from the owners have been provided, which include repurposing the timber from the house and other special aspects of the building. Considers a heritage listing on the property would incur risks, costs and stress to the owners, who wish to renovate the house.</p> <p>It is argued that the heritage value of the building is low, and that the listing would not result in any positive net benefits for society or the owners. It is considered that the listing would instead lead to a worse heritage outcome for the community due to the significant impacts on the owners linked to the condition of the building.</p> <p>[Refer to original submission for full reason, including attachments]</p>	Delete Item 514 (28 Robieson Street) from SCHED1 - Heritage Building and map.
Mapping / Mapping General / Mapping General	Willis Bond and Company Limited	416.2	Amend	<p>If height limits are retained, 35m should apply across both Metropolitan Centres. This is in line with the purpose of Metropolitan Centres and the National Policy Statement on Urban Development 2020 (NPS-UD), Policy (3)(b).</p> <p>[Refer to original submission for full reason].</p>	Seeks that if height limits are retained, amend Kilbirne to 35m in the mapping.
Mapping / Mapping General / Mapping General	Willis Bond and Company Limited	416.7	Amend	<p>Considers for the Wellington Train Station Precinct that intensification should be most prevalent where major existing public infrastructure is available, particularly public transport.</p> <p>Submitter considers to that end, building height limits (not withstanding earlier comments regarding height limits in general) around the Train Station should be maximised.</p> <p>Submitter notes the 50m height limit above the rail corridor enabling a potential over-station development – the submitter strongly supports this initiative and believe even further height is warranted here. This height should be extended to nearby sites including the station itself, and around Thorndon Quay, Waterloo Quay and Lambton Quay – the majority of which is currently constrained to between 27m and 40m.</p> <p>The submitter believes there are sufficient other controls in place to manage responsible use of height.</p>	Seeks that for the Wellington Train Station precinct CCZ-S1 (Maximum height) be amended in the mapping.
Mapping / Mapping General / Mapping General	Willis Bond and Company Limited	416.8	Amend	<p>Considers that for the Tasman Street block, that the block bounded by Buckle Street, Tasman Street, Rugby Street and Sussex Street appears as an anomaly (28.5m) to the height limits of the similarly-zoned blocks immediately to the north (42.5m) and to the south (42.5m).</p> <p>Submitter considers that it is clear that 28.5m is utilised as a transitional height from the 42.5m zone to the lower 21m and 11m height limits, however it is unclear what justification there is for the anomaly on this block given the intensification of the entire Adelaide Road precinct immediately south, and the Te Aro precinct immediately north.</p>	Seeks that the Tasman Street block CCZ-S1 (Maximum height) be amended in the mapping.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Josephine Smith	419.9	Not specified	<p>Considers that Wellingtons livability, character and heritage can be protected at the same time as new housing is added.</p> <p>Considers that the demolition controls in pre-1930s areas (as defined in the Operative District Plan) should be retained, while identifying areas of particular character within these (for example as identified in the revised draft Spatial Plan) to enable a more granular level of control over demolition.</p> <p>[See original submission for full reasons]</p>	Seeks that the character precincts are extended in the mapping to encompass the areas in Appendix 1 of the Operative District Plan.
Mapping / Mapping General / Mapping General	Fabric Property Limited	425.3	Amend	The Meridian Building at 33 Customhouse Quay is located adjacent to a Minimum Sunlight Access Public Space in relation to Kumutoto Park Fabric seeks deletion of WFZ-S2.	<p>Option 2: If WFZ-S2 (Minimum Sunlight Access - Public Space) is not deleted in its entirety, then:</p> <p>Seeks the Minimum Sunlight access Public Space overlay is deleted in relation to Kumutoto Park.</p>
Mapping / Mapping General / Mapping General	Johnsonville Community Association	429.13	Oppose	Considers that the key purpose of the Johnsonville Shopping Centre is to provide the range of retail and services required to support surrounding residential areas. Submitter is concerned that the WCC emphasis on building residential development within the Johnsonville Shopping Centre will compromise the focus of the centre and possibly further delay redevelopment of the Johnsonville Mall.	Opposes the height limit change from 8 storeys to 10 storeys in the Johnsonville Metropolitan Centre Zone.
Mapping / Mapping General / Mapping General	Johnsonville Community Association	429.14	Amend	Considers that the key purpose of the Johnsonville Shopping Centre is to provide the range or retail and services required to support surrounding residential areas. Submitter is concerned the WCC emphasis on building residential development within the Johnsonville Shopping Centre will compromise the focus of the centre and possibly further delay redevelopment of the Johnsonville Mall.	Seeks that The Johnsonville Metropolitan Centre Zone has it's height limits amended to 8 storeys.
Mapping / Mapping General / Mapping General	Kat Hall	430.3	Amend	<p>The extent of Character Precincts should be amended.</p> <p>[Refer to original submission for full reason]</p>	Increase the extent of the Character Precincts in the mapping.
Mapping / Mapping General / Mapping General	Peter Fordyce	431.1	Amend	Considers that Heritage Areas should be expanded. Wellington's built heritage comprises a vital part of the city, featuring a cityscape that is not only unique within New Zealand, but the world. This contributes to not only tourism, but fosters a sense of "place" for residents. While the rules as they currently exist provide some protection, this does not go far enough, and irreplaceable buildings and streetscapes are at risk of being lost.	Seeks that Heritage Areas be expanded in the mapping.
Mapping / Mapping General / Mapping General	Peter Fordyce	431.2	Amend	Considers that there should be wider coverage for the rules preventing demolition of pre-1930s dwellings in areas with that protection.	Seeks that the character precincts are extended in the mapping.
Mapping / Mapping General / Mapping General	Garvin Wong	432.1	Amend	<p>Character Precincts in Thorndon are opposed. Some old properties under character protection in Thorndon are over 100 years old. Renovating these properties will be more expensive than building new ones, as most of them:</p> <ul style="list-style-type: none"> - have rotten weatherboards and borer holes in their structure frames, - have been left "as it is", - are cold and damp in winter and costly to warm up, - were built very close to each other and get very little sunlight, - have sunken foundations. <p>It is expected that the life span of a newly built property is 50 years and houses built 100 years ago should not be expected to last longer.</p>	Seeks that the extent of Character Precincts be amended in the mapping to remove properties in Thorndon.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Miriam Moore	433.1	Amend	<p>Considers the maps for the mixed use zone adjacent to train stations in Tawa are misleading with the 12m height limit displayed on them, as the zone (MUZ R16.2) allows for 18-22m height limit for new residential buildings at these sites (as a matter of discretion under the rule).</p> <p>Considers that additions and alterations appear more incentivised as permitted activities, rather than residential redevelopment of this land.</p>	Seeks to amend the heights in the planning maps
Mapping / Mapping General / Mapping General	Miriam Moore	433.2	Oppose	Oppose the extent of the character protected areas. The inaccessibility of our character housing stock forces out older populations, if our ageing population can age in place in their home suburbs like Mount Victoria, this will free up more affordable land in the fringe suburbs	Reduce the extent of the character precincts in the mapping.
Mapping / Mapping General / Mapping General	Anna Kemble Welch	434.4	Amend	Considers that the Character Precincts should be increased through the application of character as a qualifying matter in the mapping.	Seeks that the extent of the character precincts is increased.
Mapping / Mapping General / Mapping General	Michelle Rush	436.2	Amend	Considers that the HRZ and MRZ should be revised to reflect the walking catchments of the Johnsonville line as a rapid transit route. All other consequential amendments to the plan's sections should also be made to give effect to this.	Seeks that the High Density Residential Zone and Medium Density Residential Zone be revised to reflect the walking catchments of the Johnsonville Line as a Rapid Transit Line
Mapping / Mapping General / Mapping General	Michelle Rush	436.3	Amend	<p>Considers that the zone coverage of the Medium Density Zone would be adjusted in respect of the Johnsonville Line Catchment, the City Centre Zones and Metropolitan Centre Zones, as per the 'walkable catchments' requirements of Policy 3 in the NPS-UD. This is important to ensure that the district plan fulfils its own strategic objectives, as well as contributing fully as a supporting document to the councils wider objectives and outcomes, e.g. towards carbon zero, liveability, thriving businesses and better housing availability.</p> <p>[Refer to original submission for full reason]</p>	Amend the extent of the Medium Density Residential Zone to respect walkable catchment requirements from Policy 3 in the NPS-UD.
Mapping / Mapping General / Mapping General	Michelle Rush	436.4	Amend	<p>Considers that the zone coverage of the High Density Zone would be adjusted in respect of the Johnsonville Line Catchment, the City Centre Zones and Metropolitan Centre Zones, as per the 'walkable catchments' requirements of Policy 3 in the NPS-UD. This is important to ensure that the district plan fulfils its own strategic objectives, as well as contributing fully as a supporting document to the councils wider objectives and outcomes, e.g. towards carbon zero, liveability, thriving businesses and better housing availability.</p> <p>[Refer to original submission for full reason]</p>	Amend the extent of the High Density Residential Zone to respect walkable catchment requirements from Policy 3 in the NPS-UD.
Mapping / Mapping General / Mapping General	Michelle Rush	436.5	Amend	Considers that the extent of mixed zones should be widened in neighbourhood and local centre zones, taking in part of the medium density and high density residential zones. This would ensure the ability for people to work, live, and seek services within a walkable, or micro-transport catchment while achieving carbon reduction, increasing liveability and amenity, contributing to public health and wellbeing, and community vibrancy. Increasing provision for mixed uses is part of this.	Seeks to extend Mixed Use Zones in and around Neighbourhood Centre Zones, Local Centre Zones, Medium Density Residential Zones and High Density Residential Zones.
Mapping / Mapping General / Mapping General	Kirsty Woods	437.1	Amend	Supports the current character areas identified, but considers that the character precinct should be extended to Newtown.	Retain Character Precincts as notified and seeks amendment to extent to Newtown.
Mapping / Mapping General / Mapping General	Kirsty Woods	437.2	Amend	Supports the current character areas identified, but considers that the character precinct should be extended to Newtown.	Seeks that the extent of the character precinct in Newtown is increased in the mapping.
Mapping / Mapping General / Mapping General	Newtown Residents' Association	440.4	Amend	Considers that 14m height are unnecessary in Newtown and should be reduced to 11m.	Seeks that Newtown be classified as MRZ-S2 (Building Height Control) - Height Area 1 (11m).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Newtown Residents' Association	440.5	Amend	Considers that 14m height are unnecessary in Berhampore and should be reduced to 11m.	Seeks that Berhampore be classified as MRZ-S2 (Building Height Control) - Height Area 1 (11m).
Mapping / Mapping General / Mapping General	Kathryn Lethbridge	442.1	Amend	Considers that WCC should be including character / heritage recognition for the Hobson Precinct (between Murphy Street and Hobson Street/Davis Street and the motorway). The zone is a jewel in the Wellington character / heritage crown and appropriate houses in the area should be protected to prevent unnecessary loss to this key cultural asset for the city.	Seeks that Hobson Street (between Murphy Street and Hobson Street/Davis Street and the motorway) is included within a character precinct in the mapping.
Mapping / Mapping General / Mapping General	Save Our Venues	445.3	Amend	Considers that a further solution to the issue of low acoustic insulation standards in new residential developments in the immediate vicinity of existing live music venues, could include the rezoning of existing music venues into Special Entertainment Precincts. This will allow for a higher level of sound output. For the purposes of immediate protection, these overlays could be directly applied to existing music venues but the development of broader zoning classifications that incorporate the sound of live music into city planning could make the development of new music venues in the future more achievable. [Refer to original submission for full reason]	Seeks that the WCC consider creating a Special Entertainment Precinct Zone to protect existing and new music venues, and amend the mapping accordingly.
Mapping / Mapping General / Mapping General	Save Our Venues	445.4	Amend	Considers that standards (which provides for entertainment venues and associated noise) can already be seen in the High Noise Area zoned for Courtney Place and could extend further protections to the venues such as Meow, San Fran and Valhalla which are currently located in the Central Area Zone with higher restrictions on noise output standards. [Refer to original submission for full reason]	Seeks extension of the Courtenay Place Noise Area to include Cuba Street venues. [Inferred decision requested]
Mapping / Mapping General / Mapping General	Dale Mary McTavish	448.4	Amend	Considers that the Newtown housing stock is mostly around 100 years which says a lot about the quality and resilience. Newtown is already high density on a human scale and is well-placed for sun and green spaces. People enjoy living here and there is the pleasure of 19th century views. Every single house has a story. The most recent infill housing is a blot on the landscape. [Refer to original submission for full reasons].	Amend the mapping to increase the extent of the Character Precincts in Newtown to include the Council Officers Recommended Plan areas. [Inferred decision requested].
Mapping / Mapping General / Mapping General	Guardians of the Bays	452.1	Amend	Considers the need to amend the Airport Precinct Plans to include a new Bridge Street Precinct the area between existing boundary fence of the airport to the eastern side of the Bridge Street formed road.	Amend the planning maps to include a new Bridge Street Precinct for the area between existing boundary fence of the airport to the eastern side of the Bridge Street formed road.
Mapping / Mapping General / Mapping General	John Wilson	453.2	Amend	Considers that the extent of the zones should be clearly defined, e.g. by lines on a map. If defined by distance from the centre point, this should be defined in terms of distance from the centre point. Not in terms of time eg say five or ten minutes walk from the centre of the zone as this requires a subjective interpretation of how far and how fast a typical pedestrian could walk.	Seeks to clarify how zones are defined in terms of distance from the centre point compared to time in minutes walked. [Inferred decision requested]
Mapping / Mapping General / Mapping General	Chris Horne, Sunita Singh, Julia Stace, Paul Bell-Butler	456.2	Amend	Considers that SNA-status should be restored to all residential-zoned properties. In particular considers that the Planning and Environment Committee vote to remove SNAs from all residential-zoned properties over-rode the purpose of the ECO chapter which " ... is to identify significant natural areas within Wellington City in order to protect and maintain the remaining areas of indigenous biodiversity".	Amend mapping of Significant Natural Areas to include all residential-zoned properties.

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Mapping / Mapping General / Mapping General	Rachel Underwood	458.1	Amend	<p>Considers the plan should give more protection for older, heritage, wooden buildings because upgrading existing houses is more sustainable than demolition and replacing with concrete structures.</p> <p>Considers that it is unacceptable that planning should allow high-rise buildings that deprive older houses of sunlight and air flow and intensify dampness in living conditions.</p>	Seeks to alter the Character Precincts to reflect the recommendations of the Character Area Review, Boffa Miskell Report 2019.
Mapping / Mapping General / Mapping General	Rachel Underwood	458.2	Amend	<p>Considers further character protection is needed.</p> <p>[Refer to original submission for full reason]</p>	Seeks that new areas of character precinct be established in areas missed out altogether, such as Wesley Rd, Bolton St and Aurora Terrace; and Talavera Terrace in lower Kelburn.
Mapping / Mapping General / Mapping General	Greater Brooklyn Residents Association Inc's	459.4	Amend	<p>Considers the height limits at 2 and 5 Todman Street to be inappropriate.</p> <p>Considers that to have 22m on the north side will create shading issues and reduce sunlight.</p>	Seeks that the 22m height limits on 5 Todman Street and 2 Todman Street be removed and that the height limits in the Operative District Plan be re-instated.
Mapping / Mapping General / Mapping General	Greater Brooklyn Residents Association Inc's	459.5	Amend	<p>Considers 22m height limit too high for for Brooklyn and Kingston villages.</p> <p>[Refer to original submission for full reason]</p>	Seeks a height limit on Cleveland street of 14m on the south side of the street and 11m on the north side of the street.
Mapping / Mapping General / Mapping General	Grant and Marilyn Griffiths, Griffiths Family Trust	460.1	Amend	Opposes Significant Natural Areas on Private land.	Seeks to remove all Significant Natural Areas from Private Land.
Mapping / Mapping General / Mapping General	Anita Gude and Simon Terry	461.11	Amend	Requests that 31 and 33 McFarlane Street, and 4 Vogel Street are included in the Townscape Precincts as they form an important part of the character of the precincts.	Include 31 and 33 McFarlane Street, and 4 Vogel Street in the Townscape Precincts Overlay.
Mapping / Mapping General / Mapping General	Anita Gude and Simon Terry	461.12	Amend	<p>Requests that 11 Vogel Street is included in the Mount Victoria Character Precinct. Notes that the Boffa Miskell character report classified the property as having contributory character but was ultimately excluded from the overlay. Notes that 11 Vogel Street is the only property south of Hawker Street that within the Townscape Precinct but not within the Character Precinct. While the Townscape Precinct offers certain protections, the Character Precinct would be better suited to protecting the character values of the property.</p> <p>[see original submission for further details and maps]</p>	Include 11 Vogel Street in the Mount Victoria Character Precinct.
Mapping / Mapping General / Mapping General	Bruce Hay-Chapman	462.1	Amend	<p>Considers in appropriate to reinstate the character areas as proposed in the Spatial Plan.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks to alter the Character Precincts to reflect the recommendations of the Character Area Review, Boffa Miskell Report 2019</p> <p>[inferred decision requested].</p>
Mapping / Mapping General / Mapping General	Kiri Saul	463.1	Amend	<p>Considers in appropriate to reinstate the character areas as proposed in the Spatial Plan.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks to alter the Character Precincts to reflect the recommendations of the Character Area Review, Boffa Miskell Report 2019</p> <p>[inferred decision requested].</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	Philip Cooke	465.3	Amend	<p>Considers that the Claremont Grove/Austin Street precinct should be included as a Character Precinct.</p> <p>Considers that the heritage listed buildings are reliant on the contribution of surrounding buildings, which also need preservation as part of a character area, not just a few isolated buildings.</p> <p>Considers that 20 Austin Street together with the immediate surrounding buildings, and others nearby in Claremont Grove and Austin Street, form a group of character buildings that warrant protection in a character precinct.</p> <p>[Refer to original submission for full reasons].</p>	Amend the mapping to increase the extent of the area encompassed by the Character Precincts to include the Claremont Grove/Austin Street precinct.
Mapping / Mapping General / Mapping General	Hannah Ouellet	466.1	Amend	<p>Considers removal of 290 Rintoul Street from the Character Precinct appropriate, as character should be secondary to more pressing issues such as housing affordability.</p> <p>[Refer to original submission for full reason]</p>	Remove 290 Rintoul Street from being included within the character precinct.
Mapping / Mapping General / Mapping General	Therese Reedy	469.1	Amend	<p>Considers removal of 290 Rintoul Street from the Character Precinct appropriate, as character should be secondary to more pressing issues such as housing affordability.</p> <p>[Refer to original submission for full reason]</p>	Remove 290 Rintoul Street from being included within the character precinct.
Mapping / Mapping General / Mapping General	Smith Geursen	475.1	Amend	<p>Considers that parts of the area encompassed by WC135 in SCHED8 - Significant Natural Areas fit the description in WC135 and should be protected as a SNA.</p> <p>Considers that parts of the area encompassed by WC135 in SCHED8 - Significant Natural Areas appear to have not met the description in WC135 for decades and should not be protected as a part of the SNA.</p> <p>Considers that parts of the area encompassed by WC135 in SCHED8 - Significant Natural Areas appear to have not met the description in WC135 for decades and should not be protected as a part of the SNA.</p> <p>Considers that parts of the area encompassed by WC135 in SCHED8 - Significant Natural Areas appear to have not met the description in WC135 for decades and should not be protected as a part of the SNA.</p> <p>Considers that some parts of the site have been cleared recently, as a complying activity, and as such do not represent the habitat that would benefit from protection. These areas should be excluded from the SNA as the ecological value is now largely lost.</p> <p>[Refer to original submission for full detail, including diagrams].</p>	<p>Seeks that the mapping for the extent of the area encompassed by WC135 (Carey Gully scrub and shrubland, South Coast) in SCHED8 - Significant Natural Areas is altered to:</p> <ul style="list-style-type: none"> - Encompass the 3m+ vegetation that is north and west of the loop shaped farm track; and - Also encompass the stand of 3m+ vegetation in the centre to the south of the site. <p>The new boundaries suggested for WC135 are approximated in Figure 8 in the submission.</p>
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.67	Support	Supports the City Centre Zoning of New World Railway Metro (2 Bunny Street, Pipitea).	Retain the mapping of City Centre Zoning for New World Railway Metro (2 Bunny Street, Pipitea) as notified.
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.68	Support	Supports the City Centre Zoning of New World Willis Street Metro (70 Willis Street, Wellington Central).	Retain the mapping of City Centre Zoning for New World Willis Street Metro (70 Willis Street, Wellington Central) as notified.
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.69	Support	Supports the City Centre Zoning of New World Wellington City (279 Wakefield Street, Te Aro).	Retain the mapping of City Centre Zoning for New World Wellington City (279 Wakefield Street, Te Aro) as notified.

