

Residential Zones / General point on Residential Zones

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / General point on Residential Zones / General point on Residential Zones	Gregory Webber	33.4	Amend	<p>Green Street has houses primarily built in the 1890's and very early 1900's and you cannot bring these houses back once they're gone.</p> <p>Green Street housing is of the same era and aesthetic as the upper part of Wilson Street and Coromandel Street which are classified as heritage areas.</p>	Seeks that the housing in Green Street has the same protection as Coromandel Street and Wilson Street.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Michael Harvey	38.1	Not specified	Seeks that "Sausage Flats" are actively discouraged through the MDRS in the District Plan, in a similar fashion to Auckland City Council.	Not specified
Residential Zones / General point on Residential Zones / General point on Residential Zones	Peter Hill	41.1	Amend	<p>Considers that the Ministry for the Environment and Ministry of Housing and Urban Development are concerned about the effects of tall apartment blocks immediately adjacent to zones of much smaller housing.</p> <p>Considers that WCC does not follow the directives of the NPS-UD with respect to sensible zoning patterns when establishing the boundaries of the character precincts within the High Density Residential Zone.</p>	Seeks that the Proposed District Plan zoning patterns, in establishing the boundaries of Character Precincts within a High Density Residential Zone, adhere more closely to the points 1, 3 and 5 in Figure 11 "Sensible Zoning Patterns" of the Ministry for the Environment document: Understanding and Implementing Intensification Provisions for the NPS-UD. [Inferred decision requested].
Residential Zones / General point on Residential Zones / General point on Residential Zones	Peter Hill	41.2	Amend	Considers that the 11 blocks split between character precincts and the HDRZ in Mt Cook result in fragmentation of the suburb.	<p>Seeks that Figure 1 (Peter Hill Submission to Proposed District Plan 26-8-22) is an example plan for the re-drawing of Character Precinct boundaries in Mount Cook.</p> <p>[Refer to original submission]</p>
Residential Zones / General point on Residential Zones / General point on Residential Zones	Peter Hill	41.3	Amend	Considers that Table 2.21 of the Wellington Regional Housing and Business Development Capacity Assessment (Demand and capacity comparison by housing type and by housing catchment 2021-2051) shows that the capacity for Inner Wellington exceeds the demand, it should be practicable to redraw the Character Precinct boundaries.	Seeks that the Character Precincts boundaries for Mount Cook are redrawn to create the type of sensible zoning pattern outlined by the Ministry for the Environment.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Peter Hill	41.4	Not specified	Considers that the PDP protects only 28.8% of the previous character areas while the equivalent Auckland plan protects about 75% which has not raised any objections from the Ministry for the Environment or the Ministry of Housing and Urban Development.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Peter Hill	41.5	Amend	<p>Considers that based on a site-by-site examination of Mt Cook brownfield areas, this yields a total area of 4.1884ha and at an uptake rate of 30% at least 300 new dwellings could be built in the potential brownfield sites identified in Figure 2 (Plan showing Potential Brownfield Sites in the Suburb of Mt Cook (excluding Adelaide Road area)). [Refer to original submission including attachments "Housing Notes - Mt Cook" and "Mt Cook - Brownfield Sites Survey" for full calculations].</p> <p>Considers that as the estimated growth figures of additional dwellings for Mount Cook is 79-174 over 30 years [refer to Table 2: Inner Suburbs Estimated Growth Figures in original submission] this growth could be met by development in the potential brownfield sites alone.</p>	Seeks that Figure 2 - Plan showing Potential Brownfield Sites in the Suburb of Mt Cook (excluding Adelaide Road area) support the practicability of a sensible zoning pattern for Mount Cook.
Residential Zones / General point on Residential Zones / General point on Residential Zones	James Barber	56.2	Support	Supports intensification in the residential zones	Seeks that the residential intensification enabled by the PDP is approved
Residential Zones / General point on Residential Zones / General point on Residential Zones	Conor Hill	76.23	Amend	<p>Considers that limiting dwellings is anti-people.</p> <p>Considers that dwelling-per-section limits fail to take into account dwelling size.</p>	Seeks that the limit of three dwellings per site are deleted in every zone.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Judith Graykowski	80.2	Not specified	Considers that dwellings built to the site boundaries are poor quality places and should require some transition from street to doorway.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Rowan Hannah	84.1	Oppose	Considers that the changes to the District Plan (specifically intensification provisions) will change the look and feel of the rural area and opposes medium density development in this area.	Seeks that intensification is not enabled in the General Rural Zone.

