

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Greg Coyle	39.1	Amend	Considers that any building over two storeys will shade roof-top solar panels and make these useless. Therefore written approval should be required if development is occurring next to a site with solar panels.	Seeks that neighbours' approval is required for any development next to a site that has roof top solar panels.
Residential Zones / Medium Density Residential Zone / General MRZ	Karen Serjeantson	43.1	Oppose	Considers that the recent government amendments for denser housing have not taken into account older, unique areas such as Roseneath where properties can have no bordering street. Considers that the building of a 12-metre high house on the North side of 95 Grafton Road could restrict sunlight access to the house and change the outlook to a huge wall - which could be expected in the city centre but not the residential area. Seeks that space between houses is maintained for passive solar access.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ	Karen Serjeantson	43.2	Not specified	Seeks clarification as to where is the heritage protection for the site at 95 Grafton Road, which historically was one of only two houses overlooking Balaena Bay.	Seeks clarification about heritage protection.
Residential Zones / Medium Density Residential Zone / General MRZ	Robert and Chris Gray	46.6	Not specified	Considers that the PDP growth estimates need to allow for children's primary education and day centres in the Mount Victoria area.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ	Robert and Chris Gray	46.7	Not specified	Considers that allowing the neighbour at 43 Porritt Avenue to build higher than an 11 metre building would block the sun and make any solar panels, if installed, redundant.	Seeks that existing utilities such as solar panels, skylights etc. on neighbouring properties will be considered and safeguarded in the consent decision making process.
Residential Zones / Medium Density Residential Zone / General MRZ	Robert and Chris Gray	46.8	Not specified	Seeks clarification as to whether the Council will reimburse the cost of setting up solar and provide a replacement solution for alternative energy.	Seeks clarification.
Residential Zones / Medium Density Residential Zone / General MRZ	Shailesh Kumar Patel	49.3	Amend	Opposes the restrictions and provisions on site in the Air Noise Overlay, which mean that Council and Wellington Airport permission is required for subdivision and infill new housing on the existing section.  Currently the Airport is not giving any permission for subdivision and infill on the existing section for resident housing as well as commercial buildings.  Considers that sites in the Air Noise Boundary should have the same development rights as sites outside this (i.e. be able to build in accordance with the MDRS).	Seeks that council ease restrictions on subdivision and infill housing in the Air Noise Boundary so that these sites have the development potential available under the MDRS.
Residential Zones / Medium Density Residential Zone / General MRZ	Michael Hamilton	53.1	Amend	PDP does not protect or acknowledge existing heating and energy consumption patterns of storey bungalows that make up most of Karori and will lose passive-heating if with no protections.  Loss of passive heating during winter will require alternative heating methods which consume more energy and have a larger carbon footprint.  Retrofits to account for changes in passive heating will be expensive for property owners.  [Refer to original submission for further detail, including attachments]	Seeks that the Medium Density Residential Zone chapter is amended to recognise and protect the energy efficiency and energy consumption of the existing housing stock, through recognising these effects as a resource with their own protections, or new developments should not be allowed to impact existing dwellings energy daytime energy requirements by more than 10%.
Residential Zones / Medium Density Residential Zone / General MRZ	Trace Quinn	54.1	Amend	Considers that 369 Adelaide Road would benefit from increased height control to 21 meters, rather than the current 14m limit. The site has potential for housing development that will depend on the outcome of the district plan changes. [Refer to original submission for full reason].	Seeks that height control be increased from 14m to 21m at 369 Adelaide Rd.
Residential Zones / Medium Density Residential Zone / General MRZ	Judith Ellen Bleach	60.2	Amend	Considers that challenging the heritage status of areas and properties in Wellington by the WCC in the name of progress has been a superficial process.  There has been serious concern expressed by residents.	Reinstate the Officers Recommended Plan as notified.

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Residential Zones / Medium Density Residential Zone / General MRZ	Judith Ellen Bleach	60.3	Amend	<p>Considers that 98 Owen Street should be included in a character precinct.</p> <p>Notes that the WCC records for 98 Owen Street stated that the house existed prior to 1892.</p> <p>The property was purchased substantially due to the character of the house and surrounding houses in the street (Owen Street and Cardall Street). The property has undergone substantial renovations to ensure it is warm and dry and its rich and interesting heritage is a source of pride for the owner.</p>	Amend the extent of MRZ-PREC01 (Character Precincts) to include 98 Owen Street.