Mapping

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Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.70	Support	Supports the City Centre Zoning of New World Thorndon (150 Molesworth Street).	Retain the mapping of City Centre Zoning for New World New World Thorndon (150 Molesworth Street) as notified.
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.71	Support	Supports the Metropolitan Centre Zoning of Pak'n'Save Kilbirnie (5 Onepu Road).	Retain the mapping of Metropolitan Centre Zoning for Pak'n'Save Kilbirnie (5 Onepu Road) as notified.
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.72	Support	Supports the Local Centre Zoning of New World Newtown (195 Riddiford Street).	Retain the mapping of Local Centre Zoning for New World Newtown (195 Riddiford Street) as notified.
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.73	Support	Supports the Local Centre Zoning of New World Miramar (54 Miramar Avenue).	Retain the mapping of Local Centre Zoning for New World Miramar (54 Miramar Avenue) as notified.
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.74	Support	Supports the Local Centre Zoning of New World Island Bay (8 Medway Street).	Retain the mapping of Local Centre Zoning for New World Island Bay (8 Medway Street) as notified.
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.75	Support	Supports the Local Centre Zoning of New World Karori (236 Karori Road).	Retain the mapping of Local Centre Zoning of New World Karori (236 Karori Road) as notified.
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.76	Support	Supports the Local Centre Zoning of New World Khandallah (26 Ganges Road).	Retain the mapping of Local Centre Zoning of New World Khandallah (26 Ganges Road) as notified.
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.77	Support	Supports the Local Centre Zoning of New World Newlands (1 Bracken Road).	Retain the mapping of Local Centre Zoning of New World Newlands (1 Bracken Road) as notified.
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.78	Support	Supports the Local Centre Zoning of New World Churton Park (103 Westchester Drive).	Retain the mapping of Local Centre Zoning of New World Churton Park (103 Westchester Drive) as notified.
Mapping / Mapping General / Mapping General	Foodstuffs North Island	476.79	Support	Supports the Local Centre Zoning of New World Tawa (37 Oxford Street).	Retain the mapping of Local Centre Zoning of New World Tawa (37 Oxford Street) as notified.
Mapping / Mapping General / Mapping General	Owhiro Bay Residents Association	477.1	Amend	<p>Considers that the Carey's Gully Landfill Designation (WCC- 61) as Refuse Disposal and other works should be reduced to the footprint required for the current landfill plus 'Piggyback' extension and associated facilities.</p> <p>Considers there are enviromental values as indicated on the plan and possible in the future that indicate a reduction in size of the designation is needed.</p> <p>Considers reducing the extent of the designation would align with committments by Council.</p> <p>[see original submission for full reasons]</p>	Amend extent of designation to be reduced for WCC8 to the area only of the current landfills and planned SLEPO works.
Mapping / Mapping General / Mapping General	Christina Mackay	478.2	Oppose	Considers the proposed district plan does not promote enough character houses.	<p>Opposes the size of character precincts within the Proposed District Plan and seeks amendment.</p> <p>Submitter supports the scope and size of character areas be increased in line with the recommendations of the following reports prepared by professional urban design, planning and heritage experts.</p> <p>9.1 Boffa Miskell report of February 2019;</p> <p>9.2 Heritage New Zealand Pouhere Taonga (HNZPT) submission on the draft spatial plan; and</p> <p>9.3 WCC officers recommended final spatial plan of 24 June 2021.</p>
Mapping / Mapping General / Mapping General	Christina Mackay	478.3	Amend	Considers the proposed district plan does not promote enough character houses.	<p>Seeks that the extent of the character precincts be amended consistent with:</p> <ol style="list-style-type: none"> 1. Boffa Miskell report of February 2019; 2. Heritage New Zealand Pouhere Taonga (HNZPT) submission on the draft spatial plan; and 3. WCC officers recommended final spatial plan of 24 June 2021.
Mapping / Mapping General / Mapping General	Catharine Underwood	481.14	Amend	Considers that the MRZ for Brooklyn should be removed and the status quo reamins until a proper character/heritage assessment has been completed for the Brooklyn Area. Allowing 11 and 14 metres in height is likely to undermine potential character areas could create towering buildings dominating the neighbourhood.	Seeks that Brooklyn not be zoned Medium Density Residential.

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Mapping / Mapping General / Mapping General	Catharine Underwood	481.15	Amend	Considers that the height limits in the central Brooklyn Zone be limited to 14m on the south side and 11m on the north side. Any higher than this will impact on sunlight onto the street, create a canyon effect for what is a narrow street and cause much shading on the street.	Seeks that Height Controls in the Local Centre Zone of Brooklyn be reduced to 14m on the south side and 11m on the north side.
Mapping / Mapping General / Mapping General	Catharine Underwood	481.16	Amend	Considers that the north side of Upland Road in the Kelburn Village zone should be limited to 11m in height and the south side be limited to 14m. 22m height is way out of proportion to the available area, will destroy to street scape, will reduce sunlight on the south side of the street. And not provide a 'transition' between the centre and the houses.	Seeks that the North side of Upland Road in Kelburn Village be limited to 11m in height and the south side be limited to 14m.
Mapping / Mapping General / Mapping General	Catharine Underwood	481.17	Amend	Considers that the proposed height limit of 18m for the local centre in Karori should be increased to match those of the other centres at 22m. Karori has more shops, more room, flatter land and a catchment that is almost fully catered for without leaving the suburb. Brooklyn Village, Aro Village and Kelburn Village seem to be pushed for development when to do the buildings at the proposed height will impact the liveability, sunshine, shading, biodiversity. If Karori cannot be increased, Kelburn and Aro St should be reduced.	Seeks that the centre of Karori be limited to 22m in height, rather than 18m.
Mapping / Mapping General / Mapping General	Jonathan Markwick	490.3	Amend	Considers that restrictive rules protecting Character Precincts should not be a priority and is morally wrong when we are experiencing a massive shortage of housing and a housing crisis.	Amend the mapping to reduce the coverage of the Mount Victoria Character Precincts to match the boundaries of the SCHED3 - Heritage Areas.
Mapping / Mapping General / Mapping General	Jonathan Markwick	490.4	Amend	Considers that restrictive rules protecting Character Precincts should not be a priority and is morally wrong when we are experiencing a massive shortage of housing and a housing crisis).	Amend the mapping to allow six storey high density residential buildings in the areas currently encompassed by Mount Victoria Character Precincts which are outside the SCHED3 - Heritage Areas.
Mapping / Mapping General / Mapping General	John McSoriley and Pierre David	493.2	Amend	<p>The residential character of one or two-storey housing is a complete contrast with the intense urban development on the other side of the motorway. Limited vehicle traffic contrasts with the developed urban area of the central city and a significant number of pedestrians / cyclists pass through the area.</p> <p>The area has a high degree of green space and provides a sympathetic, appropriate interface with, and approach to, the Botanic Gardens, Norwood Rose Garden, Anderson Park, and the Bolton St Cemetery.</p> <p>Many residences have associations with important people and many of these are in original historic condition. Limited sun hours are available. The area in its present state is an intrinsic element in the character and look of the city itself.</p> <p>[Refer to original submission for full reasons].</p>	Amend the mapping to add a Character Precinct that encompasses the Lower Kelburn area (Easedale St; Kinross St; Bolton St; Wesley Rd; Aurora Terrace; Clifton Terrace; San Sebastian Rd; Everton Terrace; Onslow Terrace, Talavera Terrace; Clermont Terrace; Salmont Place; Salamanca Road (as far as Kelburn Park), Gladstone Terrace and Rawhiti Terrace near the cable car).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	John McSoriley and Pierre David	493.3	Amend	<p>The residential character of one or two-storey housing is a complete contrast with the intense urban development on the other side of the motorway. Limited vehicle traffic contrasts with the developed urban area of the central city and a significant number of pedestrians/cyclists pass through the area.</p> <p>The area has a high degree of green space and provides a sympathetic, appropriate interface with, and approach to, the Botanic Gardens, Norwood Rose Garden, Anderson Park, and the Bolton St Cemetery.</p> <p>Many residences have associations with important people and many of these are in original historic condition.</p> <p>Limited sun hours are available.</p> <p>The area in its present state is an intrinsic element in the character and look of the city itself.</p> <p>[Refer to original submission for full reasons].</p>	Amend the mapping to add a Character Precinct that encompasses the area of west of Kinross Street and Clifton Terrace, broadly bounded by San Sebastian Road, Wesley Road and Bolton Street.
Mapping / Mapping General / Mapping General	John McSoriley and Pierre David	493.4	Amend	<p>The residential character of one or two-storey housing is a complete contrast with the intense urban development on the other side of the motorway. Limited vehicle traffic contrasts with the developed urban area of the central city and a significant number of pedestrians/cyclists pass through the area.</p> <p>The area has a high degree of green space and provides a sympathetic, appropriate interface with, and approach to, the Botanic Gardens, Norwood Rose Garden, Anderson Park, and the Bolton St Cemetery.</p> <p>Many residences have associations with important people and many of these are in original historic condition.</p> <p>Limited sun hours are available.</p> <p>The area in its present state is an intrinsic element in the character and look of the city itself.</p> <p>[Refer to original submission for full reasons].</p>	Amend the mapping to add a Character Precinct that encompasses the area broadly centred around Clifton Terrace and Talavera Terrace.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Mapping General / Mapping General	John Mulholland	497.2	Amend	<p>Considers that parts of the area encompassed by WC135 in SCHED8 - Significant Natural Areas fit the description in WC135 and should be protected as a SNA.</p> <p>Considers that parts of the area encompassed by WC135 in SCHED8 - Significant Natural Areas appear to have not met the description in WC135 for decades and should not be protected as a part of the SNA.</p> <p>Considers that parts of the area encompassed by WC135 in SCHED8 - Significant Natural Areas appear to have not met the description in WC135 for decades and should not be protected as a part of the SNA.</p> <p>Considers that parts of the area encompassed by WC135 in SCHED8 - Significant Natural Areas appear to have not met the description in WC135 for decades and should not be protected as a part of the SNA.</p> <p>Considers that some parts of the site have been cleared recently, as a complying activity, and as such do not represent the habitat that would benefit from protection. These areas should be excluded from the SNA as the ecological value is now largely lost.</p> <p>[Refer to original submission for full detail, including diagrams].</p>	<p>Seeks that the mapping for the extent of the area encompassed by WC135 (Carey Gully scrub and shrubland, South Coast) in SCHED8 - Significant Natural Areas is altered to:</p> <ul style="list-style-type: none"> - Encompass the 3m+ vegetation that is north and west of the loop shaped farm track; and - Also encompass the stand of 3m+ vegetation in the centre to the south of the site. <p>The new boundaries suggested for WC135 (Carey Gully scrub and shrubland, South Coast) are approximated in Figure 8 in the submission.</p>
Mapping / Rezone / Rezone	Panorama Property Limited	10.1	Amend	<p>Seeks that the land at 1 Upland Road is zoned MUZ not OSZ.</p> <p>The commercial use of the buildings at 1 Upland Road is established and would be inconsistent with the purpose and policies of the OSZ in OSZ introduction, OSZ-O1, and OSZ-P3. The buildings are not used in a way that is ancillary to the Botanic Garden.</p> <p>MUZ introduction, MUZ-O1 and MUZ-P2 better align with the established use of the buildings at 1 Upland Road.</p>	Rezone 1 Upland Road from Open Space Zone to Mixed Use Zone or equivalent appropriate zone.
Mapping / Rezone / Rezone	Rod Halliday	25.9	Amend	<p>Considers that the edge of the Medium Density Residential Zone in the Lincolnshire Farm Development Plan should be amended to reflect the approved boundaries based on the plan approved under the resource consent SR No. SR416511.</p> <p>[Refer to original submission for full reason, including attachment].</p>	Seeks that the Lincolnshire Farm Development Plan residential boundary is updated based on the plan approved under the resource consent WCC SR No. 416511 (BECA 3321886-S3-C-0023).
Mapping / Rezone / Rezone	Rod Halliday	25.10	Amend	<p>Considers that the mapped SNAs within the Lincolnshire development area that have already been consented for earthworks and subdivision under SR416511 have already been identified to achieve development so it makes no sense to keep them.</p> <p>[Refer to map in original submission for details]</p>	Amend the Significant Natural Area overlay of the Lincolnshire Farm Development Area to remove those Significant Natural Areas already consented for earthworks and subdivision under the resource consent WCC SR No. 416511.
Mapping / Rezone / Rezone	Rod Halliday	25.11	Amend	<p>Considers that 305 Mark Avenue (Lot 11 DP 544975) (Lincolnshire Farm) should not be zoned General Industrial Zone (GIZ) as this is located over a stream and on steep, undevelopable land. The majority of this area should fall under Natural Open Space Zone (NOSZ). Does not want to be charged the rates for GIZ zoning.</p> <p>[Refer to original submission for full reason including map]</p>	Rezone part of the overlay at 305 Mark Avenue (Lincolnshire Farm) from 'General Industrial Zone' to 'Natural Open Space Zone'. [As illustrated in the submission]

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Rod Halliday	25.12	Amend	<p>Considers that 305 Mark Avenue (Lot 11 DP 544975) (Lincolnshire Farm) should not be zoned General Industrial Zone (GIZ) as this is located over a stream and on steep, undevelopable land. A portion of this area should be zoned MRZ into where the current open space zoning is shown.</p> <p>[Refer to original submission for full reason including map showing area to be rezoned MRZ]</p>	<p>Rezone part of the site at 305 Mark Avenue (Lincolnshire Farm) from 'General Industrial Zone' to 'Medium Density Residential Zone'.</p> <p>[As illustrated in the submission]</p>
Mapping / Rezone / Rezone	Rod Halliday	25.13	Amend	<p>Considers that the Medium Density Residential Zone should be extended to reflect the boundaries shown in the approved subdivision plans for the site at 224 Westchester Drive (resource consents WCC SR Nos. 338514, 421772, 501793)</p> <p>[Refer to original submission for full reason, including attachments]</p>	<p>Rezone part of the overlay at 224 Westchester Drive from 'General Rural Zone' to 'Medium Density Residential Zone'.</p> <p>[As illustrated in the submission]</p>
Mapping / Rezone / Rezone	Rod Halliday	25.14	Amend	<p>Considers that MDRZ overlay does not follow property boundaries at Atherton Terrace as shown in the approved subdivision plans (resource consents WCC SR Nos. 405728, 514495).</p> <p>[Refer to original submission for full reason]</p>	<p>Rezone part of the overlay behind Atherton Terrace from 'Natural Open Space Zone' to 'Medium Density Residential Zone'.</p> <p>[As illustrated in the submission]</p>
Mapping / Rezone / Rezone	Rod Halliday	25.15	Amend	<p>Considers that Lot 5 (DP524106) at 35 Bickerton Rise has recently transferred to WCC as reserve.</p> <p>[Refer to original submission for full reason]</p>	<p>Rezone part of the overlay at 35 Bickerton Rise from 'Medium Density Residential Zone' to 'Natural Open Space Zone'</p> <p>[As illustrated in the submission]</p>
Mapping / Rezone / Rezone	Rod Halliday	25.16	Amend	<p>Considers that a section of 15 Antigua Way has been incorrectly zoned as a Natural Open Space Zone and should instead be categorized as Medium Density Residential Zone.</p> <p>[Refer to original submission for full reason]</p>	<p>Rezone the site at 15 Antigua Way from 'Natural Open Space Zone' to 'Medium Density Residential Zone' in its entirety.</p> <p>[As illustrated in the submission]</p>
Mapping / Rezone / Rezone	Rod Halliday	25.17	Amend	<p>Considers that a section of 47 Grenada Drive within the Lincolnshire Farm Development Area could be rezoned as Medium Density Residential Zone. This section does not contain high quality native bush and is suitable for residential development.</p> <p>[Refer to original submission for full reason]</p>	<p>Rezone part of the site at 47 Grenada Drive from 'Natural Open Space Zone' to 'Medium Density Residential Zone'.</p> <p>[As illustrated in the submission]</p>
Mapping / Rezone / Rezone	Vik Holdings Ltd	31.1	Amend	<p>Considers that 15 Brougham Street should be rezoned from MRZ to HRZ.</p> <p>15 Brougham Street is a multi flat dwelling associated with the adjoining owners of 13 and 11 Brougham Street which are classified as HRZ. Together these three sites are approximately 2283m2 and would be suitable for total redevelopment.</p> <p>Under the Draft District Plan, 15 Brougham Street was classified as HDRZ.</p> <p>This property is set back 50 metres from the road and is not visible from Brougham Street. Any redevelopment would have no or minimal impact on the streetscape.</p>	<p>Rezone 15 Brougham Street from Medium Density Residential Zone to High Density Residential Zone.</p>
Mapping / Rezone / Rezone	Gregory Webber	33.2	Amend	<p>Considers that Green Street is classified as a character precinct - requiring rezoning to MRZ</p>	<p>Rezone Green Street to Medium Density Residential Zone</p> <p>[inferred decision requested]</p>
Mapping / Rezone / Rezone	Gregory Webber	33.3	Amend	<p>Opposes six storey buildings in Green Street and believes that two-three storey housing is acceptable.</p>	<p>Seeks that only two-three storey housing is permitted in Green Street.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Robert and Chris Gray	46.5	Amend	<p>Considers that the transition between the Porritt Avenue heritage area and adjacent HRZ street does not adequately take account of areas where 21m or 28.5m buildings are permitted up against Character Precincts.</p> <p>As most properties on the eastern side of Porritt Avenue backs onto Austin Street (high density street), allowing for such heights with a minimum 5 metre boundary will destroy the heritage or character of the Porritt Avenue houses.</p>	Rezone Austin Street to a character area and decrease its height levels and site usage.
Mapping / Rezone / Rezone	Margaret Ellis	48.1	Amend	<p>Considers that DEV3 should not be approved and should be rezoned, as the current proposal has 122 dwellings and 3 cul-de-sacs in Glenside West. Large lot residential would be a more suitable use considering the topography of the land, which has steep gullies and ephemeral streams flowing through it, making the land unsuitable for intensive cut and L.L.R. would be more suited to the rural nature of Glenside.</p>	Rezone DEV3 (Development Area: Upper Stebbings and Glenside West) from Future Urban Zone to Large Lot Residential Zone.
Mapping / Rezone / Rezone	Scot Plunkett	57.1	Amend	<p>Considers that Lot 1 at 64B Perterhouse Street would benefit from being zoned as MRZ in its entirety. Lot 1 is more moderate and suitable for residential development, as shown in subdivision scheme plan 20W4-262.</p> <p>Zoning Lot 1 as MDRZ makes more sense as this land is not suited to rural or ridgeline & hilltops restrictions and it would allow potential development.</p> <p>[Refer to original submission for full reason, including attachment]</p>	Rezone Lot 1 at 64B Peterhouse Street from Large Lot Residential Zone to Medium Density Residential Zone in its entirety.
Mapping / Rezone / Rezone	Andrew Gall	59.1	Amend	<p>No other areas as close to CBD as 110 Mitchell Street are zoned as LLRZ.</p> <p>LLRZ is unsuitable zoning given the context of the area.</p> <p>[Refer to original submission for full reason]</p>	Rezone 110 Mitchell Street and other nearby properties from Large Lot Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Coronation Real Estate Ltd	62.1	Amend	<p>Coronation Real Estate Ltd has made significant investment in the development of the site. The site is currently subject to existing resource consents, a pending resource consent and an existing building consent relating to development on the residentially zoned (northern) part of the site.</p> <p>The proposed NOSZ zoning of the site in its entirety would make any potential future changes, additions or alterations inconsistent with the underlying zoning.</p>	Rezone 9 Comber Place from Natural Open Space Zone to Medium Density Residential Zone .
Mapping / Rezone / Rezone	Graham Mexted (No 2) Family Trust	66.1	Amend	<p>Opposes HRZ zoning of 130 Main Road, Tawa.</p> <p>The building has been office space from the Tawa Borough Council use and rated commercially (rates & water) i.e. non-residential. It is currently used commercially as a cafe. At no time has the current owner used the building for residential use, as the Tawa Borough Council converted it into offices.</p>	Rezone 130 Main Road, Tawa from High Density Residential Zone to Neighbourhood Centre Zone.
Mapping / Rezone / Rezone	Conor Hill	76.3	Amend	<p>Considers that significantly more land should be zoned for residential development to comply with Objective 2 of the NPS-UD.</p> <p>Considers that Takapu Valley was an option for Planning for Growth 2019 consultations and is therefore still a good option.</p>	Seeks that Takapu Valley is rezoned to allow for more housing.
Mapping / Rezone / Rezone	Conor Hill	76.4	Amend	<p>Considers that significantly more land should be zoned for residential development to comply with Objective 2 of the NPS-UD.</p> <p>Considers that Ohariu Valley was an option for Planning for Growth 2019 consultations and is therefore still a good option.</p>	Seeks that Ohariu Valley is rezoned to allow for more housing.
Mapping / Rezone / Rezone	David Stephen	82.1	Amend	<p>Opposes Khandallah being a Local Centre and seeks that it is rezoned as a Neighbourhood Centre.</p>	Rezone Khandallah from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone)