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Residential Zones / General point on Residential Zones / General point on Residential Zones	Interprofessional Trust	96.3	Amend	Considers that the operative District Plan does not follow best practice with respect to medium density housing and that the PDP must rectify this. [Refer to original submission for further detail].	Seeks that the Proposed District Plan is amended to follow international best practice with respect to medium density housing. [refer to submission for further details]
Residential Zones / General point on Residential Zones / General point on Residential Zones	Interprofessional Trust	96.4	Amend	Considers that the recession plane provisions in the operative District Plan are inappropriate and that these must be accepted as mistakes and removed. [Refer to original submission for further details]	Seeks that the recession plane (Height in Relation to Boundary) standards are removed from the Proposed District Plan.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Interprofessional Trust	96.5	Amend	Considers that indoor-outdoor ambience should be provided to evert dwelling.	Seeks limits for indoor-outdoor ambience be imposed as set out in the submission.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Kate Zwartz	110.1	Oppose	Considers that preserving neighbourhood character and access to sunlight is important, and that controls are needed on how well high density is built.	Seeks reconsideration of loss of heritage protections and of the blanket 21m height limits in the central suburbs.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Gael Webster	114.2	Amend	Considers that the WCC should only implement rules providing for the minimum intensification required by the government's new legislation.	Seeks that more qualifying matters are provided to give greater protection of heritage/character/townscape and amenity values (particularly sunshine hours on dwellings).
Residential Zones / General point on Residential Zones / General point on Residential Zones	Braydon White	146.10	Amend	Supports the Coalition for More Homes' Alternative medium density residential standards recommendations for outdoor living space and green space.	Seeks that the MRZ is amended to include the Coalition for More Homes' Alternative medium density residential standards recommendations for outdoor living space and green space.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Braydon White	146.11	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that shading as a qualifying matter should be reduced from what is proposed.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Braydon White	146.12	Amend	Considers that where shading is qualifying matter, there is a new policy for providing pop-up public realm for development-shaded homes.	Seeks that there is a new policy providing for pop-up public realm for houses that are shaded by new development.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Braydon White	146.13	Amend	Considers that developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that developments adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Braydon White	146.14	Amend	Considers that universal accessibility should be a non-negotiable for all developments.	Seeks that universal accessibility is a non-negotiable for all developments.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Vivienne Morrell	155.4	Amend	Considers that the PDP will see a random scattering of six-or higher-storey tower blocks in what are largely one and two storey residential suburbs, with those blocks dominating and shading existing neighbours. The potential for poor health outcomes, poor housing and resentment of occupants is considerable.	Seeks that a transition zone next to heritage buildings and character precincts is created.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Vivienne Morrell	155.5	Not specified	Considers that HRZ new six-storey buildings will make existing neighbours' houses shadier, damper, less healthy, and unpleasant to live in.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Vivienne Morrell	155.6	Amend	Considers that design requirements for multi-unit residential developments should be strengthened to future-proof buildings and provide for good community experience. Considers that the provisions for recession planes, privacy, outlook space and solar access (HRZ-S3, HRZ-S14, and HRZ-S15) are very limited and simply not adequate, given the buildings in the HRZ can go right to site boundaries.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Vivienne Morrell	155.7	Amend	Considers that it is a particular issue if a new building blocks the sunlight from existing solar panels on a neighbour's property.	Not specified.