Residential Zones / Medium Density Residential Zone / General MRZ	Coronation Real Estate Ltd	62.3	Amend	<p>Considers that if the entire site at 9 Comber Place is not rezoned MRZ, then the zoning should be split with the northern portion being zoned MRZ and the southern portion zoned NOSZ as shown in the submission. (OPTION A)</p>	<p>Seeks that if the entirety of the site at 9 Comber Place is not zoned Medium Density Residential Zone, then the zoning should be split Medium Density Residential Zone/Natural Open Space Zone with the zone boundary across the centre of the site.</p> <p>Consequential amendment to the mapping.</p>
Residential Zones / Medium Density Residential Zone / General MRZ	Coronation Real Estate Ltd	62.4	Amend	<p>Considers that if the entire site at 9 Comber Place is not rezoned MRZ, then the existing split zoning should be retained. (OPTION B)</p>	<p>Seeks that if the entirety of the site at 9 Comber Place is not zoned Medium Density Residential Zone and OPTION A is not selected, then the zoning should be split Medium Density Residential Zone/Natural Open Space Zone to reflect the Outer Residential/Open Space B zoning in the Operative District Plan.</p> <p>Consequential amendment to the mapping.</p>
Residential Zones / Medium Density Residential Zone / General MRZ	Susan Rotto	63.3	Amend	<p>MRZ-P8.4 (Achieve attractive and safe streets), MRZ-P11 (Attractive and safe streets and public open spaces) and MRZ-R6 (Visitor accommodation) cannot work without provision for off-street parking.</p> <p>Lack of off-street parking drives parking on-street which packs up streets, which are unsafe and provide no space for workers.</p>	Seeks that the Medium Density Residential Zone chapter is amended to require at least one off-street car park per residential unit on a site.
Residential Zones / Medium Density Residential Zone / General MRZ	Susan Rotto	63.4	Amend	<p>MRZ-P8.4 (Achieve attractive and safe streets), MRZ-P11 (Attractive and safe streets and public open spaces) and MRZ-R6 (Visitor accommodation) cannot work without provision for off-street parking.</p> <p>Lack of off-street parking drives parking on-street which packs up streets, which are unsafe and provide no space for workers.</p>	Seeks that the Medium Density Residential Zone chapter is amended to require 1 > off-street car parks on sites that are used for non-residential purposes.
Residential Zones / Medium Density Residential Zone / General MRZ	Juliet Cooke	68.2	Amend	<p>Considers that CCZ standards will lead to inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values and are therefore contrary to the objectives and policies of the plan.</p> <p>Heritage and character are qualifying matters under MRZ Pt1 Sch 1.</p> <p>The height limits in Height Control Area 9 would allow inappropriate scale of development adjacent to land which is zoned for residential purposes or has character or heritage overlay.</p> <p>Moir Street will have adverse effects due to the potential for development in neighbouring CCZ zoning.</p> <p>Moir street is a key and coherent character and heritage area.</p> <p>Moir street is unique with the amount of overlapping relevant overlays.</p> <p>[See submission for further detail]</p>	Seeks that the Medium Density Residential Zone chapter appropriately considers the transition between the Medium Density Residential Zone and the City Centre Zone to protect heritage and character values.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Brett McKay	69.1	Oppose	Opposes MRZ provisions in their entirety.	Seeks that the Medium Density Residential Zone provisions are recrafted to achieve reasonable intensification whilst maintaining and enhancing the existing valued housing stock.
Residential Zones / Medium Density Residential Zone / General MRZ	Brett McKay	69.2	Amend	Considers that the Council should recraft provisions for the inner residential neighbourhoods that will achieve reasonable intensification whilst maintaining and enhancing the existing valued housing stock. This will require objectives and policies that recognise both residential character and heritage qualities supported by rules with 'teeth' to ensure appropriate implementation.	Seeks that the Council devise new provisions relating to intensification of residential neighbourhoods.
Residential Zones / Medium Density Residential Zone / General MRZ	Judith Graykowski	80.3	Amend	Considers that the PDP will result in a random scattering of tower blocks in the Mount Victoria area. These blocks will dominate and shade existing neighbours in what is mainly a one or two storey residential suburb.  This has considerable potential for poor health outcomes and resentment.	Seeks that the maximum building height is reduced to 11 or 14 metres for a much greater proportion of the Mount Victoria area.