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Aro Valley Community Council	87.7	Amend	Considers that 137 Abel Smith Street should be rezoned from HRZ to OSZ as this site forms part of Aro Park and there is a Mapping error.	Rezone 137 Abel Smith Street (Aro Park) from High Density Residential Zone to Open Space Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.8	Amend	Considers the site at 39 Palmer Street should be rezoned from HRZ to MRZ in order to classify the site as Character Precinct.	Rezone 39 Palmer Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Aro Valley Community Council	87.9	Amend	Considers the site at 41 Palmer Street should be rezoned from HRZ to MRZ in order to classify the site as Character Precinct.	Rezone 41 Palmer Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Aro Valley Community Council	87.10	Amend	Considers the site at 43 Palmer Street should be rezoned from HRZ to MRZ in order to classify the site as Character Precinct.	Rezone 43 Palmer Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Aro Valley Community Council	87.11	Amend	Considers the site at 45 Palmer Street should be rezoned from HRZ to MRZ in order to classify the site as Character Precinct.	Rezone 45 Palmer Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Aro Valley Community Council	87.12	Amend	Considers the site at 141 Abel Smith Street should be rezoned from HRZ to MRZ for protection of Heritage and avoiding casting shadows on Aro Park.	Rezone 141 Abel Smith Street from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.13	Amend	Considers the site at 143 Abel Smith Street should be rezoned from HRZ to MRZ for protection of Heritage and avoiding casting shadows on Aro Park.	Rezone 143 Abel Smith Street from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.14	Amend	Considers the site at 145 Abel Smith Street should be rezoned from HRZ to MRZ for protection of Heritage and avoiding casting shadows on Aro Park.	Rezone 145 Abel Smith Street from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.15	Amend	Considers the site at 147 Abel Smith Street should be rezoned from HRZ to MRZ for protection of Heritage and avoiding casting shadows on Aro Park.	Rezone 147 Abel Smith Street from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.16	Amend	Considers the site at 290 Willis Street should be rezoned from CCZ to MRZ at the site contains a listed heritage building.	Rezone 290 Willis Street from City Centre Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.17	Amend	Amend the mapping so that 290, 292, 294, 296, 298, 300, 302, 304 and 306 Willis Street are within the MRZ.	Rezone 292, 294, 296, 298, 300, 302, 304 and 306 Willis Street from City Centre Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.18	Amend	Considers that the sites on Boston Terrace should be zoned MRZ.	Rezone Boston Terrace from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.19	Amend	Considers that the sites to the north and east of 95A Aro Street should be zoned MRZ.	Rezone the properties to the north and east of 95A Aro Street as Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.20	Amend	Considers that the sites to the north and east of 95A Aro Street should be zoned MRZ.	Rezone the properties at 72, 82 and 84 Aro Street as Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.21	Amend	Considers that 24 Devon Street should be zoned MRZ to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 24 Devon Street from High Density Residential Zone to Medium Density Residential Zone.

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Mapping / Rezone / Rezone	Aro Valley Community Council	87.22	Amend	Considers that 25 Devon Street should be zoned MRZ to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 25 Devon Street from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.23	Amend	Considers that 26 Devon Street should be zoned MRZ to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 26 Devon Street from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.24	Amend	Considers that 27 Devon Street should be zoned MRZ to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 27 Devon Street from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.25	Amend	Considers that 28 Devon Street should be zoned MRZ to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 28 Devon Street from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.26	Amend	Considers that 29 Devon Street should be zoned MRZ to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 29 Devon Street from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.27	Amend	Considers that 30 Devon Street should be zoned MRZ to allow its classification as Character Precinct. Identified as both Primary and Contributory Character in Boffa Miskell Pre-1930 Character Area Review Prepared for Wellington City Council 23 January 2019 - their exclusion appears to be a mapping error.	Rezone 30 Devon Street from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Aro Valley Community Council	87.28	Amend	Considers that all lots between 109 - 181 Aro Street should be rezoned from HRZ to MRZ. This is to allow their classification as Character Precinct. This areas has been identified by Boffa Miskell " ... seven broad sub-areas within this area that exhibit a noticeably coherent concentration of pre-1930 properties with primary and contributory characteristics". These sub-areas included:" An area extending along the southern edge of Aro Street".	Rezone all lots between 109 and 181 Aro Street from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Ian Law	101.1	Amend	Opposes Khandallah being a Local Centre and wants it rezoned as a Neighbourhood Centre.	Rezone Khandallah LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone)
Mapping / Rezone / Rezone	Julie Patricia Ward	103.1	Amend	Seeks that Khandallah is rezoned as LCZ in the maps.	Rezone Khandallah LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone).
Mapping / Rezone / Rezone	Julie Patricia Ward	103.2	Amend	Seeks that the shops at the corner of Box Hill and Baroda Street is rezoned as a NCZ in the maps.	Seeks that the LCZ (Local Centre Zone) at corner of Box Hill and Baroda Street be rezoned to NCZ (Neighbourhood Centre Zone)

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	292 Main Road Limited	105.1	Amend	<p>Opposes 292 Main Road, Tawa being zoned as MRZ (Medium Density Residential Zone) and seeks that it is rezoned as a HRZ (High Density Residential Zone).</p> <p>The site is within 700m walking distance from Lindon Station in Tawa which is a rapid transit stop and is therefore within a walkable catchment.</p> <p>WCC Spatial Plan puts the site within NPS-UD Policy 3 (c) areas.</p> <p>[Refer to original submission for full reason]</p>	Rezone 292 Main Road, Tawa from MRZ (Medium Density Residential Zone) to HRZ (High Density Residential Zone).
Mapping / Rezone / Rezone	Tawa Business Group	107.2	Amend	<p>Considers that 1 Redwood Avenue, Tawa should be rezoned to Mixed Use Zone.</p> <p>This site is currently used alongside 3 Redwood Avenue and 85 Main Road, Tawa for the purposes of the BestStart Tawa preschool and day-care centre. Rezoning to Mixed Use would acknowledge the current established activity taking place on site, and allow for future educational facilities to be subject to MUZ permitted activity standards.</p> <p>Rezoning 1 Redwood Avenue would match the MUZ of the property at 89 Main Road, and, being situated on a corner site, would not result in an inconsistent pattern of development.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 1 Redwood Avenue, Tawa from Medium Density Residential Zone to Mixed Use Zone.
Mapping / Rezone / Rezone	Tawa Business Group	107.3	Amend	<p>Considers that 3 Redwood Avenue, Tawa should be rezoned to Mixed Use Zone.</p> <p>This site is currently used alongside 1 Redwood Avenue and 85 Main Road, Tawa for the purposes of the BestStart Tawa preschool and daycare centre. Rezoning to Mixed Use would acknowledge the current established activity taking place on site, and allow for future educational facilities to be subject to MUZ permitted activity standards.</p> <p>Rezoning 1 Redwood Avenue would match the MUZ of the property at 89 Main Road, and, being situated on a corner site, would not result in an inconsistent pattern of development.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 3 Redwood Avenue, Tawa from Medium Density Residential Zone to Mixed Use Zone.
Mapping / Rezone / Rezone	Tawa Business Group	107.4	Amend	<p>Considers that 85 Main Road, Tawa should be rezoned to Mixed Use Zone.</p> <p>This site is currently used alongside 1 Redwood Avenue and 3 Redwood Avenue, Tawa for the purposes of the BestStart Tawa preschool and day-care centre. Rezoning to Mixed Use would acknowledge the current established activity taking place on site, and allow for future educational facilities to be subject to MUZ permitted activity standards.</p> <p>Rezoning 1 Redwood Avenue would match the MUZ of the property at 89 Main Road, and, being situated on a corner site, would not result in an inconsistent pattern of development.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 85 Main Road, Tawa from Medium Density Residential Zone to Mixed Use Zone.

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

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Tawa Business Group	107.8	Amend	<p>Considers that 111 Main Road, Tawa should be rezoned to High Density Residential Zone.</p> <p>This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use.</p> <p>Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity.</p> <p>Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 111 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.
Mapping / Rezone / Rezone	Tawa Business Group	107.9	Amend	<p>Considers that 113 Main Road, Tawa should be rezoned to High Density Residential Zone.</p> <p>This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use.</p> <p>Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity.</p> <p>Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 113 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.
Mapping / Rezone / Rezone	Tawa Business Group	107.10	Amend	<p>Considers that 115 Main Road, Tawa should be rezoned to High Density Residential Zone.</p> <p>This site (105 Main Road, 107 Main Road, 109 Main Road, 111 Main Road, 113 Main Road, and 115 Main Road, Tawa) includes a series of car yards, shops, eateries and offices but is entirely residential in use.</p> <p>Rezoning to High Density Residential would match the current lawful activity of the site and increase the capacity for residential development. NCZ permitted activity standards would require consent for any future residential activities on the ground floor level or any alterations that will result in the creation of new residential units. Under HRZ, these activities would remain as a permitted activity.</p> <p>Rezoning as HRZ would be consistent with the adjoining properties and create a contiguous area of HRZ properties.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 115 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.

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Mapping / Rezone / Rezone	Tawa Business Group	107.11	Amend	<p>Considers that 130 Main Road, Tawa should be rezoned to Neighbourhood Centre Zone.</p> <p>This site is currently used for commercial purposes by the Fusion Food Haus Grocery & Café. Rezoning to Neighbourhood Centre Zone would match the current lawful activity of the site and allow for future commercial activities to remain as a permitted activity thus increasing capacity for commercial development. NCZ permitted activity standards would arguably be more suitable to the existing and future land uses of these properties, particularly in terms of height and active frontage controls.</p> <p>Rezoning as HRZ would be consistent with the adjoining properties on the southern boundary of 130 Main Road and 157 Main Road. As a property situated at the edge of the HRZ and NCZ, rezoning as NCZ would maintain contiguous zoning.</p> <p>[Refer to original submission for full reasons].</p>	Rezone 130 Main Road, Tawa from High Density Residential Zone to Neighbourhood Centre Zone.
Mapping / Rezone / Rezone	Alan Olliver & Julie Middleton	111.1	Amend	<p>Considers that the western edge of Mt Victoria should not be CCZ (City Centre Zone)</p> <p>Considers that CCZ is incompatible with various definitions of Mt Vic as a suburb.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend mapping so that the western edge of Mount Victoria that is within the CCZ (City Centre Zone) is rezoned to Medium Density Residential Area.</p> <p>[Inferred decision requested]</p>
Mapping / Rezone / Rezone	Brian McKenna	113.1	Amend	<p>Considers that the zoning of Khandallah Village as LCZ should amended to NCZ.</p> <p>Considers that this area is not significantly different in size or level of business than any other "Centre" zones in the North-western suburbs.</p> <p>It is significantly smaller than the Karori "Local Centre".</p>	Amend the zoning of Khandallah Village from Local Centre Zone to Neighbourhood Centre Zone.
Mapping / Rezone / Rezone	Pam Wilson	120.1	Amend	Opposes the zoning of Khandallah Village as Local Centre Zone.	Amend the zoning of Khandallah Village from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone).
Mapping / Rezone / Rezone	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	121.1	Amend	Considers that the smaller 10 minute walkable catchment from the city centre from the draft District Plan would have no benefits and shift development to less well-suited areas.	Amend the high density zoning and around the city centre to cover at least the area within a 15 minute walkable catchment (rather than the current 10 minute catchment)
Mapping / Rezone / Rezone	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	121.2	Amend	Considers that failing to identify the Johnsonville train line as a mass rapid transit in the PDP is contrary to other planning documents and would have significant negative impacts with respect to provision of housing.	Rezone the land within the walkable catchment around the Johnsonville train line as High Density Residential Zone.
Mapping / Rezone / Rezone	Janice Young	140.3	Amend	Opposes Khandallah being zoned as a Local Centre and wants it to be zoned as a Neighbourhood Centre.	Rezone Khandallah as a Neighbourhood Centre in the mapping.
Mapping / Rezone / Rezone	David Stevens	151.3	Amend	Opposes Khandallah being a Local Centre Zone and wants it rezoned to Neighbourhood Centre Zone.	Rezone Khandallah from Local Centre Zone to Neighbourhood Centre Zone in mapping.
Mapping / Rezone / Rezone	David Stevens	151.4	Amend	Opposes Crofton Downs being a Local Centre Zone and wants it rezoned to Neighbourhood Centre Zone.	Rezone Crofton Downs from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone).
Mapping / Rezone / Rezone	David Stevens	151.5	Amend	Supports the area at the junction of Box Hill/Burma Road/Station Road being an 11m MRZ.	Rezone the area at the junction of Box Hill/Burma Road/Station Road from LCZ (Local Centre Zone) to MRZ (Medium Density Residential Zone) with a height limit of 11m.