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Residential Zones / General point on Residential Zones / General point on Residential Zones	Vivienne Morrell	155.8	Not specified	Considers that dwellings built to the site boundaries are poor quality places and should require some transition from street to doorway.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Jill Ford	163.8	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks that all new multiunit developments include public outdoor green space suitable for children.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Amos Mann	172.16	Not specified	<p>Considers that we need to re-invent how we house ourselves. We cannot know exactly what flavour of new housing approaches will come to the fore over this period of change, but we do know that what we have now isn't working for 90% of our community members throughout the majority of their lives.</p> <p>Considers that these alternative housing solutions are not only excellent viable solutions to housing affordability barriers but also, if well planned for by council, are solutions to reducing the climate change and environmental impacts of single family traditional housing because they can use much less land per occupant and less building materials per occupant.</p> <p>In addition, well-planned co-living is a viable solution for increasing social cohesion.</p> <p>[Refer to original submission for full reasons].</p>	Seeks that the District Plan empower the development of a wide range of diverse and varied housing types in all residential zones, including co-housing, tiny housing, and Papakāinga projects.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Ros Bignell	186.6	Not specified	Supports and welcomes new residential building that is well designed and complementary to the current streetscape of Newtown.	Seeks that new residential building that is well designed and complementary to the current streetscape of Newtown.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Michael O'Rourke	194.4	Not specified	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.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Mary-Anne O'Rourke	195.4	Oppose	<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>Seeks that building intensification is reduced in the Eastern Suburbs area.</p> <p>[Inferred decision requested].</p>
Residential Zones / General point on Residential Zones / General point on Residential Zones	Antony Kitchener and Simin Littschwager	199.7	Not specified	Supports densification when it is "done well" and fairly distributed across the entire city.	<p>Seeks that densification is distributed across the entire city and that six-storey buildings are not concentrated in Crofton Downs, Ngaio, and Khandallah.</p> <p>[Inferred decision requested].</p>
Residential Zones / General point on Residential Zones / General point on Residential Zones	Antony Kitchener and Simin Littschwager	199.8	Not specified	Considers that the likes of Ngaio and Khandallah could benefit from some degree of densification to provide more local amenities and socio-cultural facilities, but this needs to be designed and executed well with constraint or consideration for the impacts on the community.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Antony Kitchener and Simin Littschwager	199.9	Not specified	Considers that the housing crisis cannot be solved purely through increased supply alone. If new housing is not "affordable" and there are no controls on who can purchase all of this new housing supply, it is highly likely that a large percentage of new housing will be purchased by rent-seeking landlords, who will continue to push up rent costs.	Seeks that the WCC stipulate a certain percentage of newly built dwellings to be classed as "affordable".
Residential Zones / General point on Residential Zones / General point on Residential Zones	Russell Taylor	224.1	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the requirement to ensure all residential properties have north facing sunlight and no property can shade adjacent properties needs to be strengthened.

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Residential Zones / General point on Residential Zones / General point on Residential Zones	Lorraine and Richard Smith	230.12	Amend	Considers that demolishing many functional wooden buildings to replace them with steel and concrete high-rises will create excessive landfill and excessive carbon emissions with consequent burdens on future generations.	Seeks that well-functioning older housing should be retained as much as possible to avoid landfill waste and reduce carbon emissions.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Lorraine and Richard Smith	230.13	Not specified	Considers that homes should be warm, dry places of stability where natural sunlight, mood enhancing benefits and areas of open space are recognised as essential to human wellbeing. [Refer to original submission for full reason]	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Lorraine and Richard Smith	230.14	Not specified	Because the first areas to be intensified will be at the whim of developers, well-functioning, established heritage and character housing such as Lower Kelburn will be among the first to be demolished as an investment opportunity.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Lorraine and Richard Smith	230.15	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Proposed District Plan be amended to make greater provision for limited notification in relation to light, shading, privacy and wind effects so as to enable and support fair and reasonable compromises between neighbours.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Victoria Stace	235.2	Amend	Considers that yard setbacks enable adjacent property owners of wooden structures gain access for repairs and maintenance to their structures.	Seeks that yard setbacks of at least 1.5m front yard and 1m side yard are required in all residential zones.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Alan Fairless	242.12	Amend	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. [Refer to original submission for full reasons].	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.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Alan Fairless	242.13	Amend	Considers that the District Plan is amended to encompass more new developments as controlled activities in respect of urban design to ensure that quality in design at a local level can be considered for the majority of developments.	Seeks that the Proposed District Plan is amended to encompass more new developments as controlled activities.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Alan Fairless	242.14	Not specified	Considers that current proposals only develop 14% of rezoned areas. LIVE Wellington want to see partnerships that will develop at least 50% of underutilised land in the next ten years.	