Residential Zones / Medium Density Residential Zone / General MRZ	Rachel Marr	89.2	Amend	Considers that residential multi-unit developments affect neighbours and need to be notified.	Seeks that notification of multi-unit developments is required. [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ	Hugh Good	90.4	Not specified	Considers that 3-waters infrastructure should not be a qualifying matter that governs where development takes place.	Seeks that three waters infrastructure should not be a qualifying matter that governs where development takes place.
Residential Zones / Medium Density Residential Zone / General MRZ	292 Main Road Limited	105.3	Oppose	Opposes 292 Main Road, Tawa (The site) being zoned as MRZ (Medium Density Residential Zone).  Considers that 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.  WCC Spatial Plan puts the site within NPS-UD Policy 3 (c) areas.  [Refer to original submission for full reasons]	Seeks that 292 Main Road, Tawa is rezoned to HRZ (High Density Residential Zone).
Residential Zones / Medium Density Residential Zone / General MRZ	Tawa Business Group	107.16	Oppose	Opposes the zoning of 1 Redwood Avenue, 3 Redwood Avenue, and 85 Main Road, Tawa as Medium Density Residential.  [Refer to original submission for full reasons].	Rezone 1 Redwood Avenue, 3 Redwood Avenue, and 85 Main Road, Tawa from Medium Density Residential Zone to Mixed Use Zone.
Residential Zones / Medium Density Residential Zone / General MRZ	Gael Webster	114.3	Amend	Considers that based on evidence from expert Council officers, Boffa Miskell consultants, and the Heritage New Zealand Pouhere Taonga assessment, the character areas in other parts of Wellington (as well as Mount Victoria) should also be considerably larger.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ	Zoe Ogilvie-Burns	131.7	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 / Medium Density Residential Zone / General MRZ	Zoe Ogilvie-Burns	131.8	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Anne Lian	132.6	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards.
Residential Zones / Medium Density Residential Zone / General MRZ	Anne Lian	132.7	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 / Medium Density Residential Zone / General MRZ	Anne Lian	132.8	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 / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Anne Lian	132.9	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Ingo Schommer	133.7	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards.
Residential Zones / Medium Density Residential Zone / General MRZ	Ingo Schommer	133.8	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 / Medium Density Residential Zone / General MRZ	Ingo Schommer	133.9	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Olivier Reuland	134.8	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards.
Residential Zones / Medium Density Residential Zone / General MRZ	Olivier Reuland	134.9	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 / Medium Density Residential Zone / General MRZ	Olivier Reuland	134.10	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 / Medium Density Residential Zone / General MRZ	Olivier Reuland	134.11	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Ella Patterson	138.4	Amend	Considers that larger, more comprehensive developments are needed in our centres.	Seeks that height limits are increased in the 15 minute walking catchments to rail stations.
Residential Zones / Medium Density Residential Zone / General MRZ	Ella Patterson	138.5	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 / Medium Density Residential Zone / General MRZ	Grant Buchan	143.11	Amend	Considers that all inconsistencies between the NPS-UD and MDRS should be removed (in favour of NPS-UD directions).	Seeks that all NPS-UD (National Policy Statement on Urban Development) recommendations are adhered to in the Medium Density Residential Zones.  [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / General MRZ	Grant Buchan	143.12	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards.
Residential Zones / Medium Density Residential Zone / General MRZ	Grant Buchan	143.13	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 / Medium Density Residential Zone / General MRZ	Grant Buchan	143.14	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that shading as a qualifying matter should be reduced from what's proposed.
Residential Zones / Medium Density Residential Zone / General MRZ	Grant Buchan	143.15	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Braydon White	146.15	Amend	Supports the Coalition for More Homes' Alternative medium density residential standards recommendations with respect to building height limits, recession planes and setbacks.	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards.
Residential Zones / Medium Density Residential Zone / General MRZ	Braydon White	146.16	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.

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Residential Zones / Medium Density Residential Zone / General MRZ	David Stevens	151.8	Not specified	Considers that four storey buildings sometimes may be appropriate in specific locations throughout the area from Broadmeadows to Crofton Downs or for example on the downside of a road, where the ground floor is effectively below normal pavement level, leaving not much more than three storeys visible at street level.	Seeks that four storey buildings throughout the area from Broadmeadows to Crofton Downs should only be considered on a case-by-case basis via notifiable resource consent applications.