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Mapping / Rezone / Rezone	Ciampa Family Trust	165.1	Amend	<p>Considers that the northern part of the site at 50 Cleveland Street, Brooklyn should be rezoned as LCZ so that the site does not have split zoning and the northern part could be developed for non-residential purposes as a permitted activity.</p> <p>Considers that this is logical as it will enable greater intensification of a finite resource (land) on a site that is favourably located in close proximity to amenities, public transport routes, and the CBD.</p>	Rezone the northern part of the site at 50 Cleveland Street, Brooklyn from Medium Density Residential Zone to Local Centre Zone.
Mapping / Rezone / Rezone	Brian Sheppard	169.1	Amend	<p>Considers that LCZ are defined as having easy access to rapid transit public transport and that Churton Park should not be zoned as LCZ as its meagre bus service cannot be considered rapid transit public transport.</p>	Seeks that Churton Park is not zoned as a Local Centre Zone.
Mapping / Rezone / Rezone	Historic Places Wellington	182.5	Amend	<p>Considers the Inner Residential suburbs should be zoned Medium Density Residential Zone. This means that all areas of character protection under the operative DP would have similar rules and height controls of 11metres (3 storey).</p>	Rezone the Inner Residential Suburbs to the Medium Density Residential Zone.
Mapping / Rezone / Rezone	Emma Baines	185.1	Amend	<p>Opposes Khandallah being a Local Centre and wants it rezoned as a Neighbourhood Centre.</p> <p>Khandallah has no more amenities than Ngaio or Crofton Downs and should not be treated differently to these other Neighbourhood Centres. The submitter travels from Khandallah to either Johnsonville or Crofton Downs to use the larger Countdown supermarkets and petrol stations.</p>	Rezone Khandallah from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone).
Mapping / Rezone / Rezone	Emma Baines	185.2	Amend	<p>Opposes the Station Road area being a Local Centre Zone.</p> <p>Considers that making this area of one café, a garage, and a restaurant a Local Centre Zone is completely overstated and must be an error given the number of shops in Ngaio which is still considered a neighbourhood centre.</p>	Rezone the Station Road from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone)
Mapping / Rezone / Rezone	Jonathan and Tricia Briscoe	190.6	Amend	<p>Considers that there is inadequate protection provided where 28.5m high buildings are permitted up against Character Precincts, Heritage Areas, Mt Victoria North Townscape Precinct or Character Precinct-extension areas proposed by the Mt Victoria Historical Society.</p> <p>Allowing buildings of such heights with a 5 metre height to boundary will destroy the heritage or character from a visual point of view and reduce the well-being of residents due to insufficient light and sunshine. This will likely lead to degradation and abandonment of these properties.</p>	Amend the mapping to require a 'transition zone' of Medium Density Residential Zoned land at least one property wide between any Character Precinct or Heritage Area border and the City Centre Zone.
Mapping / Rezone / Rezone	Jonathan and Tricia Briscoe	190.7	Amend	<p>Considers that an area of specific concern where afternoon sun can be blocked by 28.5m buildings is the Moir Street Heritage Area.</p>	Amend the heights on the mapping to provide a 'transition zone' of Medium Density Residential Zone at least one property wide between any Character Precinct or Heritage Area border and a High Density Residential Zone.
Mapping / Rezone / Rezone	Jonathan and Tricia Briscoe	190.8	Amend	<p>Considers that an area of specific concern where afternoon sun can be blocked by 21m buildings (in Brougham, Roxburgh and Austin Streets, and Claremont Grove) is the current Elizabeth/Queen St and Pat Lawlor Close, Caroline Street and Scarborough Terrace Character Precincts.</p>	Amend the heights on the mapping to provide a 'transition zone' of Medium Density Residential Zone at least one property wide between any Character Precinct or Heritage Area border and a High Density Residential Zone.
Mapping / Rezone / Rezone	Jonathan and Tricia Briscoe	190.9	Amend	<p>Considers that an area of specific concern where afternoon sun can be blocked by 21m buildings (in Tutchen Avenue) is part of the Porritt Avenue Heritage Area.</p>	Amend the heights on the mapping to provide a 'transition zone' of Medium Density Residential Zone at least one property wide between any Character Precinct or Heritage Area border and a High Density Residential Zone.
Mapping / Rezone / Rezone	Jonathan and Tricia Briscoe	190.10	Amend	<p>Considers that an area of specific concern where afternoon sun can be blocked by 28.5m buildings is the east side of Lipman Street.</p>	Amend the heights on the mapping to provide a 'transition zone' of Medium Density Residential Zone at least one property wide between any Character Precinct or Heritage Area border and a High Density Residential Zone.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Jonothan and Tricia Briscoe	190.11	Amend	<p>Considers that the western edge of Mt Victoria should not be CCZ (City Centre Zone)</p> <p>Considers that CCZ is incompatible with various definitions of Mt Vic as a suburb.</p> <p>The current low-rise but historically dense residential area extends well into the area currently designated City Centre Zone and intended for building at least 10 storeys high.</p> <p>[refer to original submission for full reasons].</p>	<p>Amend the mapping so that the western edge of Mount Victoria that is within the CCZ (City Centre Zone) is rezoned to Medium Density Residential Zone.</p> <p>[Inferred Decision Requested].</p>
Mapping / Rezone / Rezone	Michael O'Rourke	194.1	Amend	[No specific reason given beyond decision requested - refer to original submission.]	Amend the mapping to extend heritage area from 30% to 50% of the existing heritage area.
Mapping / Rezone / Rezone	Michael O'Rourke	194.2	Amend	<p>Considers that HRZ four storey or 21m high buildings will effectively mitigate most of the liveability rules about outdoor space, glazing, boundaries, sun angle boundary heights and site coverage.</p> <p>Considers that we need to minimise the spread of individual high rise building pockets.</p> <p>[Inferred reason given].</p>	Seeks that high rise buildings are concentrated in zones already high (the CBD and faded warehouse spine in lower Adelaide Road).
Mapping / Rezone / Rezone	Michael O'Rourke	194.3	Amend	Considers that height zoning should be applied more microscopically and be graduated based on neighbourhood, topography, and position on block in order to minimise the impact on neighbouring properties.	Seeks that height zoning should be applied more microscopically and be graduated based on neighbourhood, topography, and position on block to minimise the impact on neighbouring properties.
Mapping / Rezone / Rezone	Mary-Anne O'Rourke	195.3	Amend	<p>Considers that it is contradictory to permit building intensification in the Kilbirnie, Lyall Bay, and Miramar suburbs, which are flood and tsunami prone, when the Government are not willing to invest in transport infrastructure (light rail) in the area due to its environmental vulnerability.</p> <p>In addition, the aging and unmaintained infrastructure will not tolerate this level of housing intensification.</p>	<p>Amend the mapping to reduce building intensification in the Eastern Suburbs area.</p> <p>[Inferred decision requested].</p>
Mapping / Rezone / Rezone	Kim McGuiness, Andrew Cameron, Simon Bachler, Deb Hendry, Penny Evans, Stephen Evens, David Wilcox, Mary Vaughan Roberts, Siva Naguleswaran, Mohammed Talim, Ben Sutherland, Atul Patel, Lewis Roney Yip, Sarah Collier Jaggard	204.6	Amend	<p>Opposes the area between Adelaide Road, Stoke Street and Kenwyn Terrace being zoned as High Density Residential Zone and seeks that it is rezoned to Medium Density Residential Zone.</p> <p>Considers the impact of a 21m height limit on neighbouring properties.</p> <p>21m height limit is inappropriate for the character of the surrounding area.</p> <p>Loss of solar access leads to damp homes and less energy efficient, loss of Biodiversity to the Newtown area, loss of wellbeing, and loss of Privacy.</p> <p>[Refer to original submission for full reason]</p>	Rezoning the area between Adelaide Road, Stoke Street and Kenwyn Terrace from HRZ (High Density Residential Zone) to MRZ (Medium Density Residential Zone).
Mapping / Rezone / Rezone	Mount Victoria Historical Society	214.2	Amend	<p>Considers that allowing buildings of heights of 21m or 28.5m with 5 metre boundaries will destroy heritage or character from a visual point of view and lead to degradation of such properties.</p> <p>[Refer to original submission for full reason]</p>	Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required between any Character Precinct or heritage area border and a High Density Residential Zone.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Mount Victoria Historical Society	214.3	Amend	<p>Opposes the western edge of the legal suburb of Mt Victoria being included in the CCZ (City Centre Zone).</p> <p>Considers that Cambridge Terrace forms the logical eastern boundary of the CCZ.</p> <p>Considers that CCZ is incompatible with the current, historical, Wellington City Council and Geographic Board definition of Mount Victoria as a suburb.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that the CCZ (City Centre Zone) east of Cambridge Terrace in Mount Victoria be rezoned to MRZ (Medium Density Residential Zone).</p> <p>[Inferred decision requested]</p>
Mapping / Rezone / Rezone	Boston Real Estate Limited	220.1	Amend	<p>Considers that the Natural Open Space Zone is inappropriate on a portion of the site because:</p> <p>The current operative plan has split the site into two separate zones, a business area zone and a residential zone.</p> <p>The Natural Open Space Zone is intended to recognise high natural, ecological and historic heritage values.</p> <p>The surrounding properties are maintaining similar zones from the operative district plan to the proposed district plans.</p> <p>it is held in private ownership. This means that the public will have no access along this area or be able to use it.</p> <p>This site is extremely steep and no development has occurred yet due to the difficult site conditions.</p> <p>[Refer to original submission for full reason]</p>	<p>Rezone the NOSZ (Natural Open Space Zone) at 62 Kaiwharawhara Road to Medium Density Residential Zone.</p>
Mapping / Rezone / Rezone	RR Ventures (2018) Ltd	227.2	Amend	<p>Opposes 166 Glanmire Road (Part Lot 8 DP 2205) being zoned as Large Lot Residential Zone and seeks that it is rezoned as Medium Density Residential Zone.</p> <p>Considers that this section is 20,491 sq. mtr in area and is currently undeveloped. Considering the size and proximity to council's infrastructure, we believe the potential of the section can be further enhanced if it can be zoned residential, subdivided and developed to accommodate low to medium density housing.</p>	<p>Rezone 166 Glanmire Road (Part Lot 8 DP 2205) to Medium Density Residential Zone.</p> <p>[Inferred decision requested]</p>
Mapping / Rezone / Rezone	Wellington's Character Charitable Trust	233.5	Amend	<p>Opposes Khandallah Village being a Local Centre Zone.</p> <p>Considers that Khandallah is similar to Ngaio, and Ngaio has an NCZ.</p> <p>All the elements required of an NCZ are present in Khandallah.</p> <p>There is a large distinction between Khandallah and other suburbs with LCZ.</p> <p>[Refer to original submission for full reason]</p>	<p>Rezone Khandallah Village from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone)</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Wellington's Character Charitable Trust	233.6	Amend	<p>Opposes Station Road/Baroda Street satellite shops being a Local Centre and seeks that it is rezoned as a Neighbourhood Centre.</p> <p>Considers that LCZ is inappropriate zoning for this area.</p> <p>This area is consistent with the PDP's description of NCZ.</p> <p>[Refer to original submission for full reason]</p>	Rezone Station Road/Baroda Street satellite shops from LCZ (Local Centre Zone) to NCZ (Neighbourhood Centre Zone)
Mapping / Rezone / Rezone	Gabriela Roque-Worcel	234.1	Amend	Considers that the Brooklyn LCZ should be rezoned on the mapping to Mixed Use Zone.	Rezone Brooklyn from LCZ (Local Centre Zone) to MUZ (Mixed Use Zone) on the mapping.
Mapping / Rezone / Rezone	Gabriela Roque-Worcel	234.2	Amend	Considers that the Kingston LCZ should be expanded.	Seeks that the LCZ (Local Centre Zone) in Kingston is expanded.
Mapping / Rezone / Rezone	Gabriela Roque-Worcel	234.3	Amend	Considers that the Vogeltown LCZ should be expanded.	Seeks that the LCZ (Local Centre Zone) in Vogeltown is expanded.
Mapping / Rezone / Rezone	Gabriela Roque-Worcel	234.4	Amend	Considers that the Mornington LCZ should be expanded.	Seeks that the LCZ (Local Centre Zone) in Mornington is expanded.
Mapping / Rezone / Rezone	Karepa Dell Developments	241.1	Oppose	<p>Considers that the PDP states that Large Lot Residential Zone is for lower density developments that are generally located on the periphery of urban areas. The site that is located at 11 Makomako Road is located in Brooklyn and is approximately 4km from the CBD of Wellington. This is barely the periphery of the urban areas. The surrounding residential properties encapsulate this area. The zone encourages semi-urban setting, however the surrounding properties are all higher density properties and all of these properties can be further developed to hold three dwellings. The site is currently subject to a 20-lot subdivision under the resource consent SR 374681. This is currently being completed, however due to the Covid Pandemic and supply shortages has delayed this project being completed. A time extension was granted in April of 2022, with the works intended to be completed in 2025. This consent will create similar sized lots of the surrounding medium density residential properties. As such these future lots should be zoned as medium density residential zones and would allow for the future development of these properties just like the surrounding areas. The large lot residential zone will not be reflective of the property or a suitable outcome consistent with the NPS UD upon completion of the subdivision.</p>	Opposes the zoning of 11 Makomako Road as Large Lot Residential Zone.
Mapping / Rezone / Rezone	Karepa Dell Developments	241.2	Amend	<p>Considers that the PDP states that Large Lot Residential Zone is for lower density developments that are generally located on the periphery of urban areas. The site that is located at 11 Makomako Road is located in Brooklyn and is approximately 4km from the CBD of Wellington. This is barely the periphery of the urban areas. The surrounding residential properties encapsulate this area. The zone encourages semi-urban setting, however the surrounding properties are all higher density properties and all of these properties can be further developed to hold three dwellings. The site is currently subject to a 20-lot subdivision under the resource consent SR 374681. This is currently being completed, however due to the Covid Pandemic and supply shortages has delayed this project being completed. A time extension was granted in April of 2022, with the works intended to be completed in 2025. This consent will create similar sized lots of the surrounding medium density residential properties. As such these future lots should be zoned as medium density residential zones and would allow for the future development of these properties just like the surrounding areas. The large lot residential zone will not be reflective of the property or a suitable outcome consistent with the NPS UD upon completion of the subdivision.</p>	Rezone the property at 11 Makomako Road to a Medium Density Residential Zone to reflect the development that is occurring.
Mapping / Rezone / Rezone	Adam King	246.1	Oppose in part	Opposes the zoning of 12a Parliament Street as Medium Density Residential.	Retain as notified with amendment below.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Adam King	246.2	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks to add retain Operative District Plan zoning of the Inner Residential Zone for 12a Parliament Street.
Mapping / Rezone / Rezone	Peter Charlesworth	248.2	Amend	<p>Considers that the portion of the site 11B Wilmshurst Place containing the existing dwelling should be zoned Medium Density Residential Zone to be consistent with the current Outer Residential Area zoning, as the LLRZ zoning will result in development that is inconsistent with the proposed zoning and form of development that surrounds the site directly to the north, east and west.</p> <p>Considers that there is no rationale for zoning the Outer Residential Area portion of the site as LLRZ to a less enabling zone, as this will be contrary to the NPS-UD.</p> <p>[Refer to submission for area of the site that the submission applies to]</p> <p>[Refer to original submission for full reason]</p>	<p>Rezone the annotated portion of 11B Wilmshurst Place from LLRZ (Large Lot Residential Zone) to MRZ (Medium Density Residential Zone).</p> <p>[Refer to original submission for map of the area]</p>
Mapping / Rezone / Rezone	Generation Zero Inc	254.7	Amend	Considers that building heights of at least six storeys are enabled within a walkable catchment of the Johnsonville Rail line in accordance with the requirements of Policy 3(c) of the NPS-UD.	Seeks that High Density Residential Zone is applied to all residential sites within a 15-minute walkable catchment of the rapid transit stops on the Johnsonville Rail line except where a justifiable qualifying matter applies.
Mapping / Rezone / Rezone	Prime Property Group	256.2	Amend	Considers the development area identified at 14 Epic Way to be an appropriate site for rezoning to Medium density residential, including because the site has services, has been designed to avoid impact on SNAs and would be in keeping with the area around [Refer to original submission for full reason].	<p>Seeks to rezone the development area within S17-1095-PDP1 (14 Epic Way) to Medium Density Residential.</p> <p>[See original submission for attachment]</p>
Mapping / Rezone / Rezone	Pauletta Wilson	257.2	Amend	<p>Opposes the Mt Cook Area being zoned as High Density Residential Zone and seeks that it is rezoned to Medium Density Residential Zone.</p> <p>Considers that the effect of new 6-storey blocks on surrounding neighbours in existing houses, making them shadier, damper, less healthy, and unpleasant to live in.</p> <p>The provisions such as recession planes, privacy, outlook space and solar access are not adequate because the buildings in the HRZ can go right to the boundary.</p> <p>Supports intensification in the Mt Cook area but wants it done effectively and without unnecessary destruction of the diversity of the community, it's valuable assets and character,</p>	Rezone the Mt Cook area from HRZ (High Density Residential Zone) to MRZ (Medium Density Residential Zone) with a height limit of 11m.
Mapping / Rezone / Rezone	Wheeler Grace Trust	261.1	Amend	<p>Considers that the opportunity for residential intensification would be better reflected with HRZ (High Density Residential Zone).</p> <p>Changing from Inner Residential to City Centre Zone would drastically change Selwyn Terrace.</p> <p>Opposes the element of the NPS-UD application regarding commercial activities.</p> <p>Selwyn Terrace does not have a mix of land uses - it is all residential except the British High Commission, which has it's frontage on Hill Street.</p> <p>For Selwyn Terrace to be CCZ it would need better road access.</p> <p>Selwyn Terrace is unique and has character, making CCZ inappropriate.</p> <p>[Refer to original submission for full reason]</p>	Rezone Selwyn Terrace, Thorndon from CCZ (City Centre Zone) to HRZ (High Density Residential Zone).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Wellington City Council	266.45	Amend	Considers that the second access to St Gerards Monastery, Oriental Bay should be re-zoned from Open Space to MRZ. This is to match the zoning in the Operative District Plan. [shown in image in the full submission]	Seeks to re-zone second access to St Gerards Monastery, Oriental Bay should be re-zoned from Open Space Zone to Medium Density Residential Zone. [shown in image in full submission].
Mapping / Rezone / Rezone	Wellington City Council	266.46	Amend	Considers 39 Chapman Street, Johnsonville should be re-zoned from Open Space Zone to Medium Density Residential Zone to reflect the current residential use of the land.	Seeks to re-zone 39 Chapman Street, Johnsonville as shown in image supplied in full submission from OSZ (Open Space Zone) to MRZ (Medium Density Residential Zone).
Mapping / Rezone / Rezone	Wellington City Council	266.47	Amend	Considers part of 9 Comber Place, Johnsonville should be re-zoned from Natural Open Space Zone to Medium Density Residential Zone to correct a mapping error. The part of 9 Comber Place to the east of the Ridgelines and Hilltops Overlay should be MRZ. This reflects the zoning of the Operative District Plan.	Seeks to re-zone part of 9 Comber Place, Johnsonville (east of the Ridgelines and Hilltops Overlay) from NOSZ (Natural Open Space Zone) to MRZ (Medium Density Residential Zone) as shown in image supplied in full submission.
Mapping / Rezone / Rezone	Horokiwi Quarries Ltd	271.7	Amend	Supports that the Horokiwi site is zoned Special Purpose Quarry Zone, however two sites are not included, and amendments are sought to rezone two areas (being Pt Sec 17 Harbour District and Pt Sect 18 Harbour District from General Rural zone to Special Purpose Quarry zone, and part of Pt Sec 16 Harbour District from Open Space zone to Special Purpose Quarry Zone). This would provide for the full utilisation of the quarry site and provide a more efficient consenting regime. Pt Sec 16 Harbour District is owned by Horokiwi Quarries Ltd, is included within the existing use certificate, and part of the site features the existing sediment pond. Public access within the site is restricted and the site has no passive or active recreational assets or activities. The land is not subject to a reserves management plan and other than its historical zoning, there appears no basis or justification for an Open Space Zoning in the PDP. A consistent zoning would therefore be logical and efficient. [Refer to original submission for full reason, including attachments]	Rezone Pt Sec 16 Harbour District from Open Space Zone to Special Purpose Quarry Zone. [Refer to original submission for figures and attachments showing the area sought to be rezoned].
Mapping / Rezone / Rezone	Horokiwi Quarries Ltd	271.8	Amend	Supports that the Horokiwi site is zoned Special Purpose Quarry Zone, however two sites are not included, and amendments are sought to rezone two areas (being Pt Sec 17 Harbour District and Pt Sect 18 Harbour District from General Rural zone to Special Purpose Quarry zone, and part of Pt Sec 16 Harbour District from Open Space zone to Special Purpose Quarry Zone). This would provide for the full utilisation of the quarry site and provide a more efficient consenting regime. Pt Sec 18 is owned by Horokiwi Quarries Ltd and is included within the existing use certificate. Pt Sec 17 Harbour District is not in the existing use certificate, but is owned by Horokiwi and is positioned between the existing quarry site and Pt Sect 18. A consistent zoning would therefore be logical and efficient. [Refer to original submission for full reason, including attachments]	Rezone Pt Sec 18 Harbour District and Pt Sec 17 Harbour District from General Rural Zone to Special Purpose Quarry Zone. [Refer to original submission for figures and attachments showing the areas sought to be rezoned].
Mapping / Rezone / Rezone	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.5	Amend	Considers that the MRZ (Medium Density Residential Zone) within the Upper Stebbings and Glenside West development should be zoned LLRZ (Large Lot Residential Zone). [Refer to original submission for full reason]	Rezone Medium Density Residential Zone land at 395 Middleton Road in the Upper Stebbings and Glenside West Future Development Zone to Large Lot Residential Zone.
Mapping / Rezone / Rezone	Mary Sullivan	277.1	Amend	Opposes High Density Residential Zoning in the Prospect Terrace, Woodland Road, and the up-hill section of Frankmoore Avenue area. Considers that the area includes areas which are difficult to access on foot by most people, particularly elderly and people with young children or disabilities. Some of the area zoned as High density is up steep hills, with narrow roads, and have either no footpaths or footpaths on one side only. They are not therefore suitable for high density developments.	Rezone the area at Prospect Terrace, Woodland Road, and the up-hill section of Frankmoore Avenue from High Density Residential Zone to Medium Density Residential Zone.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Onslow Residents Community Association	283.3	Amend	Seeks that the Khandallah Centre is rezoned from Local Centre Zone to Neighbourhood Centre Zone.	Rezone the Khandallah Centre from Local Centre Zone to Neighbourhood Centre Zone.
Mapping / Rezone / Rezone	Onslow Residents Community Association	283.4	Amend	Seeks that the area at Box Hill Road, Khandallah is rezoned from Local Centre Zone to Neighbourhood Centre Zone. Considers that the zoning of LCZ here is an error in the District Plan. This extends the MRZ beyond reasonable limits. Also, there is no footpath that makes the southern end of Simla Crescent accessible in its entirety within a reasonable walking catchment of the Khandallah centre.	Rezone the area at Box Hill Road, Khandallah from Local Centre Zone to Neighbourhood Centre Zone.
Mapping / Rezone / Rezone	Eldin Family Trust	287.2	Oppose	Considers that the rezoning of Selwyn Terrace would be a dramatic change and would enable activities that conflict with the current primary use of Selwyn Terrace as a distinct enclave of residential dwellings. Considers that the Council is incorrect to say that Selwyn Terrace already has a mixture of land uses. Does not agree that a land use change is necessary to support a mixture of activities and growth, considering the street is very narrow and steep access, with a single carriageway for much of its length. A change to a commercial zoning would place unreasonable demand on vehicle and pedestrian access. Considers that Selwyn Terrace has a high concentration of pre-1930s character as evidenced by the 2019 Pre-1930s character area review report. Considers that 9 Selwyn Terrace is an excellent example of the work of one of Wellington's pre-eminent architects of the 20th Century, William Gray Young. Selwyn Terrace has special historic context as a reminder of the original suburb prior to the construction of the Wellington Motorway. Considers the plan provides sufficient development capacity without needing to change planning settings in Selwyn Terrace. [Refer to original submission for full reason]	Opposes the rezoning of Selwyn Terrace in the Operative District Plan from Inner Residential Zone to City Centre Zone in the Proposed District Plan.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Eldin Family Trust	287.3	Amend	<p>Considers that the rezoning of Selwyn Terrace would be a dramatic change and would enable activities that conflict with the current primary use of Selwyn Terrace as a distinct enclave of residential dwellings.</p> <p>Considers that the Council is incorrect to say that Selwyn Terrace already has a mixture of land uses.</p> <p>Does not agree that a land use change is necessary to support a mixture of activities and growth, considering the street is very narrow and steep access, with a single carriageway for much of its length. A change to a commercial zoning would place unreasonable demand on vehicle and pedestrian access.</p> <p>Considers that Selwyn Terrace has a high concentration of pre-1930s character as evidenced by the 2019 Pre-1930s character area review report.</p> <p>Considers that 9 Selwyn Terrace is an excellent example of the work of one of Wellington's pre-eminent architects of the 20th Century, William Gray Young.</p> <p>Selwyn Terrace has special historic context as a reminder of the original suburb prior to the construction of the Wellington Motorway.</p> <p>Considers the plan provides sufficient development capacity without needing to change planning settings in Selwyn Terrace.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Selwyn Terrace, Thorndon is rezoned from City Centre Zone to Medium Density Residential Zone
Mapping / Rezone / Rezone	Phillippa O'Connor	289.2	Support	<p>Considers that the Western Side of Kelburn Parade, especially #64 Kelburn Parade should be rezoned to HRZ because:</p> <ul style="list-style-type: none"> - It is close to the transport network, employment opportunities and social infrastructure. - Larger building heights would support additional housing for the benefit of those utilising the university. <p>[See original submission for full details]</p>	Seeks that the western side of Kelburn Parade is rezoned to the High Density Residential Zone with a maximum building height of 21m.
Mapping / Rezone / Rezone	Kilmarston Developments Limited and Kilmarston Properties Limited	290.7	Amend	<p>Considers that if agreement cannot be reached with Council on appropriate tenure for the land currently identified as MRZ, seeks that Large Lot Residential for the remaining land and a portion of land comprising some 5,500m² next to Silverstream Road as Medium Density Residential Zone.</p> <p>Considers request of alternative approach is to the balance land is because it is not appropriate to zone private land for what is considered essentially a public work (Reserve).</p>	Seeks that If agreement cannot be reached with Council on appropriate tenure for the land currently identified as Medium Density Residential Zone, then the submitter seeks Large Lot Residential for the remaining land and a portion of land comprising some 5,500m ² next to Silverstream Road as Medium Density Residential Zone.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Parsons Green Trust	291.1	Amend	<p>Considers that The current and ongoing childcare centre use of the PGT land would better align with the purpose of the MUZ, and the MUZ provisions would better enable commercial and mixed use development opportunities to service the surrounding residential catchment,</p> <p>A MUZ and MDRZ zone interface is not out of the ordinary. The PGT land is similarly located on the corner of Redwood Avenue / Main Road and adjoins the General Industrial Zone to the east. Furthermore, in order to address the interface with residential zones The MUZ contains rules relating to buildings and standards, noting that Rule MUZ-S5 requires windows on walls adjacent to Residential Zones to comprise of opaque privacy glazing to mitigate privacy or overlooking onto adjoining residentially zoned sites.</p> <p>MUZ is the most appropriate zoning for the PGT land. Applying the MUZ to the PGT land would create a practical zoning boundary and the MUZ contains provisions which manage potential privacy and amenity effects on adjoining MDRZ sites.</p> <p>[Refer to original submission for full reason]</p>	Rezone 1 & 3 Redwood Avenue and 85 Main Road, Tawa from Medium Density Residential Zone to Mixed Use Zone.
Mapping / Rezone / Rezone	Priscilla Williams	293.3	Amend	Considers that the hilly terrain makes this area unsuitable for high rise building.	Rezone the area spanning Wesley Road, Aurora Terrace and Bolton Street from HRZ (High Density Residential Zone) to MRZ (Medium Density Residential Zone).
Mapping / Rezone / Rezone	Tawa Community Board	294.5	Amend	Considers that land at 10 Surrey Street is one of the largest parcels of single-ownership land on the valley floor, very near the town centre and Tawa Station, and one of the most suitable sites for the highest height limit to encourage future development of centre-like mixed housing and business use.	Rezone 10 Surrey Street, Tawa from Mixed Use Zone to Local Centre Zone in the mapping.
Mapping / Rezone / Rezone	Tawa Community Board	294.6	Amend	<p>Rezone 105 - 115 Main Road, Tawa from NCZ to HRZ.</p> <p>Considers that if zoned as NCZ, 105 - 115 Main Road, Tawa they could be subject to specific controls around active frontage and non-residential activity, should the owners wish to amend their building in the future and could cause issues should they wish to sell. These properties currently contain residential-only buildings.</p>	Rezone 105, 107, 109, 111, 113 and 115 Main Road, Tawa from Neighbourhood Centre Zone to High Density Residential Zone.
Mapping / Rezone / Rezone	Dawid Wojasz	295.1	Amend	<p>Considers that Johnsonville Rail line should be considered as rapid transit for the purposes of its impact of Zoning and walkable catchments.</p> <p>It is a significant rail corridor and high density housing should be encouraged along its route to allow efficient access to public transport.</p>	<p>Seeks that high density residential zone be located within a 15 minute walkable catchment from stations along the Johnsonville rail line.</p> <p>[Inferred decision requested].</p>
Mapping / Rezone / Rezone	Tapu-te-Ranga Trust	297.3	Amend	<p>Submitter would like to amend the extent of residential zoning within the PDP to reflect the existing split of residential and open space zoning of 44 Rhine Street in the operative district plan.</p> <p>This is to reflect the aspirations the submitter has for the site in the next 10-15 years. At this stage, the Trust do not have the resources to comprehensively address contamination and geotechnical issues, so would like to revert to the zoning shown in the operative district plan (changing additional Medium Residential Zone back to Open Space).</p>	Seeks that land at 44 Rhine Street, Island Bay that has been rezoned Medium Density Residential Zone from Natural Open Space Zone, be rezoned back to Natural Open Space Zone in the mapping.
Mapping / Rezone / Rezone	Tapu-te-Ranga Trust	297.4	Amend	<p>Submitter requests their land be returned to zoning which existed within the Operative District Plan (Open Space Zone - Conservation).</p> <p>[Refer to original submission for full reason]</p>	<p>Add Open Space Zone - Conservation to the Proposed District Plan.</p> <p>[Inferred decision requested]</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Parkvale Road Limited	298.1	Amend	<p>Considers that part of site (200 Parkvale Road), immediately adjacent to the existing urban area, are suitable for rezoning to Medium Density Residential Zone.</p> <p>Considers area proposed for rezoning is a discreet and naturally contained area that while physically connected to the existing urban area is visually separated by existing topography. The area currently contains 3 existing dwellings, provides access to a further two existing dwellings adjacent to the site (173 and 175 Parkvale Road), and resource consent is in place for the construction of five additional dwellings.</p> <p>Rezoning of the site will provide for additional urban development capacity on this site that will give effect to the requirements of the National Policy Statement on Urban Development (NPS-UD) as a logical extension of the existing urban footprint.</p> <p>Rezoning of this area and its subsequent development would not interfere with the Skyline walkway.</p>	Seeks that part of property (200 Parkvale Road) is rezoned from General Rural Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Parkvale Road Limited	298.2	Amend	<p>Considers that part of site (200 Parkvale Road) is suitable for rezoning to Large Lot Residential Zone. This area is accessed from the end of Montgomery Avenue and is traversed by a number of tracks, notably the Skyline Walkway.</p> <p>Considers that the topography of the area results in a number of gully systems that fall away to the west and that a small number of large residential allotments can be created in these gully systems in a discreet manner that does not adversely affect the landscape and amenity values of the site.</p>	Seeks that part of property (200 Parkvale Road at Parkvale Road) is rezoned from General Rural Zone to Large Lot Residential Zone. [Refer to original submission, including map of the area]
Mapping / Rezone / Rezone	Parkvale Road Limited	298.3	Amend	<p>Considers that part of site (200 Parkvale Road), suitable for rezoning to Large Lot Residential Zone and Open Space Zone due to purpose of LLRZ and ability to enable public access. [Refer to original submission for full details]</p>	Seeks that part of property (200 Parkvale Road at Montgomery Avenue) is rezoned from General Rural Zone to a mixture of Large Lot Residential Zone and Open Space Zone.
Mapping / Rezone / Rezone	Wellington Branch NZIA	301.2	Amend	<p>Considers that Adelaide Road should not be classified as CCZ. The street is likely unsuitable for the creation of further high-rise areas due to it being the former boggy route of a wetland stream. Medium-rise development to the level of 5-6 storeys and the occasional nine storey tower should be continued.</p>	Rezone Adelaide Road from City Centre Zone to High Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Roland Sapsford	305.20	Amend	<p>Considers that 2, 4 and 6 Boston Terrace should not be zoned HRZ, as the six storey heights in this location would adversely affect a large number of existing infill dwellings on Boston Terrace, creating shade, dampness and privacy issues for many people.</p>	Rezone 2 Boston Terrace, 4 Boston Terrace and 6 Boston Terrace from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Roland Sapsford	305.21	Amend	<p>Considers that Palmer Street should not be surrounded on four sides by buildings with permitted heights of six storeys. Palmer Street is identified in the Proposed Plan as a "character precinct" with an 11m height limit for new buildings. Palmer Street already experiences significant shading from the existing high rise located between Palmer and Abel Smith Streets.</p>	Seeks that all High Density Residential Zones adjoining Palmer Street be rezoned to Medium Density Residential Zone. [Inferred decision requested]