Seeks that the District Plan identify areas suitable for intensification and provide a timetable for developing masterplans for these areas, including quality design guides and rapid assessment processes for sites within these areas.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Alan Fairless	242.15	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the District Plan more comprehensively provide for enhanced sunlight access to outdoor and indoor living areas.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Steve Dunn	288.5	Oppose	Does not support having a blanket provision enabling 3 units up to 3 storeys or multi unit buildings up to 6 storeys and considers this contrary to the objective of providing a liveable well-functioning urban environment.	Seeks that an urban development plan, specific to the local area be developed as a refined response and would allow for intensive development in specific areas that consider the immediate surroundings, topography, local character, and ecology.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Steve Dunn	288.6	Amend	Considers that Newtown is suited to 3-4 storey housing along its transport spine [Refer to original submission for full reason].	Seeks that building heights in central Newtown are amended to 3-4 storeys. [Inferred decision requested]
Residential Zones / General point on Residential Zones / General point on Residential Zones	Steve Dunn	288.7	Amend	Considers that to meet the objectives of a healthy living environment, the plan is amended to protect sunlight access for all outdoor living areas, not just public open space, as well as solar panels on roofs.	Seeks that the plan is amended to protect sunlight access for all outdoor living areas, not just public open space, as well as solar panels on roofs.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Phillippa O'Connor	289.14	Support	Supports restricted discretionary status for breached standards, rather than a broader discretionary status.	Retain approach where a standard is breached that a restricted discretionary activity status is used.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Tawa Community Board	294.15	Amend	Concerned about the transition edges between areas of differing permitted density not being addressed nor the effect of topography in Tawa.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Matthew Plummer	300.3	Amend	Considers that there is insufficient infrastructure to deliver the significant uplift in housing that Wellington needs.	Not specified.

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Residential Zones / General point on Residential Zones / General point on Residential Zones	Matthew Plummer	300.4	Amend	<p>Considers WCC should enable infrastructure development in the form of big apartment buildings in areas like Adelaide Road, Cambridge Terrace and Kent Terrace, in similar fashion to what has been done on Victoria Street.</p> <p>The Proposed District Plan in its current form will not incentivise development of affordable homes.</p>	Seeks that infrastructure development be incentivised on Adelaide Road, Cambridge Terrace and Kent Terrace.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Wellington Branch NZIA	301.3	Amend	<p>Considers that the proposed set-back provisions of the Draft District Plan should be reinstated. Requiring developments on narrow streets to have to step back as they rose higher would stop the obliteration of daylight and sunlight to the residents on lower levels.</p> <p>This was a vitally important step to take and should not have been removed from the Proposed District Plan.</p> <p>[Refer to original submission for full reason]</p>	Seeks that the Draft District Plan's set-back provisions be reinstated for City Centre Zones.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Roland Sapsford	305.30	Amend	<p>Considers that the zoning applied to parts of Aro Valley in the PDP reflects historical errors that have been carried over from the ODP.</p> <p>[Refer to original submission for details]</p>	Seeks that historical errors are corrected by relief sought in submission.
Residential Zones / General point on Residential Zones / General point on Residential Zones	James Coyle	307.5	Amend	Opposes the current change for Multi-Unit properties from 4-hour winter sunlight to living areas to 1 hour daylight to living areas.	Seeks that the 4-hour sunlight requirement for living areas from the Operative Plan Residential Design Guide be reinstated.
Residential Zones / General point on Residential Zones / General point on Residential Zones	James Coyle	307.6	Amend	Considers Newtown should have special zones dedicated to intensive development, such as terraced housing blocks and plazas. These zones could be brownfield and part of centre zones. For instance, the area opposite the entry to the zoo with borders of Owen, Daniell and Manchester.	Seeks that Newtown have special zones dedicated to intensive development to create terraced housing blocks and plazas.
Residential Zones / General point on Residential Zones / General point on Residential Zones	James Coyle	307.7	Amend	Considers that building topologies should not be mixed too much.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	James Coyle	307.8	Amend	Considers that over shadowing and overlooking should be minimised.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	James Coyle	307.9	Amend	Considers there needs to be a maximum height for single dwellings that is much lower than for multi-unit. The demographic of Newtown is changing and outcome may be large houses that have car parking underneath and that build high to access views.	Seeks that the maximum height for single dwellings is much lower than for multi-unit.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Penelope Borland	317.7	Support	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.	Supports the Pre-1930 Character Area Review, Boffa Miskell Report.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Penelope Borland	317.8	Amend	Considers that the PDP should include sunlight provisions in all residential zone housing areas, rather than a minimum of 2 hours of daylight.	Seeks that Residential Zones include sunlight provisions for housing areas.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Rimu Architects Ltd	318.24	Amend	It would be useful to have clarity on how low decks and eaves are to be treated in relation to setbacks - exclusion of decks no more than 500mm above ground and also eaves up to 600mm (as applying at b & c in the Makara Beach & Makara Village precinct) could usefully be applied generally.	Clarify how low decks and eaves will be treated in the residential zones.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Bruce Crothers	319.16	Not specified	Considers that planning for new housing and rural areas should include the implementation of wildlife corridors including encouragement to restore the Queens chain to public access.	Seeks that wildlife corridors and access to the Queen's chain be taken into account when planning for new housing.