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Roland Sapsford	305.22	Amend	Considers that Palmer Street should not be surrounded on four sides by buildings with permitted heights of eight storeys. Palmer Street is identified in the Proposed Plan as a "character precinct" with an 11m height limit for new buildings. Palmer Street already experiences significant shading from the existing high rise located between Palmer and Abel Smith Streets.	Seeks that all City Centre Zones adjoining Palmer Street be rezoned to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Roland Sapsford	305.23	Amend	Supports zone change from CCZ to MRZ at the sites on the west side of Willis Street between Aro Street and Abel Smith Street. Considers these sites are only included in the City Centre zone due to an historical mapping error repeatedly acknowledged but unaddressed by WCC. In essence this area was 10 covered by the 1960s designation for the Te Aro motorway, but when that designation was removed the boundary was not adjusted. Ten storeys over 100% of the site is not appropriate for this location. These sites would still be zoned up to six storeys once rezoned.	Rezone the sites on the west side of Willis Street between Aro Street and Abel Smith Street from City Centre Zone to Medium Density Residential.
Mapping / Rezone / Rezone	Roland Sapsford	305.24	Amend	Supports zone change from NCZ to MRZ between 72 and 82 Aro Street. This section of the North side of Aro Street was zoned to reflect its residential nature until rezoned around a decade ago as a result of a further submission by a single land owner (the owner of the Garage Project site). There is no well founded resource management reason to zone this residential section of Aro Street as "centre". Indeed, there are at least two shops currently used as flats, one vacant shop, and one shop operating as a ground floor office.	Rezone 72 - 82 Aro Street from Neighbourhood Centre Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Wilma Sherwin	306.1	Amend	Supports zone change from LCZ to NCZ in Khandallah.	Rezone Khandallah from Local Centre Zone to Neighbourhood Centre Zone.
Mapping / Rezone / Rezone	Lisa Nickson, Garrick Northover and Warren Sakey	313.2	Amend	Amend the zoning of Aro Street from HRZ to MRZ.	Rezone Aro Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Penelope Borland	317.1	Amend	Supports the rezoning of Mount Victoria from HRZ to MRZ. The balance between upzoning areas for increased density and retaining valuable character areas has not been struck appropriately by the Council and needs to be changed. More character areas can be retained without affecting the required housing needed.	Rezone Mount Victoria from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Penelope Borland	317.2	Amend	Supports zone change from HRZ to MRZ at the top of Marjoribanks Street.	Rezone the top of Marjoribanks Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Penelope Borland	317.3	Amend	Supports zone change from HRZ to MRZ on Hawker Street. Removing access to sunlight with 6 storey buildings in front of houses will result in poor mental and physical health outcomes, damp houses and overall negative impacts on wellbeing.	Rezone Hawker Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Penelope Borland	317.4	Amend	Supports zone change from HRZ to MRZ for the entirety of Earls Terrace. The street has and will remain constrained by poor access and infrastructure and therefore should not be zoned for high density.	Rezone Earls Terrace from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Penelope Borland	317.5	Amend	Supports zone change from HRZ to MRZ for the entirety of Port Street. The street has and will remain constrained by poor access and infrastructure and therefore should not be zoned for high density.	Rezone Port Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]
Mapping / Rezone / Rezone	Penelope Borland	317.6	Amend	Supports zone change from HRZ to MRZ for the entirety of Stafford Street. The street has and will remain constrained by poor access and infrastructure and therefore should not be zoned for high density.	Rezone Stafford Street from High Density Residential Zone to Medium Density Residential Zone. [Inferred decision requested]

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Hilary Watson	321.9	Amend	Considers that the upzoning of 73.2 percent of Newtown as HRZ is not respectful of the City's historic heritage and will result in the irretrievable loss of character, distinctiveness and identity across the suburb, including Character Precincts. The HRZ in the area will not effectively achieve the strategic direction supporting the creation of a liveable, well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, as well as their health and safety. High Density zoning will also cause new housing to only be affordable to those with incomes above the median. [Refer to original submission for full reason]	Reduce the extent of the High Density Residential Zone in Newtown and rezone as Medium Density Residential Zone in the mapping. [Inferred decision requested]
Mapping / Rezone / Rezone	Richard Murcott	322.10	Amend	Supports zone change from HRZ to MRZ at the block bounded by Hobson St, Davis St, Moturoa St, Murphy St, Turnbull St, and Fitzherbert Tce in Thorndon.	Rezone the residential area bounded by Hobson St, Davis St, Moturoa St, Murphy St, Turnbull St, and Fitzherbert Tce in Thorndon from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Mt Victoria Residents' Association	342.19	Amend	Supports the rezoning of Mount Victoria from HRZ to MRZ, aside from Kent Terrace.	Rezone Mount Victoria from High Density Residential Zone to Medium Density Residential Zone, except Kent Terrace. [Inferred decision requested]
Mapping / Rezone / Rezone	Lower Kelburn Neighbourhood Group	356.2	Amend	Considers that the North Bolton St Character Area should be expanded to include Wesley Road as a Character Precinct. Notes that the 2019 Boffa Miskell Pre-1930 Area Character Review concluded that the Wesley Rd area needed to be further investigated as a potential Character Area. This area had not been studied in detail for the Report as had other areas such as Thorndon and Mt Victoria. Therefore many submissions were made to WCC in the previous round from ninety concerned Lower Kelburn residents, adding to our earlier written and oral submissions that had provided strong evidence that this area should have Character Precinct status, and not be kept as high density with a 21 m height limit. [Refer to original submission for full reason, including appendix]	Amend the extent of the North Bolton St Character Area to include Welsey Road as a Character Precinct.
Mapping / Rezone / Rezone	Lower Kelburn Neighbourhood Group	356.3	Amend	Supports the rezoning of the Wesley Street area from HRZ to MRZ, with height limits of 11m for dwellings. [Refer to original submission for full reason, including appendix]	Rezone Wesley Road from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Josephine Brien / Tim Bollinger	365.1	Amend	Supports the rezoning of all addresses adjacent to the open Community Centre grounds and the community recreational area on Aro Street from HRZ to MRZ. A High Density zoning is inappropriate for the requirements of this well-used inner city community area, that includes a basket ball court and a pedestrian cycle access way through the park to the top of Palmer street and into Wellington city. This is most likely an accident and should be corrected, as sunlight needs to reach the park.	Rezone all addresses adjacent to the open Community Centre grounds and the community recreational area on Palmer Street from High Density Residential Zone to Medium Residential Zone.
Mapping / Rezone / Rezone	U.S. Embassy Wellington	366.1	Amend	As identified on a provided map [see original submission], seeks an amendment to the mapping to exclude all properties highlighted in red on the supplied map from the proposed 27m height limit and subject to a 10m height limit. This is for security reasons.	Amend the CCZ (City Centre Zone) Maps so that all properties highlighted in red on the supplied map [see original submission] are exempt from the 27m height limit and subject to a 10m height limit.
Mapping / Rezone / Rezone	U.S. Embassy Wellington	366.2	Amend	As identified on a provided map [see original submission], seeks an amendment to the mapping to exclude all properties highlighted in red on the supplied map from the proposed 22m minimum height and subject to a 10m height limit. This is for security reasons.	Amend the CCZ (City Centre Zone) Maps so that all properties highlighted in red on the supplied map [see original submission] are exempt from the proposed 22m minimum height and are subject to a 10m height limit
Mapping / Rezone / Rezone	Elizabeth Nagel	368.12	Amend	Retain all pre-1930s areas as they are in the Operative District Plan.	Retain all pre-1930s areas as they are in the Operative District Plan.
Mapping / Rezone / Rezone	Waka Kotahi	370.8	Amend	Considers that the Oriental Bay Height Precinct is more appropriate to apply as an overlay and/or the area to be rezoned to high density residential.	[Inferred decision requested] Rezone the Oriental Bay Height Precinct that is within the Medium Residential Zone to High Density Residential Zone.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	WCC Environmental Reference Group	377.4	Amend	Considers that the Johnsonville Rail Line should be classified as a rapid transit service. As a permanent transit route capable of large capacity carriage of people, the Johnsonville Rail Line should be classified as a rapid transit service. GWRC's Regional Land Transport Plan 2021 recognises the route as a rapid transit route. The line also fits the definition of a rapid transit route in the NPS-UD definitions for the purpose of giving effect to Policy 3(c). With the suburbs along this line well served by commercial and community facilities, and with land available that could accommodate denser development, it makes no sense for this route not to be classified in this way, and provision made for higher density development. We are facing a climate crisis and a housing crisis: this area must shoulder some of the change necessary to reduce Wellingtonian's carbon footprint, and increase housing availability and affordability along transport routes well served by community facilities, which this is.	Amend the Maps to add the Johnsonville Rail Line as a Rapid Transit Service and adjust the walking catchments to reflect this.
Mapping / Rezone / Rezone	WCC Environmental Reference Group	377.5	Amend	The walking catchments used in the district plan are inconsistent between the rapid transit stops they relate to. These are also more conservative than those being proposed by both Porirua and Hutt City, and considerably more conservative than those proposed by Auckland City. In light of the urgent need to reduce Wellingtonians' carbon footprint, reduce congestion, and significantly improve housing options, this makes no sense. We seek that the plan takes a consistent approach, applying the definition provided by Section 5.5 the MfE guidance in relation to the NPS-UD, and revising its walking catchment definitions to at least match those of its adjacent cities.	Amend the walkable catchments associated with the central city, any areas classed as 'metropolitan centres' and with rapid transit stops to bring them in line with the approach being taken by Hutt City, Porirua and Auckland City, as follows: (a) A 15-minute walk (around 1200 metres) from the edge of the City Centre Zone; and (b) A 10-minute walk (around 800 metres) from existing and planned rapid transit stops (c) A 10-minute walk (around 800 metres) from the edge of a Metropolitan Centre Zone Within these areas, amend the zoning requirements accordingly, to reflect, as a minimum, increased building heights provisions of 6 storeys, and other bulk and location elements as relevant to a higher density zone.
Mapping / Rezone / Rezone	Henry Bartholomew Nankivell Zwart	378.4	Amend	Supports larger walking catchments for intensification around centres.	Seeks that walking catchments around centres are increased. [Inferred decision requested].
Mapping / Rezone / Rezone	Henry Bartholomew Nankivell Zwart	378.5	Amend	Supports larger walking catchments for intensification around mass transit hubs.	Seeks that walking catchments around mass transit hubs are increased. [Inferred decision requested].
Mapping / Rezone / Rezone	Taranaki Whānui ki te Upoko o te Ika	389.17	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the proposed zoning over Part Lot 1 DP 4741, Section 4 SO 477035, PT LOT 1 DP 4741 - WELLINGTON PRISON, Section 1 SO 477035, Part Section 20 Watts Peninsula DIST is amended from Natural Open Space Zone to Medium Density Residential with a 'Te Motu Kairangi Precinct' with associated objectives, policies, rules and standards to recognise the cultural and environmental overlays over the site whilst enabling Taranaki Whānui to exercise their customary responsibilities as kaitiaki, and to undertake development that supports their cultural, social and economic wellbeing.
Mapping / Rezone / Rezone	Taranaki Whānui ki te Upoko o te Ika	389.18	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the proposed zoning over Part Lot 1 DP 4741, Section 4 SO 477035, PT LOT 1 DP 4741 - WELLINGTON PRISON, Section 1 SO 477035, Part Section 20 Watts Peninsula DIST is amended from Natural Open Space Zone to Special Purpose Zone – Māori Purpose Zone that would include objectives, policies, rules and standards to recognise the cultural and environmental overlays over the site whilst enabling Taranaki Whānui to exercise their customary responsibilities as kaitiaki, and to undertake development that supports their cultural, social and economic wellbeing.
Mapping / Rezone / Rezone	Taranaki Whānui ki te Upoko o te Ika	389.19	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the proposed zoning over Part Lot 1 DP 4741, Section 4 SO 477035, PT LOT 1 DP 4741 - WELLINGTON PRISON, Section 1 SO 477035, Part Section 20 Watts Peninsula DIST is amended from Natural Open Space Zone to any other suitable zone that will enable Taranaki Whānui to exercise their customary responsibilities as kaitiaki, and to undertake development that supports their cultural, social, and economic wellbeing.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Taranaki Whānui ki te Upoko o te Ika	389.20	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that in addition to any amendment from rezoning over Part Lot 1 DP 4741, Section 4 SO 477035, PT LOT 1 DP 4741 - WELLINGTON PRISON, Section 1 SO 477035, Part Section 20 Watts Peninsula DIST is amended from Natural Open Space Zone, that any other such amendments that are most appropriate to address this submission.
Mapping / Rezone / Rezone	Taranaki Whānui ki te Upoko o te Ika	389.21	Amend	Considers that the proposed Mixed-Use Zone only extends across the areas of existing built development. The Shelly Bay Taikuru site is proposed to be rezoned 'Mixed-Use Zone' with a maximum building height of 12m.	Seeks that Mixed-Use Zone is amended to follow the extent of consented development area outlined in the approved masterplan and engineering drawings. [Refer to original submission for map]
Mapping / Rezone / Rezone	Kāinga Ora Homes and Communities	391.26	Amend	Considers that notified Local Centres in Miramar, Tawa and Newtown should be classified as Town Centre zones for their role and function within Wellington City.	Rezone the Miramar, Tawa and Newtown Local Centre Zones from Local Centre Zones to Town Centre Zones.
Mapping / Rezone / Rezone	Kāinga Ora Homes and Communities	391.27	Support	Considers that a Town Centre zone should be added to the Hierarchy of Centres and to include Miramar, Tawa, and Newtown. Considers that all of these centres provide a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. The introduction of a Town Centre is sought to more appropriately reflect the wider catchment that these geographic centre services (both now and into the future). A proposed chapter with a full set of provisions has been provided with the submission [see submission for further details].	Seeks the addition of a new Town Centre Zone chapter in the proposed District Plan, with: 1. Town Centre Zone provisions in Appendix 2 of the submission [see original submission for full details]. 2. The Miramar commercial centre is zoned as a Town Centre Zone as sought in this submission and on the planning maps in Appendix 4 [see original submission for full details]. 3. The Tawa commercial centre is zoned as a Town Centre Zone as sought in this submission and on the planning maps in Appendix 4 [see original submission for full details]. 4. The Newtown commercial centre is zoned as a Town Centre Zone as sought in this submission and on the planning maps in Appendix 4 [see original submission for full details]. 5. Any consequential updates to the Plan to account for the introduction of a Town Centre Zone. 6. Amendments to planning maps are made as shown in Appendix 4 of this submission [see original submission for full details]. 7. Any consequential updates to maps.
Mapping / Rezone / Rezone	Kāinga Ora Homes and Communities	391.28	Amend	Considers that a Town Centre zone should be added to the Hierarchy of Centres and to include Miramar, Tawa, and Newtown. Considers that all of these centres provide a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. The introduction of a Town Centre is sought to more appropriately reflect the wider catchment that these geographic centre services (both now and into the future). A proposed chapter with a full set of provisions has been provided with the submission [see submission for further details].	Seeks the addition of a new Town Centre Zone chapter in the proposed District Plan, with: 1. Town Centre Zone provisions in Appendix 2 of the submission [see original submission for full details]. 2. The Miramar commercial centre is zoned as a Town Centre Zone as sought in this submission and on the planning maps in Appendix 4 [see original submission for full details]. 3. The Tawa commercial centre is zoned as a Town Centre Zone as sought in this submission and on the planning maps in Appendix 4 [see original submission for full details]. 4. The Newtown commercial centre is zoned as a Town Centre Zone as sought in this submission and on the planning maps in Appendix 4 [see original submission for full details]. 5. Any consequential updates to the Plan to account for the introduction of a Town Centre Zone. 6. Amendments to planning maps are made as shown in Appendix 4 of this submission [see original submission for full details]. 7. Any consequential updates to maps.
Mapping / Rezone / Rezone	Kāinga Ora Homes and Communities	391.29	Amend	Seeks that the Kilbirnie Bus Barns are re-zoned from Medium Density Residential Zone to the High Density Residential Zone.	Seeks that the Kilbirnie Bus Barns are re-zoned from Medium Density Residential Zone to the High Density Residential Zone.
Mapping / Rezone / Rezone	Lucy Harper and Roger Pemberton	401.2	Amend	Considers that the Earls Terrace and Port Street/Stafford Street area has qualities, including visibility which should qualify it as a character area. The submitter considers that Earls Terrace and Port Street/Stafford Street area has a particularly charming ambience and modification to the houses has generally been in keeping with the Mt Victoria architecture.	Amend zoning from High Density Residential Zone to Medium Density Residential Zone for Earls Terrace, Port Street and Stafford Street.
Mapping / Rezone / Rezone	Investore Property Limited	405.14	Amend	Considers that the current zoning disregards the NPS-UD direction. The Johnsonville Line should be classified as rapid transit and as such it should apply full NPS-UD zoning (six-storey). [Refer to original submission for full reason].	Rezone the Johnsonville line from MRZ to HRZ and provide building heights of at least six storeys within a 10-minute walkable catchment of the stations on the Johnsonville Rail Line. [Inferred decision requested]

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Investore Property Limited	405.15	Oppose	Considers that the exclusion of the Johnsonville rail line from "rapid transit" and high density residential zoning within catchments of a train station is inappropriate and inconsistent with the NPS-UD, Wellington Regional Land Transport Plan and Change 1 to the Wellington Regional Policy Statement.	Seeks that 10-minute walkable catchments of a the Johnsonville train line are rezoned to High Density Residential.
Mapping / Rezone / Rezone	Wellington International Airport Ltd	406.21	Amend	<p>Submitter acknowledges that the margins of its site at Lyall Bay and Evans Bay are within the coastal environment, as defined by the NZCPS and the Greater Wellington Regional Policy Statement. However both margins are heavily modified for airport activities and roading infrastructure.</p> <p>Submitter expresses concern that the complex relationship between the Coastal Environment, Infrastructure and Airport Zone provisions creates an inefficient consenting pathway for airport and airport related activities.</p>	Seeks to delete the Airport Zone within the Coastal Environment overlay (Option A).
Mapping / Rezone / Rezone	Wellington International Airport Ltd	406.22	Amend	<p>The area of Natural Open Space zoned land located between Lyall Bay and Moa Point should be rezoned to an alternative land use zone which more accurately reflects the existing environment, including the significant hard engineering structures which currently protect Moa Point Road, the wastewater treatment network and Wellington International Airport from the effects of coastal erosion; or,</p> <p>A bespoke planning framework be inserted into the Natural Open Space Zone chapter that recognises the role and function of seawall between Lyall Bay and Moa Point and provide for its ongoing maintenance, repair and upgrade.</p> <p>[See paragraphs 4.40 to 4.45 of original submission for full reason]</p>	Remove the area of the seawall and associated structures above mean high water springs between Lyall Bay and Moa Point from the Natural Open Space zone and rezone to an alternative more appropriate zone (such as Airport Zone) or sub zone. (Option A).
Mapping / Rezone / Rezone	Wellington International Airport Ltd	406.23	Amend	<p>Opposes NOSZ (Natural Open Space Zone) zoning in the area on the Sea Wall between Lyall Bay and Moa Point and seeks that it is rezoned.</p> <p>The area of Natural Open Space zoned land located between Lyall Bay and Moa Point should be rezoned to an alternative land use zone which more accurately reflects the existing environment, including the significant hard engineering structures which currently protect Moa Point Road, the wastewater treatment network and Wellington International Airport from the effects of coastal erosion; or,</p> <p>A bespoke planning framework be inserted into the Natural Open Space Zone chapter that recognises the role and function of seawall between Lyall Bay and Moa Point and provide for its ongoing maintenance, repair and upgrade.</p> <p>[See paragraphs 4.40 to 4.45 of original submission for full reason]</p>	Rezone the area on the Sea Wall between Lyall Bay and Moa Point from Natural Open Space Zone to Airport Zone.
Mapping / Rezone / Rezone	Willis Bond and Company Limited	416.9	Amend	The National Policy Statement on Urban Development 2020 (NPS-UD) requires district plans to enable building heights of at least 6 storeys within at least a walkable catchment of the edge of metropolitan centre zones (Policy 3(c)).	Seeks that the areas surrounding the Kilbirnie Metropolitan Centre Zone be rezoned as High Density Residential Zone (in a similar way to the inclusion of areas surrounding the Johnsonville Metropolitan Centre Zone and within Newtown).
Mapping / Rezone / Rezone	Johnsonville Community Association	429.15	Amend	<p>Considers that re-zoning rural land for urban purposes is needed to provide more space for affordable housing.</p> <p>Takapu Valley and Ohariu Valley has been land-banked by developers. These areas can potentially account for 25% of future population growth.</p>	Seeks that Takapu Valley is rezoned to residential zones.
Mapping / Rezone / Rezone	Johnsonville Community Association	429.16	Amend	<p>Considers that re-zoning rural land for urban purposes is needed to provide more space for affordable housing.</p> <p>Takapu Valley and Ohariu Valley has been land-banked by developers. These areas can potentially account for 25% of future population growth.</p>	Seeks that Ohariu Valley is rezoned to residential zones.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Miriam Moore	433.3	Amend	<p>Considers that the Proposed District Plan provides a good opportunity to rezone the general industrial pocket along Main Road (south of Tawa Street) in Tawa to Mixed Use Zone.</p> <p>Considers that this is a water sensitive area, adjacent to Redwood Train Station and multiple schools. General industrial activity often requires car access and can be sensitive to surrounding residential activities - ample GIZ area is now provided in Grenada North, which has more appropriate setting for this type of activity. The existing activity isn't overly sensitive, and would largely be permitted in a Mixed Use Zone, so there is an opportunity to rethink this area as a Mixed Use Zone that would be better fitting with the surrounding context. Zoning this area Mixed Use Zone would provide higher amenity, more compact and efficient land-use, and a better arrival experience into Tawa along the Main Road.</p> <p>Considers that the more mixed-use activity that can be enabled in our key areas (by MRT and schools), the more neighbourhoods will thrive people will be able to live in sustainable ways that are better for our climate and our social well-being. Ensuring our main streets are attractive, walkable and safe are a part of this.</p>	Seeks that the land along Main Road, Tawa is rezoned from General Industrial Zone to Mixed Use Zone.
Mapping / Rezone / Rezone	Miriam Moore	433.4	Amend	Considers that the mapping should be amended to reflect a 15 minute walkable catchment around train stations.	Amend the high density zoning and around all train stations to cover at least the area within a 15 minute walkable catchment.
Mapping / Rezone / Rezone	Miriam Moore	433.5	Amend	Considers that the mapping should be amended to reflect the 15 minute walkable catchments around the City Centre Zone.	Amend the high density zoning and around the city centre to cover at least the area within a 15 minute walkable catchment.
Mapping / Rezone / Rezone	Miriam Moore	433.6	Amend	Considers that the mapping should be amended to reflect the 15 minute walkable catchments around the Metropolitan Centre Zones.	Amend the high density zoning and around the city centre to cover at least the area within a 15 minute walkable catchment around the Metropolitan Centre Zones.
Mapping / Rezone / Rezone	Kirsty Woods	437.3	Amend	Opposes the High Density Residential zoning for suburban Newtown. High density zoning in this area fails to address effects adequately, including loss of sunlight, adverse effects associated with demolition and rebuilding and loss of green spaces. Considers that there is an excess of housing provided through the proposed district plan above what is required. By creating much larger areas to enable 6 storey buildings than is likely to be required, the council is promoting unnecessary adverse effects on existing housing. Considers that the alternative extent provided in the The Urban Activation Lab of Red Design Architects submission is more appropriate.	Seeks that High Density Zoning in Newtown is limited / concentrated to the extent indicated in the Red Design Architects and Newtown Residents Association submissions. Seeks that all other areas are rezoned as Medium Density Residential.
Mapping / Rezone / Rezone	Kirsty Woods	437.4	Amend	Considers that if character precincts are not extended, high density zoned land in Newtown should be rezoned as Medium Density with an 11m height limit.	Rezone High Density Zone land in Newtown as Medium Density Zone.
Mapping / Rezone / Rezone	Ross Judge	438.2	Amend	Supports the rezoning of 39 Chapman Street from Open Space Zone to High Density Residential Zone. The 282m ² area is in the process of being purchased from the WCC and has already been surveyed prior to the sale. The site is intended for housing development in conjunction with the subdivision at the back of 15 Chesterton Street. The site would be within the same walking distance to the Johnsonville railway station and other public transport as other Chesterton Street and Chapman St properties that will be classified as HRZ. [Refer to original submission for full reason]	Rezone 39 Chapman Street from Open Space Zone to High Density Residential Zone.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	Newtown Residents' Association	440.6	Amend	Considers that Newtown's residential streets outside the suburban centre should be classified as MRZ. In particular the zoning of several blocks around the Newtown suburban centre for heights of up to 21m seems unnecessary and counter productive to maintaining a well functioning urban environment. Allowing 6-storey development blocks in low-rise residential areas would have damaging effects on the value of neighbouring houses. Furthermore, combining terraced homes, typically of 3 storeys, with 6 storey apartment blocks doesn't give good results unless the sites are carefully planned. [Refer to original submission for full reason]	Rezone Newtown's residential streets from High Density Residential Zone to Medium Density Residential zone.
Mapping / Rezone / Rezone	Newtown Residents' Association	440.7	Amend	Considers that the the Neighbourhood Centre in Berhampore should be classified as Medium Density Residential Zone.	Rezone the Neighbourhood City Centre Zone in Berhampoor to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Kathryn Lethbridge	442.2	Amend	Opposes the High Density Residential Zoning of the Hobson Precinct (between Murphy Street and Hobson Street/Davis Street and the motorway) and considers that this should be rezoned as MRZ. Considers that MRZ for the Hobson Precinct meets the Government requirements for development and is more appropriate given the existing nature of the area and potential for inappropriate development.	Rezone the Hobson Precinct (between Murphy Street and Hobson Street/Davis Street and the motorway) from High Density Residential Zone to Medium Density Residential Zone.
Mapping / Rezone / Rezone	Kay Larsen	447.3	Amend	Considers that the make up of the area is already dense enough to be considered High-Density. Considers that the terrace is too small to accommodate further traffic from high density development. Considers that the infrastructure on TheTerrace South is insufficient for further development. Considers that the hillside is steep and innappropriate for 6 storey development. Considers that there are many pathways, shortcuts, large old trees, housing and Boyd Wilson Sports Field scattered in the area.	Opposes High Density Residential Zoning in Southern Terrace (Area between Abel Smith Street, Ghuznee Street, Terrace and including St John Street and Abel Smith Street extension).
Mapping / Rezone / Rezone	Kay Larsen	447.4	Amend	Considers that the proximity of the south end of the Terrace the Aro Valley and Park means that the Aro Valley Character Precinct could be extended to capture South Terrace.	Seeks that the area between Abel Smith Street, Ghuznee Street, Terrace and including St John Street and Abel Smith Street extension is attached to the Aro Valley Character Precinct. [Inferred Decision Requested]
Mapping / Rezone / Rezone	Kay Larsen	447.5	Amend	Considers that infrastructure is now inadequate and it would all have to be replaced with greater capacity before more houses were built. [Refer to original submission for full reason]	Seeks that the area between Abel Smith Street, Ghuznee Street, Terrace and including St John Street and Abel Smith Street extension is attached to the Aro Valley Character Precinct. [Inferred Decision Requested]
Mapping / Rezone / Rezone	Kay Larsen	447.6	Amend	Considers that the Terrace near the corner of Vivian Street is not really designed for a major increase of people living in the neighbourhood. [Refer to original submission for full reason]	Seeks that the area between Abel Smith Street, Ghuznee Street, Terrace and including St John Street and Abel Smith Street extension is attached to the Aro Valley Character Precinct. [Inferred Decision Requested]
Mapping / Rezone / Rezone	John Wilson	453.3	Oppose	Opposes zoning of "Johnsonville Metropolitan Centre Zone". [Refer to original submission for full reason]	Not specified.
Mapping / Rezone / Rezone	John Wilson	453.4	Oppose	Opposes zoning of "Kenepuru and Tawa railway stations Zone". [Refer to original submission for full reason]	Not specified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Rezone / Rezone	(Vivien) Jane Kirkcaldie and Denis Maxwell Kirkcaldie	455.3	Amend	Considers that Lower Kelburn Neighbourhood be recognised as a special character area. [Refer to original submission for full reason]	Seeks to rezone Lower Kelburn Neighbourhood as a special character area. [Inferred decision requested].
Mapping / Rezone / Rezone	Greater Brooklyn Residents Association Inc's	459.6	Amend	Considers that any medium density housing for Brooklyn not be implemented until a proper character/heritage assessment has been completed. Considers that without character assessment, large 22m buildings will create small, disconnected blocks easily compromised or destroyed by high density development adjacent. [Refer to original submission for full reason]	Retain the Operative District Plan Zoning for the Brooklyn suburb.
Mapping / Rezone / Rezone	Greater Brooklyn Residents Association Inc's	459.7	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Proposed District Plan will maintain the existing or 50% protected heritage/character areas within the central city and those suburbs like Thorndon, Mount Victoria, Mount Cook and Aro Valley and Brooklyn.
Mapping / Rezone / Rezone	Anita Gude and Simon Terry	461.13	Amend	Notes that there are a cluster of a dozen properties on McFarlane Street that are not included in the Mount Victoria Character Precinct that should be included [see original submission for maps and images identifying these properties]. Notes that any redevelopment of these sites may make the area less conforming to the general pattern of development and that the hillside location makes these properties visible from the City. Notes that the whole hillside face where these properties are located needs to be treated as one cohesive block under one set of consistent rules, and valued as a whole.	Include a cluster of up to a dozen properties on McFarlane Street in the Mount Victoria Character Precinct. [see original submission for maps and images identifying these properties].
Mapping / Rezone / Rezone	Rachel Leilani	464.1	Amend	Considers that the smaller 10 minute walkable catchment from the city centre from the draft District Plan would have no benefits and shift development to less well-suited areas.	Amend the high density zoning and around the city centre to cover at least the area within a 15 minute walkable catchment (rather than the current 10 minute catchment)
Mapping / Rezone / Rezone	Stride Investment Management Limited	470.3	Amend	Considers all stations on the Johnsonville Rail Line should be included as rapid transit stops and that building heights of at least six storeys within a 10-minute walking catchment is provided.	Seeks that building heights of at least six storeys within a 10-minute walkable catchment of the stations on the Johnsonville rail line.
Mapping / Rezone / Rezone	Catherine Penetito	474.1	Amend	Opposes the HRZ of Arlington Street. Considers that the District Plan encourages a variety of housing types, sizes and tenure which will be lost in Arlington Street without a zone change. CC-O3 (Urban form and scale) states that development should be consistent with the strategic goal (5) of a natural environment protected, enhanced and integrated into the urban environment. Without a zone change, the very small reserve at the corner of Arlington and Torrens Terrace, enjoyed by locals for its sunshine, could be overshadowed by high-rise development.	Rezone the part of Arlington Street currently occupied by privately owned housing from High Density Residential to General Residential Zone. [Inferred decision requested].
Mapping / Rezone / Rezone	Foodstuffs North Island	476.80	Amend	Opposes the Residential Zoning of 3 Dekka Street. Considers that 3 Dekka Street and 31-33 Nicholson Road should be rezoned as LCZ as these three properties are all owned by FSNI and a resource consent application is currently being considered by Council (Ref. SR 517439) to extend the supermarket activity.	Rezone 3 Dekka Street from Medium Density Residential Zone to Local Centre Zone

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Mapping / Rezone / Rezone	Foodstuffs North Island	476.81	Amend	<p>Opposes the Residential Zoning of 31-33 Nicholson Road.</p> <p>Considers that 3 Dekka Street and 31-33 Nicholson Road should be rezoned as LCZ as these three properties are all owned by FSNI and a resource consent application is currently being considered by Council (Ref. SR 517439) to extend the supermarket activity.</p>	Rezone 31-33 Nicholson Road from Medium Density Residential Zone to Local Centre Zone.
Mapping / Rezone / Rezone	Christina Mackay	478.4	Amend	<p>Considers that the High Density Residential Zone (HDRZ) with the height limit of 21m will effectively promote the demolition of neighbouring 2 – 3 storey character housing due to unacceptable close over-shadowing. The Medium Density Residential Zone and rules should apply in all areas of expanded inner residential character areas.</p>	Seeks rezoning of High Density Residential Zone to Medium Density Residential Zone in all areas of expanded inner residential character areas. [Inferred decision requested]
Mapping / Rezone / Rezone	Escape Investments Limited	484.1	Amend	<p>Considers that the high density residential zoning walkable catchment for the City Centre should revert back to 15 minutes in line with the NPS-UD objectives.</p> <p>This will bring selected parts of Oriental Bay within the high residential zone, which given its access and proximity to the city, will allow it to grow with a variety of housing types and meet the demands of the changing city.</p> <p>Auckland has adopted a 15 minute walkable catchment.</p> <p>WCC reducing the walkable catchment size creates issues around less potential supply surrounding the CCZ, essential and service industry workers priced out of the city, and is unsupportive of the climate.</p> <p>[Refer to original submission for full reasons].</p>	Amend the High Density Residential Zoning around the City Centre to cover the increased 15 minute walkable catchment suggested by this submission.
Mapping / Rezone / Rezone	Jonathan Markwick	490.5	Amend	<p>Considers that six storey high density residential buildings should be allowed in all of Kelburn (with a viewshaft protection from the top of the cable car) to help accommodate demand for student and staff housing close to Victoria University's Kelburn Campus.</p> <p>Students and staff have extremely high rents with a restricted housing supply in Kelburn.</p>	Amend the mapping to allow six storey high density residential buildings in all of Kelburn (with a viewshaft protection from the top of the cable car).
Mapping / Rezone / Rezone	Jonathan Markwick	490.6	Amend	<p>Considers that six storey high density residential buildings should be allowed in all of Oriental Bay including Hay Street and Grass Street.</p> <p>This suburb is the easiest suburb to walk to from the city centre (from a traffic safety and scenery point of view). Oriental Bay is also the only suburb that is connected to the city centre with a continuous traffic-free cycle path.</p>	Amend the mapping to allow six storey high density residential buildings in all of Oriental Bay including Hay Street and Grass Street.
Mapping / Rezone / Rezone	Jonathan Markwick	490.7	Amend	<p>Considers that MRZ-PREC02 (Mt Victoria North Townscape Precinct) should be removed to allow for six storey high density residential buildings where SCHED 3 - Heritage Areas do not apply (such as McFarlane Street).</p> <p>Restrictive rules protecting Character Precincts should not be a priority and is morally wrong when we are experiencing a massive shortage of housing and a housing crisis.</p>	Amend the mapping to allow six storey high density residential buildings in the area currently encompassed by the Mt Victoria North Townscape Precinct.
Mapping / Retain Zone / Retain Zone	Gareth Morgan	18.1	Support	<p>Hay Street is a river gully and building further resilient drainage is difficult.</p> <p>Hay Street has poor vehicle access.</p> <p>Increasing height limits on Hay Street would negatively impact the character of the area and the streetscape.</p>	Retain MRZ (Medium Density Residential Zone) as notified - with 11m height limit. [Inferred decision requested].