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Residential Zones / General point on Residential Zones / General point on Residential Zones	Mt Cook Mobilised	331.10	Amend	Considers that residential zones in Mt Cook may get too much shading from neighbouring City Centre Zones. Private properties should benefit from the same shading limits as green places. The proposed plan has constraints on shading green areas, other than very limited recession plane requirements, but nothing to limit the shading of private properties.	Seeks that constraints be developed to prevent City Centre Zones from shading private properties, in similar fashion to constraints in place for Open Space Zones.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Property Council New Zealand	338.9	Not specified	Considers that residential standards meant for new apartments and townhouses to be pleasant places to live in could have unintended consequences if not worked closely with the sector.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Mt Victoria Residents' Association	342.23	Amend	Considers that some measure of minimum floor space per person should be required to avoid tiny low-quality spaces for people to live in.	Seeks that minimum residential unit size standards include a measure of minimum floor space per person.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Mt Victoria Residents' Association	342.24	Amend	Considers that housing needs to provide a high standard of accessibility, because 25% of New Zealanders will be over 65 by 2030 and 25% of New Zealanders have a disability.	Seeks that housing provide a high standard of accessibility.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Mt Victoria Residents' Association	342.25	Amend	Considers that developments with oppressive street frontages, like garages, are impediments to community connection, and should be discouraged in the District Plan's design rules.	Seeks that developments with oppressive street frontages be discouraged.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Royal Forest and Bird Protection Society	345.384	Oppose in part	Seeks reinsertion of the deleted SNAs in the residential zones, and the provisions protecting them, and apply the ECO provisions to these zones.	Amend GRUZ-P2 (Keeping of goats): Provide for the keeping of goats <u>outside of significant natural areas</u> in the General Rural Zone where they are contained and managed to avoid adverse ecological effects within identified significant natural areas
Residential Zones / General point on Residential Zones / General point on Residential Zones	Inner City Wellington	352.2	Not specified	Considers that the current level of intensification already occurring is exacerbating the existing deficit in amenities available to inner-city residents living in 'vertical streets.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Inner City Wellington	352.3	Not specified	Considers that the plan may not be able to directly influence and improve Sunlight protection.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Inner City Wellington	352.4	Not specified	Considers that the plan may not be able to directly influence and improve Diversity of Inner City Neighbourhoods.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	John Bryce	354.1	Not specified	Considers that WCC should develop special rules for areas like Aro Valley where one size building rules will result in poor quality and unhealthy dwellings. For example, six story buildings are totally inappropriate in many parts of Aro Valley where they would block the small amount of winter sunshine from nearby property. Considers that sunshine is important for healthy living spaces, particularly in freestanding older wooden houses that do not benefit from the heated thermal mass that exists in concrete apartment buildings where sunlight may suffice.	Seeks that the Proposed District Plan protects future inhabitants of dwellings by ensuring good quality living spaces. [Inferred decision requested]
Residential Zones / General point on Residential Zones / General point on Residential Zones	Jane Szentivanyi and Ben Briggs	369.13	Not specified	Considers that building height in relation to boundary, outdoor living spaces, landscaped areas, permeable surface area, minimum residential unit size and setbacks from any boundary, especially the street facing boundary might impact neighbouring properties and reduce the adjacent street's amenity, vibrancy and safety.	Not specified.