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / Retain Zone / Retain Zone	Joanne Morgan	19.1	Support	Hay Street is steep and narrow, and has unstable topography with lots of ground water ingress. It is hazardous for emergency vehicles to access. Allowing high rise construction would exacerbate this issue.	Retain MRZ (Medium Density Residential Zone) as notified - with 11m height limit. [Inferred decision requested].
Mapping / Retain Zone / Retain Zone	Emma Baines	185.3	Support	Supports the PDP heights for Cockayne Road, Khandallah.	Retain proposed building heights for Cockayne Road as notified.
Mapping / Retain Zone / Retain Zone	Peter Nunns	196.4	Support	Supports the extension of medium density residential zone to Berhampore, including the Chatham Street neighbourhood.	Retain Medium Density Residential Zone mapping in Berhampore as notified.
Mapping / Retain Zone / Retain Zone	Peter Nunns	196.5	Support	Supports the reduction in the area covered by the MRZ-PREC01 in Berhampore. Considers that the remaining special character areas seem much better targeted towards areas that have a contiguous look and feel.	Retain the MRZ-PREC01 (Character Precincts) mapping in Berhampore as notified.
Mapping / Retain Zone / Retain Zone	Wellington City Youth Council	201.17	Support	Supports the upzoning of residential land to medium-density, in keeping with the MDRS. Considers that this will allow more housing across current suburbs, providing more choice for young people of where to live in the future and reducing reliance on new greenfield developments.	Retain spatial extent of the MRZ (Medium Density Residential Zone) as notified.
Mapping / Retain Zone / Retain Zone	Ara Poutama Aotearoa the Department of Corrections	240.1	Support	Supports and requests that the height limits as proposed to apply the properties on the southern side of Sunrise Boulevard, Tawa (which is adjacent to the northern boundary of the Arohata Prison site, as shown in the excerpt below from the PDP zone maps), are retained. These include the following proposed height limits: <ul style="list-style-type: none"> • Medium Density Residential Zone = 11m (see in yellow in excerpt below) • High Density Residential Zone = 21m (see in orange in excerpt below) Ara Poutama would be opposed to any increase/s in height along that boundary, beyond that currently proposed. It is imperative that proposed height increases do not create the opportunity for a breach in security, for example enabling contraband to be thrown over fences into the Arohata Prison facility. It is also important that the operational facility is not subject to reverse sensitivity issues, such as privacy and amenity of adjacent multi-level residential developments that could see into the prison.	Retain the 11m height limit proposed to apply to the properties on the southern side of Sunrise Boulevard, Tawa.
Mapping / Retain Zone / Retain Zone	Ara Poutama Aotearoa the Department of Corrections	240.2	Support	Supports and requests that the height limits as proposed to apply the properties on the southern side of Sunrise Boulevard, Tawa (which is adjacent to the northern boundary of the Arohata Prison site, as shown in the excerpt below from the PDP zone maps), are retained. These include the following proposed height limits: <ul style="list-style-type: none"> • Medium Density Residential Zone = 11m (see in yellow in excerpt below) • High Density Residential Zone = 21m (see in orange in excerpt below) Ara Poutama would be opposed to any increase/s in height along that boundary, beyond that currently proposed. It is imperative that proposed height increases do not create the opportunity for a breach in security, for example enabling contraband to be thrown over fences into the Arohata Prison facility. It is also important that the operational facility is not subject to reverse sensitivity issues, such as privacy and amenity of adjacent multi-level residential developments that could see into the prison.	Retain the 21m height limit proposed to apply to the properties on the southern side of Sunrise Boulevard, Tawa.

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Mapping / Retain Zone / Retain Zone	Kilmarston Developments Limited and Kilmarston Properties Limited	290.8	Support	Supports the Medium Density Residential zoning of the residential part of the site.	Retain Medium Density Residential Zone as notified.
Mapping / Retain Zone / Retain Zone	Kilmarston Developments Limited and Kilmarston Properties Limited	290.9	Support	Supports the Natural Open Space zoning on the balance land to the south-west, subject to an agreement being reached with the submitter on appropriate tenure.	Retain zoning of Natural Open Space zoned land, depending on the tenure of zoning.
Mapping / Retain Zone / Retain Zone	Kilmarston Developments Limited and Kilmarston Properties Limited	290.10	Support in part	Considers alternative zoning appropriate to enable the submitter's Kilmarston subdivision. Considers that Large Lot Residential zoning and a small area of Medium Density Residential or equivalent zoning adjoining Silverstream Road would be appropriate.	Seeks, as an alternative, that: a) Large Lot Residential zoning and a small area of Medium Density Residential or: b) equivalent zoning adjoining Silverstream Road.
Mapping / Retain Zone / Retain Zone	Kilmarston Developments Limited and Kilmarston Properties Limited	290.11	Support	Seeks that the planning maps retain the proposed Medium Density Residential Zone (MRZ) areas of the subject land.	Retain the proposed Medium Density Residential Zone (MRZ) areas of the site in the mapping, as notified.
Mapping / Retain Zone / Retain Zone	Ryman Healthcare Limited	346.2	Support	[No specific reason given beyond decision requested - refer to original submission].	Supports the Medium Density Residential Zone classification of Ryman Healthcare Limited's site in Karori.
Mapping / Retain Zone / Retain Zone	Z Energy Limited	361.1	Support	The CCZ at Z Taranaki Street Service Station and Z Vivian Street Service Station is supported.	Retain City Centre Zone at 155 Taranaki Street (Z Taranaki Street) and 174 Vivian Street (Z Vivian Street).
Mapping / Retain Zone / Retain Zone	Z Energy Limited	361.2	Support	The Metropolitan Centre Zones at the Z service stations in Kilbirnie and Johnsonville are supported.	Retain the Metropolitan Centre Zones at 10 Coutts Street (Z Kilbirnie) and 134 Johnsonville Road (Z Johnsonville).
Mapping / Retain Zone / Retain Zone	Z Energy Limited	361.3	Support	The Mixed Use Zone at the Z service stations in Tawa, Miramar and Kaiwharawhara are supported.	Retain the Mixed Used Zones at 16-18 Main Road (Z Tawa), 27 Miramar Avenue (Z Miramar) and 208 Hutt Road Road (Caltex Old Hutt Road).
Mapping / Retain Zone / Retain Zone	Z Energy Limited	361.4	Support	The LCZ at Z Constable Street is supported.	Retain Local Centre Zone at 35/41 Constable Street (Z Constable Street).
Mapping / Retain Zone / Retain Zone	Z Energy Limited	361.5	Support	The Airport Zone at Z Broadway is supported.	Retain Airport Zone at the corner of Calabar Road & Broadway, Strathmore Park (Z Broadway).
Mapping / Retain Zone / Retain Zone	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.3	Support	Considers that the key controls in relation to the use of the Miramar terminal and surrounding properties are appropriately provided for by the zoning of the site (General Industrial) and adjoining sites (General Industrial and Special Purpose Airport).	Retain the General Industrial Zone of the Miramar Terminal and adjoining sites as notified.
Mapping / Retain Zone / Retain Zone	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.4	Support	Considers that the key controls in relation to the use of the Miramar terminal and surrounding properties are appropriately provided for by the zoning of the site (General Industrial) and adjoining sites (General Industrial and Special Purpose Airport).	Retain the Special Purpose Airport Zone on adjoining sites to the Miramar Terminal as notified.

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Mapping / Retain Zone / Retain Zone	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.5	Support	Considers that the General Industrial zoning of the Kaiwharawhara terminal, and adjoining Mixed-Use zoning, is appropriate given the terminal stores low risk fuels (and hence there has been no need for a QRA for the site) and operates in a low impact manner such that limited effects occur in the surrounding environment (notably traffic, noise, odour, and risk to health and safety effects are all relatively benign). Reverse sensitivity effects are therefore not anticipated on the existing or future (plan enabled) land uses of the adjoining Mixed-Use zone.	Retain the General Industrial Zone of the Kaiwharawhara terminal and adjoining Mixed-Use Zones as notified.
Mapping / Retain Zone / Retain Zone	Southern Cross Healthcare Limited	380.5	Support	Supports Southern Cross Hospital Wellington located at 90 Hanson Street and the adjoining land at 82 to 88 Hanson Street being identified in the Special Purpose Hospital zone. This is appropriate to enable the operation and expansion of Southern Cross Hospital Wellington.	Retain Special Purpose Hospital zoning at 90 Hanson Street.
Mapping / Retain Zone / Retain Zone	Southern Cross Healthcare Limited	380.6	Support	Supports Southern Cross Hospital Wellington located at 90 Hanson Street and the adjoining land at 82 to 88 Hanson Street being identified in the Special Purpose Hospital zone. This is appropriate to enable the operation and expansion of Southern Cross Hospital Wellington.	Retain Special Purpose Hospital zoning at 82 Hanson Street.
Mapping / Retain Zone / Retain Zone	Southern Cross Healthcare Limited	380.7	Support	Supports Southern Cross Hospital Wellington located at 90 Hanson Street and the adjoining land at 82 to 88 Hanson Street being identified in the Special Purpose Hospital zone. This is appropriate to enable the operation and expansion of Southern Cross Hospital Wellington.	Retain Special Purpose Hospital zoning at 84 Hanson Street.
Mapping / Retain Zone / Retain Zone	Southern Cross Healthcare Limited	380.8	Support	Supports Southern Cross Hospital Wellington located at 90 Hanson Street and the adjoining land at 82 to 88 Hanson Street being identified in the Special Purpose Hospital zone. This is appropriate to enable the operation and expansion of Southern Cross Hospital Wellington.	Retain Special Purpose Hospital zoning at 86 Hanson Street.
Mapping / Retain Zone / Retain Zone	Southern Cross Healthcare Limited	380.9	Support	Supports Southern Cross Hospital Wellington located at 90 Hanson Street and the adjoining land at 82 to 88 Hanson Street being identified in the Special Purpose Hospital zone. This is appropriate to enable the operation and expansion of Southern Cross Hospital Wellington.	Retain Special Purpose Hospital zoning at 88 Hanson Street.
Mapping / Retain Zone / Retain Zone	Wellington Civic Trust	388.4	Support	The Waterfront Zone at the former Lambton Harbour Area is supported in concept, but some specific issues temper support.	Retain the Waterfront Zone in the former Lambton Harbour Area.
Mapping / Retain Zone / Retain Zone	Wellington Civic Trust	388.5	Support in part	All areas mapped and classified as Waterfront Public Open Space are supported. Enlargement of these zones is sought wherever possible.	Retain all the areas shown as Public Open Space in the Waterfront Zone.
Mapping / Retain Zone / Retain Zone	Taranaki Whānui ki te Upoko o te Ika	389.22	Support	Supports the proposed Medium Density Residential zone proposed for Right of Refusal properties in Strathmore Park.	Retain zoning for Right of Refusal properties in Strathmore Park, as notified.
Mapping / Retain Zone / Retain Zone	CentrePort Limited	402.1	Support	Supports Waterfront zoning. CentrePort owns the triangle of land between Lady Elizabeth Lane and Waterloo and Interislander wharves. Previously this land was included as being part of the Coastal Marine Area. It is an integral part of the future development of both of these wharves which are specifically recognised through Policy 51 (Heritage demolition) and Policy 149 (Lambton Harbour Area) of the Proposed Natural Resources Plan. While CentrePort supports this Zoning, this is on the basis that any redevelopment proposal for this area will be assessed for its compatibility with urban form and other matters, rather than an acceptance that the zero height limit indicates that no built structures can or should occur. [Refer to original submission for map extent]	Retain Waterfront zoning at the triangle of land between Lady Elizabeth Lane and Waterloo and Interislander wharves. [Refer to original submission for map extent].
Mapping / Retain Zone / Retain Zone	Investore Property Limited	405.16	Support	Supports the provision of a broad area of six storey High Density Residential zoning in the wider Johnsonville catchment. Submitter considers that this gives effect to the NPS-UD and reflects the status of Johnsonville as a Metropolitan Centre.	Retain High Density Residential Zoning within the wider Johnsonville catchment as notified.
Mapping / Retain Zone / Retain Zone	Investore Property Limited	405.17	Support	Supports the Metropolitan Centre Zone in Johnsonville.	Retain the application of Metropolitan Centre Zone for Johnsonville as notified.

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Mapping / Retain Zone / Retain Zone	Wellington International Airport Ltd	406.24	Support	The mapped extent of the Airport Zone incorporates all of the Airport's precincts. This is appropriate as it reflects the primary use of the land for airport purposes.	Retain the mapped extent of the Airport Zone as notified.
Mapping / Retain Zone / Retain Zone	Metlifecare Limited	413.1	Support	Supports the Medium Density Residential zoning of 29 Messines Road, Karori on the basis that it aligns with the Amendment Act. It also recognises the need to "upzone" appropriate areas to meet the demand for housing.	Retain the Medium Density Residential zoning of 29 Messines Road, Karori.
Mapping / Retain Zone / Retain Zone	Fabric Property Limited	425.4	Support	Supports the application of City Centre zoning to 22 The Terrace, 1 Grey Street, 20 Customhouse Quay and 215 Lambton Quay.	Retain the zoning of 22 The Terrace as notified.
Mapping / Retain Zone / Retain Zone	Fabric Property Limited	425.5	Support	Supports the application of City Centre zoning to 22 The Terrace, 1 Grey Street, 20 Customhouse Quay and 215 Lambton Quay.	Retain zoning of 1 Grey Street as notified.
Mapping / Retain Zone / Retain Zone	Fabric Property Limited	425.6	Support	Supports the application of City Centre zoning to 22 The Terrace, 1 Grey Street, 20 Customhouse Quay and 215 Lambton Quay.	Retain zoning of 20 Customhouse Quay as notified.
Mapping / Retain Zone / Retain Zone	Fabric Property Limited	425.7	Support	Supports the application of City Centre zoning to 22 The Terrace, 1 Grey Street, 20 Customhouse Quay and 215 Lambton Quay.	Retain zoning of 215 Lambton Quay as notified.
Mapping / Retain Zone / Retain Zone	Stride Investment Management Limited	470.4	Support	Supports the area zoned as High Residential and the associated six storey allowance in the wider Johnsonville catchment.	Retain the High Density Residential Zoning (21m) in the wider Johnsonville catchment.
Mapping / AllOverlays / Overlays General	Airways Corporation of New Zealand Limited	100.1	Amend	<p>Considers that currently there are no provisions to protect against future development or infrastructure occurring in close proximity to the radar designations (ACNZ3 and ACNZ4) which may impact air traffic control services.</p> <p>ACNZ3 and ACNZ4 are both potential sites to replace the existing infrastructure as part of Airways Corporation of New Zealand Limited's process of scoping replacement Radar and Communications systems.</p> <p>It is critical from a safety perspective that the radar designations are protected from any adverse effects from nearby development.</p> <p>As per the ICAO standard, a 'buffer' of 500m is required around radars to protect against the adverse effects from wind turbines and buildings such as, skyscrapers, large excavating works, communication towers.</p> <p>[Refer to original submission for full reasons].</p>	Add a new 'Air Traffic Control' overlay with a 500m radius around the radar designation ACNZ3 (Radar & Communications site Hawkins Hill - Section 5 SO24952, Hawkins Hill, off Karepa Street, Brooklyn).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Mapping / AllOverlays / Overlays General	Airways Corporation of New Zealand Limited	100.2	Amend	<p>Considers that currently there are no provisions to protect against future development or infrastructure occurring in close proximity to the radar designations (ACNZ3 and ACNZ4) which may impact air traffic control services.</p> <p>ACNZ3 and ACNZ4 are both potential sites to replace the existing infrastructure as part of Airways Corporation of New Zealand Limited's process of scoping replacement Radar and Communications systems.</p> <p>It is critical from a safety perspective that the radar designations are protected from any adverse effects from nearby development.</p> <p>As per the ICAO standard, a 'buffer' of 500m is required around radars to protect against the adverse effects from wind turbines and buildings such as, skyscrapers, large excavating works, communication towers.</p> <p>[Refer to original submission for full reasons].</p>	Add a new 'Air Traffic Control Information Overlay' with a 500m radius around the radar designation ACNZ4 (Radar & Communications site Hawkins Hill - Section 1 & 2 SO31242, Section 4 on SO24952, Hawkins Hill, off Karepa Street, Brooklyn.).
Mapping / AllOverlays / Overlays General	Thomas Brent Layton	164.2	Amend	<p>Considers that the application of the Ridgelines and Hilltops overlay to 183, 241, 249 and 287 South Karori Road is inconsistent with the policy intention to preserve the visible ridgelines and hilltops being natural. The ridgelines on these properties are not visible or prominent and there are no hilltops.</p>	Amend the mapping to remove the Ridgelines and Hilltops overlay from 183, 241, 249 and 287 South Karori Road.
Mapping / AllOverlays / Overlays General	Thomas Brent Layton	164.3	Amend	<p>Considers that the SNA overlay should be removed from the mapping.</p>	Remove the Significant Natural Areas overlay from the mapping.
Mapping / AllOverlays / Overlays General	Meridian Energy Limited	228.3	Amend	<p>Considers a map layer of wind turbine location should be added.</p>	<p>Include a map layer showing the extent of existing West Wind and Mill Creek wind farm turbines as an overlay on the Plan maps.</p> <p>[Refer to original submission, including map].</p>
Mapping / AllOverlays / Overlays General	Century Group Limited	238.4	Oppose	<p>Opposes the identification of the Property (83-87 Waterloo Quay) as being subject to the 'extent of place' for Item 44 (2 Bunny Street) in SCHED1 (Heritage Buildings). Considers that the extent of place is associated with the Railway Station building which is located some 130m to the south-west of the Property, and the Property has no spatial, functional or historical relationship with the Railway Station building or the railway platforms. Century Group seeks that this anomaly be rectified as they consider it is plainly an error.</p>	Delete the extent of place that applies to the property (83-87 Waterloo Quay) relating to item 44 (2 Bunny Street) in SCHED1 (Heritage Buildings).
Mapping / AllOverlays / Overlays General	Karepa Dell Developments	241.3	Oppose	<p>Opposes the Significant Natural Area overlay applying to 11 Makomako Road.</p>	Opposes Significant Natural Area overlay applying to 11 Makomako Road.
Mapping / AllOverlays / Overlays General	Horokiwi Quarries Ltd	271.9	Amend	<p>Considers that there is a restrictive policy and rule framework that would apply to SNAs (and in particular where the sites are within a Coastal Environment overlay) and wishes to ensure any sites that are identified are in fact warranted as significant areas. Horokiwi does have concerns with particular areas on both its site and on the adjoining land to the west, in terms of whether the biodiversity values merit the specific areas being identified as SNAs. Based on the independent ecological assessment, Horokiwi seeks amendment to the SNA area identified. [Refer to original submission for full reason, including attachments]</p>	<p>Seeks that the Significant Natural Area overlay be amended as it relates to the Horokiwi quarry site including to remove the SNA from the Horokiwi site which is subject to the existing use certificate reference 1048648.</p> <p>[Refer to original submission, including figure and attachments]</p>
Mapping / AllOverlays / Overlays General	Horokiwi Quarries Ltd	271.10	Amend	<p>The Coastal Environment ("CE") overlay is identified over part of the Horokiwi site and adjoining properties. [Refer Figure 9 of the original submission]. Opposes parts of the Coastal Overlay as it relates to part of the exiting Horokiwi quarry site. An amended boundary is sought given the nature of the existing quarrying activities undertaken and modified nature of the environment. The site is not within any identified Schedule 11 Outstanding natural feature and landscape or Schedule 13 High or Very High Coastal Natural Character Area. [Refer to original submission for full reason, including attachments]</p>	Seeks that the coastal environment line as it relates to Horokiwi is amended. [Refer to original submission, including figure and attachments]