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Residential Zones / General point on Residential Zones / General point on Residential Zones	Waka Kotahi	370.258	Amend	Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Seeks that Wellington City Council undertake further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD. [Inferred decision requested]
Residential Zones / General point on Residential Zones / General point on Residential Zones	Waka Kotahi	370.259	Not specified	Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Seeks that Wellington City Council undertake further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD. [Inferred decision requested]
Residential Zones / General point on Residential Zones / General point on Residential Zones	Waka Kotahi	370.260	Not specified	Submitter supports greater heights for multi-unit developments that are subject to resource consent.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.106	Amend	The submitter acknowledges that relief is not appropriate in relation to the construction and use of up to three dwellings per site. However, the submitter notes that residential amenity will be better protected for larger-scale and higher-density residential developments where they have been appropriately designed to manage reverse sensitivity where there is an interface with a Commercial or Mixed-Use Zone, or with lawfully established non-residential activities.	Amend the Residential Zones to ensure that larger-scale and higher-density residential developments are designed to managed reverse sensitivity where there is an interface with a commercial or Mixed-use Zone, or with lawfully established non-residential activities. [Inferred decision requested].
Residential Zones / General point on Residential Zones / General point on Residential Zones	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.107	Not specified	The submitter notes that several of the fuel companies assets are located in close proximity to residential zoned properties. The proposed changes to the residential zones have the potential to generate reverse sensitivity effects and amenity effects.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	WCC Environmental Reference Group	377.318	Support in part	Generally supportive of the proposals for medium density and high density residential zones. Minor suggestions made [further detail provided in later parts of submission and summarised below]	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Henry Bartholomew Nankivell Zwart	378.10	Amend	Considers that larger, more comprehensive developments are needed in our centres.	Seeks that MRZ (Medium density residential zone) height limits are increased in the 15 minute walking catchments to rail stations.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Sue Kedgley	387.3	Amend	Considers that there are numerous sites in the inner city which are ideal for high-rise buildings such as along main arterial routes such as Kent Terrace, Adelaide Road, Taranaki Street, Vivian Street and Te Aro flats.	Seeks that densification focuses on the areas such as along Kent Terrace, Adelaide Road, Taranaki Street, Vivian Street and Te Aro flats.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Sue Kedgley	387.4	Amend	Considers that there are numerous vacant or under-utilised commercial buildings in the city centre that could be converted and re-purposed into apartment blocks. Valuable character areas comprised of pre-1930s wooden houses should be retained and high-rise development concentrated in the CBD. By doing this, valuable heritage and inner-city character areas could be retained while meeting the required housing need in Wellington at the same time.	Seeks that densification focuses on the areas such as in the central city, where there are numerous vacant or under-utilised commercial buildings that could be converted and re-purposed into apartment blocks.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Kāinga Ora Homes and Communities	391.308	Amend	Considers that the residential intensification provisions in the Medium Density Residential and High Density Residential Zones should be reviewed to improve national and regional consistency and increase density and heights across the board. Residential intensification standards should be expanded to reflect an increase in intensification anticipated in and around centres and rapid transit stops, and where necessary introduce a new chapter.	Seeks that residential intensification provisions in the Medium Density Residential and High Density Residential Zones are reviewed to improve national and regional consistency and increase density and heights across the board.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / General point on Residential Zones / General point on Residential Zones	Kāinga Ora Homes and Communities	391.309	Amend	Considers that where standards are not referenced in building and structure activity rules, an activity status should be provided for non-compliance with the standard. It is sought that this activity status in Residential Zones is a Restricted Discretionary to be consistent with the general approach throughout the Plan.	Seeks that where Residential Zone standards are not referenced in building and structure activity rules a Restricted Discretionary activity status is provided for non-compliance with the standard, to be consistent with the general approach throughout the Plan
Residential Zones / General point on Residential Zones / General point on Residential Zones	Kāinga Ora Homes and Communities	391.310	Amend	The submitter has noted that as a result of their amendments requested for height adjustments there may be consequential changes needed to other standards such as wind and daylight standards.	Seeks that standards are amended across the plan to be proportionate to the building height changes sought in the submission.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Stephen Minto	395.3	Not specified	Considers that the historic low-rise suburbs of older wooden buildings are a character feature throughout Wellington that is of huge liveability and tourist value.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Wellington International Airport Ltd	406.497	Amend	[No specific reason given beyond decision requested - see original submission]	Seeks that the Air Noise Boundary is amended to establish a policy framework where resource consents can be declined within existing residential zones for noise sensitive activities on reverse sensitivity grounds;
Residential Zones / General point on Residential Zones / General point on Residential Zones	Emma Osborne	410.7	Amend	Supports the Coalition for More Homes' Alternative medium density residential standards recommendations for outdoor living space and green space.	Seeks that the Medium Density Residential Zone is amended to include the Coalition for More Homes' Alternative medium density residential standards recommendations for outdoor living space and green space.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Emma Osborne	410.8	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that shading as a qualifying matter should be reduced from what is proposed.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Emma Osborne	410.9	Amend	Considers that where shading is qualifying matter, there is a new policy for providing pop-up public realm for development-shaded homes.	Seeks that there is a new policy providing for pop-up public realm for houses that are shaded by new development.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Donna Yule	421.1	Oppose	<p>Opposes the blanket policy of Medium Density 3 Storey Residential housing in all residential areas - the height limits are too high. Also no residential minimum boundaries space of at least 1 metre.</p> <p>No consideration has been given to the geographical location of each individual suburb, its terrain and orientation to the sun. For suburbs that are built in a north south direction with hills either side and the main housing is on the flat, any 3 storey building will cast a significant shadow over many properties.</p> <p>Many more 3 storey development means a whole suburb except for those on the hills will be in permanent shadows.</p> <p>Added to that no space between properties, no outside areas to enjoy a little privacy. These suburbs will become sunless undesirable transitional suburbs where people will only stay a short time until they can afford to move elsewhere with sun & outdoor space.</p>	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Paul Gregory Rutherford	424.15	Amend	<p>Considers that Wellington is a folded landscape with valleys and ridges, and this means that a single large dwelling in the wrong place can adversely affect many others.</p> <p>The PDP needs to allow and adjust for this reality by adopting a more carefully tailored and locally nuanced approach, rather than a one-size-fits-all approach if it is to avoid serious and long-lasting adverse impacts in Wellington.</p> <p>Considers that planning needs to drive and encourage quality and ensure the design of new, more intensive development works with the city's idiosyncratic landscape and for the communities in which it is located. We need local Design Guides, founded on a sophisticated understanding of local character, as a proven and effective vehicle for addressing good residential quality.</p>	Seeks that the Proposed District Plan must more comprehensively provide for enhanced sunlight access to outdoor and indoor living areas, the addition and extension of new green space to balance increased residential densities and strengthen the urban design qualities of the city through a more sophisticated approach to design guidance, in particular the use of local design guides tailored to local areas.

Residential Zones / General point on Residential Zones

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Residential Zones / General point on Residential Zones / General point on Residential Zones	Johnsonville Community Association	429.28	Amend	<p>Considers that the Spatial Plan/PDP proposes that over 2/3rds of population growth be absorbed into selected outer suburban areas while inner suburbs will take a much smaller impact. The experience of the Johnsonville MDRA shows that simply zoning residential areas for denser development does not lead to more housing or affordable housing. This is simply unsustainable to focus growth on a few suburbs as population growth needs to be supported across the city.</p> <p>Increasing the available residential accommodation close to the city centre is more likely to be attractive to new residents, as inner suburbs are more accessible by active modes and have more frequent and faster public transport services. Living in inner suburbs is attractive to many because they can access the vibrant city centre – including its work cultural and sporting opportunities – easily and efficiently, without clogging roads or wasting resources on transport unnecessarily.</p>	Seeks that the proposed district plan focuses on increasing available residential accommodation close to the city centre.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Johnsonville Community Association	429.29	Amend	<p>Considers that about half of the multi-level developments in Johnsonville have been built in breach of the MDRA planning rules but have been allowed because impacts were less than minor.</p> <p>Considers that there has been a breach of the WCC Planning Officers duty of care to consider and act to protect the best interests of home owners where residential developments do not comply with Council planning rules.</p> <p>The expectation with multi-unit developments is now that there will be non-notified permits for developments that exceed the limits of the PDP rules.</p> <p>[See original submission for full reason]</p>	Seeks that the criteria required for permitting non-compliant housing developments on a non-notified basis is more clearly outlined in the Proposed District Plan.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Johnsonville Community Association	429.30	Not specified	<p>Considers that 3+ storey developments will render neighbouring homes less warm and dry.</p> <p>Considers whether council has fulfilled its fiduciary duty, duty of care obligation to affected residential home owners impacted by new building heights.</p>	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Newtown Residents' Association	440.15	Oppose in part	<p>Considers that allowing extensive redevelopment which removes the existing trees and other plants in Newtown's backyards does permanent damage to the natural bio-diversity of the area. Private gardens comprise the greatest proportion of green space in urban environments, so their potential to contribute to biodiversity is significant</p>	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Ingrid Downey	443.1	Amend	<p>Considers that the existing provisions relating to minimum sunlight in the Operative Plan should be retained rather than replacing them with the minimum daylight provisions in the PDP.</p> <p>Keeping the Operative Plan provisions will ensure a minimum level of quality - and humanity - will be maintained in our new homes.</p> <p>Considers that light is fundamental to our well-being, and shading is far more than simply a minor issue. Reductions in sunlight can and do affect: heating and light cost; dampness; the ability to dry clothes outside and grow food; and mental well-being.</p>	<p>Seeks that the existing provisions relating to minimum sunlight in the Operative Plan are reinstated in the Proposed District Plan.</p> <p>[Inferred decision requested].</p>
Residential Zones / General point on Residential Zones / General point on Residential Zones	Anita Gude and Simon Terry	461.17	Amend	<p>Considers that a height limit of 11m on properties bordering the town belt will lead to a loss of character over time and will degrade the natural backdrop that the town belt provides for the City.</p>	Amend the rules (and associated objectives and policies) so that a height limit of 8m is applied to all properties bordering the town belt.