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Mapping / AllOverlays / Overlays General	Horokiwi Quarries Ltd	271.11	Amend	Opposes that a portion of the Horokiwi site is within a special amenity landscape with a large portion within the coastal environment, and zoned General Rural. [Refer to original submission for full reason, including attachments]	Seeks that the coastal environment line as it relates to Horokiwi is amended. [Refer to original submission, including figure and attachments]
Mapping / AllOverlays / Overlays General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.12	Amend	Considers the removal of Special Amenity Landscape (SAL) overlay from this area appropriate as this will potentially be restrictive of development.	Seeks to remove the proposed Special Amenity Landscape (SAL) overlay from the Medium Density Residential Area zoned part of the submitter's sites.
Mapping / AllOverlays / Overlays General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.13	Amend	Considers the removal of Significant Natural Area (SNA) overlay from this area appropriate as this will potentially be restrictive of development.	Seeks to remove proposed Significant Natural Area (SNA) from the overlay from Huntleigh Park Way (Road).
Mapping / AllOverlays / Overlays General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.14	Amend	Considers that it is important for Council to provide appropriate open space connections across the city where enabling residential development of the Submitters land will contribute to creating these connections. The open space zone provisions are also considered adequate for managing land identified as SAL as these objectives are closely aligned.	Seeks that the Special Amenity Landscapes overlay is removed from the proposed Medium Density Residential Zone area from Submitter's site. [Inferred decision requested]
Mapping / AllOverlays / Overlays General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.15	Support in part	Considers appropriate to retain the SAL overlay over the Natural Open Space Zone, subject to agreement on appropriate tenure.	Retain the Special Amenity Landscapes overlay over the Natural Open Space Zone, subject to agreement on appropriate tenure.
Mapping / AllOverlays / Overlays General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.16	Amend	Considers that the Council has correctly identified the residential area of the land as an appropriate location to deliver urban intensification which will build on the existing urban form with quality developments.	Seeks that the Special Amenity Landscapes overlay is removed from the proposed Medium Density Residential Zone area from Submitter's site.
Mapping / AllOverlays / Overlays General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.17	Amend	Considers that It is important that Council identified SNAs within the City in order to protect and maintain the remaining areas of indigenous biodiversity. However, this should not include areas earmarked for public access and roads. The Submitter accepts the overlay being clipped to the proposed MRZ areas of their land, but not over the paper road and parts of the access.	Remove significant natural area overlay from paper road identified as Huntleigh Park Way.
Mapping / AllOverlays / Overlays General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.18	Support	Supports that Mount Kaukau and the Outer Green Belt Special Amenity Landscape are Special Amenity Landscapes.	Retain Mount Kaukau as an Special Amenity Landscape in mapping as notified
Mapping / AllOverlays / Overlays General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.19	Support	Supports that Mount Kaukau and the Outer Green Belt Special Amenity Landscape are Special Amenity Landscapes.	Retain Outer Green Belt Special Amenity Landscape as an Special Amenity Landscape in mapping as notified

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Mapping / AllOverlays / Overlays General	Kilmarston Developments Limited and Kilmarston Properties Limited	290.20	Amend	<p>Considers that the MDRZ area of the land should not be included in this SAL mapping.</p> <p>Considers the inclusion MDRZ land within the SAL overlay, it restricts the land from being efficiently utilized for medium density residential development. Furthermore, the zoning layout has principal support from GWRC both in terms of policy direction (i.e. Policy 27) and the consented layout.</p> <p>The landscape identified to be 'distinctive and widely recognised by the community for the contribution to the amenity and quality of the environment' is predominantly located within the balance land which includes Crows Nest and the Skyline Walkway Trailhead.</p>	Seeks that Special Amenity Landscape overlay be removed from submitter's land zoned Medium Density Residential Zone.
Mapping / AllOverlays / Overlays General	Dawid Wojasz	295.2	Oppose	Considers that the coastal hazard overlays put much of the CBD in an a high or medium hazard area, limiting development within the central city. Density in the Central city should be encouraged, and the hazard can be dealt with as an engineering issue.	Remove application of High, Medium and Low Coastal Hazard overlay within the City Centre.
Mapping / AllOverlays / Overlays General	Dawid Wojasz	295.3	Amend	Considers that the coastal hazard overlays put much of the CBD in an a high or medium hazard area, limiting development within the central city. Density in the Central city should be encouraged, and the hazard can be dealt with as an engineering issue.	<p>Seeks that CE-P18 also be amended to include High Density as functional need to locate a building within the high hazard area.</p> <p>[Inferred decision requested]</p>
Mapping / AllOverlays / Overlays General	Tapu-te-Ranga Trust	297.5	Amend	<p>Seeks the extension of the existing map extent for site #76 in the PDP, as it doesn't accurately reflect their existing land holding and aspirations for Marae redevelopment.</p> <p>Following the fire, whilst the existing Marae was burnt down, the Trust have aspirations and value associated with land as indicated in the map below, and would like to extend the site of significance extent to incorporate this land and include the existing area.</p>	Seeks extent of site of significance to Māori be expanded for Site 76 (Tapu te Ranga Marae) in the mapping.
Mapping / AllOverlays / Overlays General	Parkvale Road Limited	298.4	Oppose	Opposes the application of the Ridgelines and Hilltops overlay within 200 Parkvale. Submitter seeks the removal of the overlay, or associated changes to the ridgelines and hilltops provisions.	Remove the application of the Ridgelines and Hilltops overlay within 200 Parkvale Road.
Mapping / AllOverlays / Overlays General	Parkvale Road Limited	298.5	Amend	<p>Opposes the application of the Ridgelines and Hilltops overlay within 200 Parkvale Road.</p> <p>Considers that the ridgelines and hilltops overlay is not a requirement of the Regional Policy Statement and creates a third tier of landscape protection that would be better included as a Special Amenity Landscape.</p> <p>Seeks the removal of the overlay, or associated changes to the ridgelines and hilltops provisions.</p>	Seeks amendment of the provisions relating to the Ridgelines and Hilltops overlay if this overlay is not removed from 200 Parkvale Road.
Mapping / AllOverlays / Overlays General	Aggregate and Quarry Association	303.6	Not specified	<p>Considers that the SNA, SAL and CE overlays have the potential to impact quarrying activities both inside and outside the Special Purpose Quarry Zone, with two general concerns:</p> <ol style="list-style-type: none"> 1. While quarrying activity within an overlay is not always disallowed/impossible, the provisions within them are very restrictive. 2. It is not certain that in all cases the overlay status is warranted. 	Seeks flexibility for quarrying activities in overlay areas.
Mapping / AllOverlays / Overlays General	Aggregate and Quarry Association	303.7	Amend	Considers that the Coastal Environment overlay is a barrier to new or expanding quarries near State Highway 2, which runs along much of the available rocks of the Wellington faultline. In particular the overlay overlaps with the Quarry Zone and the Horokiwi Quarry site and needs to be adjusted to avoid interfering with new and existing workings.	Amend the Coastal Environment Overlay to remove overlaps with the Special Purpose Quarry Zone.

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Mapping / AllOverlays / Overlays General	Aggregate and Quarry Association	303.8	Amend	Considers that the Coastal Environment overlay is a barrier to new or expanding quarries near State Highway 2, which runs along much of the available rocks of the Wellington faultline. The overlay extends too far from the coast and does not provide the right balance between coastal protection and enabling access to aggregate.	Amend the Coastal Environment Overlay to enable access to aggregate further away from the coast.
Mapping / AllOverlays / Overlays General	David Karl	309.2	Amend	Considers that whanau's homes should not be unnecessarily impacted by inaccurate modelling. Further development should also not occur in areas that it should not. There is emotional pain and significant costs linked to Council holding information that is not publicly available and then requiring costly changes to building plans before providing approval.	Seeks that hazard zoning be based on the best information available.
Mapping / AllOverlays / Overlays General	Taranaki Whānui ki te Upoko o te Ika	389.23	Amend	Considers that overlays to significantly restrict future development and opportunities for Taranaki Whānui to exercise tino rangatiratanga over our ancestral lands.	Seeks that SAL mapping be amended to reflect historical and current built development over the Wellington Prison site (Part Lot 1 DP 4741, Section 4 SO 477035, PT LOT 1 DP 4741 - WELLINGTON PRISON, Section 1 SO 477035).
Mapping / AllOverlays / Overlays General	Oyster Management Limited	404.2	Amend	Considers that the 90m Height Control Overlay should extend over 141 The Terrace, 294 and 298 Lambton Quay so it is contiguous with the height control applying to 312 Lambton Quay and other sites to the south.	Amend 90m Height Control Overlay to extend over 141 The Terrace, 294 and 298 Lambton Quay. [Refer to original submission for maps of the submitter's properties under the Proposed District Plan].
Mapping / AllOverlays / Overlays General	Oyster Management Limited	404.3	Support	Supports the 75m Height Control Area applying to Lambton Quay.	Retain 75m Height Control Area extent as notified. [Refer to original submission for maps of the submitter's properties under the Proposed District Plan].
Mapping / AllOverlays / Overlays General	Terawhiti Farming Co Ltd (Terawhiti Station)	411.3	Oppose	Considers that WCC's landscape-scale overlays are an affront to Terawhiti Station. Considers that the Council is not cooperative. Right from the very start of the SNA process all the overlays were set down. Cosniders decisions are already determined. [See original submission for full reasons]	Not specified
Mapping / AllOverlays / Overlays General	Paul M Blaschke	435.3	Amend	Considers that the SNA overlay should extend to residentially zoned areas.	Extend the Significant Natural Area overlay to relevant residentially zoned properties.
Mapping / AllOverlays / Overlays General	Newtown Residents' Association	440.8	Amend	Considers that the damaging environmental effects of high rise developments in established low rise communities should be considered as a specific overlay. (Option B)	Seeks that negative environmental effects of high rise development be considered as a specific overlay.
Mapping / AllOverlays / National Grid Transmission Lines	Transpower New Zealand Limited	315.9	Support	Supports the National Grid Transmission Line layer on the planning maps as its assist in plan interpretation. Considers Policy 12 of the NPSET requires territorial authorities to "identify the electricity transmission network on their relevant planning maps whether or not the network is designated". Given the need for provisions that also relate to the National Grid Yard, Transpower supports the mapping as notified. Considers the mapping layer works with the definitions of National Grid Yard and National Grid Subdivision Corridor to define the required setbacks.	Retain the map layer for the National Grid on the planning maps as notified.
Mapping / AllOverlays / National Grid Transmission Lines	Transpower New Zealand Limited	315.10	Amend	Considers that when using the on-line maps, the Development Area spatial layer overrides the National Grid Transmission Line layer. Plan users may not realise the area is subject to the National Grid corridor provisions. [see original submission for image supplied]	Seeks to amend the planning map layers so that the National Grid Transmission line remains visible when all map layers are applied.
Mapping / AllOverlays / Coastal Inundation Overlay	Poneke Architects	292.1	Oppose	Considers that these overlays effectively stop development in Wellington and are too broad.	Delete the Coastal Inundation Overlays in their entirety.

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Mapping / AllOverlays / Coastal Inundation Overlay	David Karl	309.3	Amend	Considers that according to presentations from WCC staff and technical experts at a community climate adaptation meeting, modelling underpinning the current maps reflects some of the available, appropriate possible modelling, but does not account for wave dynamics. It is understood from these experts comments wave dynamics may have a significant bearing on the island.	Seeks that the coastal inundation overlay be amended to account for wave dynamics that include consideration of Tapu Te Rangi/the island in Island Bay.
Mapping / AllOverlays / Coastal Inundation Overlay	VicLabour	414.11	Support in part	Supports restrictions on development in areas at risk of coastal inundation and tsunami with amendment as detailed below.	Retain coastal inundation and tsunami overlays.
Mapping / AllOverlays / Flood Hazard Overlay	Oliver Sangster	112.6	Oppose	Opposes flood hazard - Inundation overlay applying to 22B Glenside road. Considers the mapping inaccurate as it does not reflect the new (higher) ground level as was raised through the subdivision completion and presently includes area that was raised through earthworks and retaining wall construction.	Remove the Flood Hazard - Inundation overlay from 22B Glenside Road.
Mapping / AllOverlays / Flood Hazard Overlay	Singvest Group Limited	129.1	Oppose	Opposes 154 Victoria Street being included in the Flood Hazard (Inundation) overlay	Remove 154 Victoria from the Flood Hazard (Inundation) overlay
Mapping / AllOverlays / Flood Hazard Overlay	Michael Thomas	219.1	Amend	Considers that 18 Campbell Street is significantly higher than the adjoining property 16A Campbell Street and any water would flow there. 18 Campbell Street has a retaining wall along it's western fence that would provide a barrier to flooding. [Refer to original submission for full reason, including pictures]	Amend the extent of the flood hazard inundation overlay to exclude 18 Campbell Street.
Mapping / AllOverlays / Flood Hazard Overlay	Kimberley Vermaey	348.1	Amend	Considers that buildings in the Flood Hazard Overlay with water depths less than 0.5m should not require resource consents, subject to minimum floor levels. For buildings with floodwater depths 0.5m or greater, resource consent should be needed as proposed, with displacement effects considered.	Seeks that buildings with flood water depth of less than 0.5m in the Flood Hazard Overlay not require resource consents.
Mapping / AllOverlays / Flood Hazard Overlay	Southern Cross Healthcare Limited	380.10	Oppose	Opposes the flood hazard overlay - inundation mapping for 82 Hanson Street. Considers that the overland flowpath and inundation areas shown in the maps run over the existing Southern Cross Hospital building. It is expected that these features are around the existing building or site. Requests that the Council undertakes further mapping to more accurately apply the overlays on the land in and around the existing buildings.	a) Remove the flood hazard overlay - inundation mapping for 82 Hanson Street. b) Seeks that further investigation is undertaken for the application of the flood hazard (inundation) overlay around existing buildings. [Inferred decision requested].
Mapping / AllOverlays / Flood Hazard Overlay	Southern Cross Healthcare Limited	380.11	Oppose	Opposes the flood hazard overlay - overland flow path mapping for 82 Hanson Street.	a) Remove the flood hazard overlay - overland flow path mapping for 82 Hanson Street. b) Seeks that further investigation is undertaken for the application of the overland flow path overlay around existing buildings. [Inferred decision requested].
Mapping / AllOverlays / Flood Hazard Overlay	Southern Cross Healthcare Limited	380.12	Oppose	Opposes the flood hazard overlay - inundation mapping for 84 Hanson Street. Considers that the overland flowpath and inundation areas shown in the maps run over the existing Southern Cross Hospital building. It is expected that these features are around the existing building or site. Requests that the Council undertakes further mapping to more accurately apply the overlays on the land in and around the existing buildings.	a) Remove the flood hazard overlay - inundation mapping for 84 Hanson Street. b) Seeks that further investigation is undertaken for the application of the flood hazard (inundation) overlay around existing buildings. [Inferred decision requested].
Mapping / AllOverlays / Flood Hazard Overlay	Southern Cross Healthcare Limited	380.13	Oppose	Opposes the flood hazard overlay - overland flow path mapping for 84 Hanson Street.	a) Remove the flood hazard overlay - overland flow path mapping for 84 Hanson Street. b) Seeks that further investigation is undertaken for the application of the overland flow path overlay around existing buildings. [Inferred decision requested].

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Mapping / AllOverlays / Flood Hazard Overlay	Southern Cross Healthcare Limited	380.14	Oppose	Opposes the flood hazard overlay - inundation mapping for 86 Hanson Street. Considers that the overland flowpath and inundation areas shown in the maps run over the existing Southern Cross Hospital building. It is expected that these features are around the existing building or site. Requests that the Council undertakes further mapping to more accurately apply the overlays on the land in and around the existing buildings.	a) Remove the flood hazard overlay - inundation mapping for 86 Hanson Street. b) Seeks that further investigation is undertaken for the application of the flood hazard (inundation) overlay around existing buildings. [Inferred decision requested].
Mapping / AllOverlays / Flood Hazard Overlay	Southern Cross Healthcare Limited	380.15	Oppose	Opposes the flood hazard overlay - overland flow path mapping for 86 Hanson Street.	a) Remove the flood hazard overlay - overland flow path mapping for 86 Hanson Street. b) Seeks that further investigation is undertaken for the application of the overland flow path overlay around existing buildings. [Inferred decision requested].
Mapping / AllOverlays / Flood Hazard Overlay	Southern Cross Healthcare Limited	380.16	Oppose	Opposes the flood hazard overlay - inundation mapping for 88 Hanson Street. Considers that the overland flowpath and inundation areas shown in the maps run over the existing Southern Cross Hospital building. It is expected that these features are around the existing building or site. Requests that the Council undertakes further mapping to more accurately apply the overlays on the land in and around the existing buildings.	a) Remove the flood hazard overlay - inundation mapping for 88 Hanson Street. b) Seeks that further investigation is undertaken for the application of the flood hazard (inundation) overlay around existing buildings. [Inferred decision requested].
Mapping / AllOverlays / Flood Hazard Overlay	Southern Cross Healthcare Limited	380.17	Oppose	Opposes the flood hazard overlay - overland flow path mapping for 88 Hanson Street.	a) Remove the flood hazard overlay - overland flow path mapping for 88 Hanson Street. b) Seeks that further investigation is undertaken for the application of the overland flow path overlay around existing buildings. [Inferred decision requested].
Mapping / AllOverlays / Flood Hazard Overlay	Southern Cross Healthcare Limited	380.18	Oppose	Opposes the flood hazard overlay - inundation mapping for 90 Hanson Street. Considers that the overland flowpath and inundation areas shown in the maps run over the existing Southern Cross Hospital building. It is expected that these features are around the existing building or site. Requests that the Council undertakes further mapping to more accurately apply the overlays on the land in and around the existing buildings.	a) Remove the flood hazard overlay - inundation mapping for 90 Hanson Street. b) Seeks that further investigation is undertaken for the application of the flood hazard (inundation) overlay around existing buildings. [Inferred decision requested].
Mapping / AllOverlays / Flood Hazard Overlay	Southern Cross Healthcare Limited	380.19	Oppose	Opposes the flood hazard overlay - overland flow path mapping for 90 Hanson Street.	a) Remove the flood hazard overlay - overland flow path mapping for 90 Hanson Street. b) Seeks that further investigation is undertaken for the application of the overland flow path overlay around existing buildings. [Inferred decision requested].
Mapping / AllOverlays / Flood Hazard Overlay	Kāinga Ora Homes and Communities	391.30	Oppose	The inclusion of flood hazard mapping as part of the District Plan is opposed, despite the risk-based approach to the management of natural hazards being generally supported. Including Flood Hazard overlays in the District Plan ignores the dynamic nature of flood hazards and will create unnecessary additional cost and uncertainty for landowners and land developers.	Delete the Natural Hazard Overlay from the District Plan and instead hold this information in non-statutory GIS maps.
Mapping / AllOverlays / Flood Hazard Overlay	Wellington International Airport Ltd	406.25	Oppose	Submitter is required to manage and drain surface water ponding to avoid giving rise to adverse effects on aeronautical safety. Accordingly, Submitter manages surface water on site to ensure ponding does not arise. Opposes the mapping of 'inundation areas' mapped within the Airport Zone as ponding, such as that depicted on the District Planning maps, does not occur within its landholdings.	Delete all Flood Hazard Overlays from the Airport Zone.
Mapping / AllOverlays / Liquefaction Hazard Overlay	Wellington International Airport Ltd	406.26	Oppose in part	Submitter is required to manage liquefaction risk to ensure the Airport can continue to operate following as seismic event. Opposes the mapping of 'liquefaction hazard overlay' mapped within the Airport Zone. [See paragraph 4.86 for full reason]	Delete all Liquefaction Hazard Overlays from the Airport Zone.

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Mapping / AllOverlays / Tsunami Hazard Overlay	Poneke Architects	292.2	Oppose	Considers that these overlays effectively stop development in Wellington and are too broad.	Delete the Tsunami Hazard Overlays in their entirety.
Mapping / AllOverlays / Tsunami Hazard Overlay	David Karl	309.4	Amend	Considers that according to presentations from WCC staff and technical experts at a community climate adaptation meeting, modelling underpinning the current maps reflects some of the available, appropriate possible modelling, but does not account for wave dynamics. It is understood from these experts comments wave dynamics may have a significant bearing on the island.	Seeks that the tsunami inundation overlay be amended to account for wave dynamics that include consideration of Tapu Te Ranga (the island in Island Bay).
Mapping / AllOverlays / Tsunami Hazard Overlay	VicLabour	414.12	Support in part	Supports restrictions on development in areas at risk of coastal inundation and tsunami.	Retain coastal inundation and tsunami overlays.