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Residential Zones / General point on Residential Zones / General point on Residential Zones	Ben Barrett	479.21	Amend	Considers that Constable Street is not a major transport corridor. [Refer to original submission for full reason]	Seeks that appropriate building planning needs to be had along Constable Street, varying in height, with building heights reducing as the elevation of the road rises.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Catharine Underwood	481.21	Amend	Considers that design requirements for multi-unit residential developments regarding sunshine and shading need to be strengthened or made mandatory to future-proof buildings and provide for good community experience. New 22m, 14m and 11m storey blocks will make existing neighbouring houses shadier, damper, less healthy, and unpleasant to live in. A particular issue is if a new building blocks sunlight from existing solar panels on a neighbour's property.	Seeks that provisions for multi-unit developments be stricter in regards to the shade they can cast.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Living Streets Aotearoa	482.46	Amend	Considers that many people are concerned about multi-unit developments not providing the sort of quality, privacy and amenity that a house in its own section can. That is not true if the units are well-designed.	Seeks that new and altered multi-unit developments have good design that provides privacy. [Inferred that the decision requested refers to multi-unit developments].
Residential Zones / General point on Residential Zones / General point on Residential Zones	Living Streets Aotearoa	482.47	Amend	Not specified.	Seeks that new and altered multi-unit developments are accessible. [Inferred that the decision requested refers to multi-unit developments].
Residential Zones / General point on Residential Zones / General point on Residential Zones	Living Streets Aotearoa	482.48	Amend	Not specified.	Seeks that new and altered multi-unit developments have outside spaces including for clothes drying. [Inferred that the decision requested refers to multi-unit developments].
Residential Zones / General point on Residential Zones / General point on Residential Zones	Living Streets Aotearoa	482.49	Amend	Not specified.	Seeks that new and altered multi-unit developments include storage and bike parking. [Inferred that the decision requested refers to multi-unit developments].
Residential Zones / General point on Residential Zones / General point on Residential Zones	Living Streets Aotearoa	482.50	Amend	Not specified.	Seeks that new and altered multi-unit developments provide green space both private and communal. [Inferred that the decision requested refers to multi-unit developments].
Residential Zones / General point on Residential Zones / General point on Residential Zones	Living Streets Aotearoa	482.51	Amend	Not specified.	Seeks that new and altered multi-unit developments be insulated for noise and energy efficiency. [Inferred that the decision requested refers to multi-unit developments].
Residential Zones / General point on Residential Zones / General point on Residential Zones	Living Streets Aotearoa	482.52	Amend	Not specified.	Seeks that new and altered multi-unit developments have access to daylight. [Inferred that the decision requested refers to multi-unit developments].
Residential Zones / General point on Residential Zones / General point on Residential Zones	Te Rūnanga o Toa Rangatira	488.73	Not specified	Considers that there are inconsistencies in the zoning and identifying of rapid transit stops across the region. Concerned about the impact this will create in the future.	Not specified.
Residential Zones / General point on Residential Zones / General point on Residential Zones	Jonathan Markwick	490.14	Support	Supports the increase in height controls in the Mt Cook area.	Retain the building height controls in the Mt Cook area as notified. [Inferred decision requested]