Residential Zones / Medium Density Residential Zone / General MRZ	Matpor Holdings Ltd	152.1	Amend	Considers that their property is underutilised and should be provided for to allow improvements whilst meeting the character requirements for the street [thought to be on Broughham Street - not specified].  The property is only a single level dwelling on a good size site with under 40% site coverage in a location very close to the city.  [Refer to original submission for full reasons].	Seeks that improvements, meeting the character requirements for the street, to the submitter's property [thought to be on Broughham Street - not specified] should be provided for whilst only requiring a building consent.  [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / General MRZ	Cameron Vannisselroy	157.5	Amend	Supports the Coalition for More Homes' Alternative medium density residential standards recommendations with respect to building height limits, recession planes and setbacks.	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standard recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ	Cameron Vannisselroy	157.6	Amend	Seeks that five dwellings, not three, should be a permitted activity.	Seeks that five units can be constructed as a permitted activity.
Residential Zones / Medium Density Residential Zone / General MRZ	Cameron Vannisselroy	157.7	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that shading as a qualifying matter should be reduced from what's proposed.
Residential Zones / Medium Density Residential Zone / General MRZ	James and Karen Fairhall	160.3	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the Proposed District Plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the plan seeks to protect the heritage and character values.
Residential Zones / Medium Density Residential Zone / General MRZ	Karen and Jeremy Young	162.3	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.
Residential Zones / Medium Density Residential Zone / General MRZ	Jill Ford	163.9	Not specified	Considers that there is the opportunity in places like Newtown, for taller multi-story units to be developed in a more consistent way, e.g. along Riddiford Street shopping as opposed to randomly amongst smaller housing.  The submitter is concerned about sporadic six storey buildings beside small older homes.	Seeks that taller multi-storey units are developed in a consistent way as opposed to randomly amongst smaller housing.
Residential Zones / Medium Density Residential Zone / General MRZ	Jill Ford	163.10	Not specified	Considers that sunlight is important for a carbon-zero lifestyle as it fuels solar panels, helps gardens grow, dries the washing, and heats people's homes. If tall buildings are able to overshadow low-rise homes the latter risk becoming cold and damp, leading to illness, and in some cases the homes will become unfit for purpose. Sunlight is vital for everyday life. With new developments the standards require a certain amount of sunlight access but there is no guarantee of this being protected for existing neighbouring properties.	Seeks that sunlight protection are provided for existing neighbourhood properties.  [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / General MRZ	Jill Ford	163.11	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.

## Residential Zones / Medium Density Residential Zone

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Residential Zones / Medium Density Residential Zone / General MRZ	John Schiff	166.2	Not specified	<p>Considers that intensive development in character areas such as Mt Victoria will not offer "affordable" housing as the demand for inner city living will continue to grow and new builds will fetch high prices, shutting out those seeking affordable living. In fact, the houses that are likely to be demolished to make way for new developments are most likely providing affordable rental accommodation. These will disappear if the character zones are reduced as significantly as proposed.</p> <p>Considers that a more balanced approach between retaining character precincts and allowing more intensive development is required.</p>	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ	Amos Mann	172.17	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ	Amos Mann	172.18	Amend	Supports the Coalition for More Homes' Alternative medium density residential standards recommendations for outdoor living space and green space.	Seeks that the MRZ (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 / Medium Density Residential Zone / General MRZ	Amos Mann	172.19	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Patrick Wilkes	173.14	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ	Patrick Wilkes	173.15	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 / Medium Density Residential Zone / General MRZ	Patrick Wilkes	173.16	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that shading as a qualifying matter should be reduced from what's proposed.
Residential Zones / Medium Density Residential Zone / General MRZ	Patrick Wilkes	173.17	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Kane Morison and Jane Williams	176.3	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (Medium density Residential Zone) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.
Residential Zones / Medium Density Residential Zone / General MRZ	Pete Gent	179.9	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ	Pete Gent	179.10	Amend	Supports the Coalition for More Homes' Alternative medium density residential standards recommendations for outdoor living space and green space.	Seeks that the MRZ (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 / Medium Density Residential Zone / General MRZ	Pete Gent	179.11	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that shading as a qualifying matter should be reduced from what's proposed.
Residential Zones / Medium Density Residential Zone / General MRZ	Pete Gent	179.12	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	James Harris	180.6	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	James Harris	180.7	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks that strong controls on shading caused by proposed new developments are required such as build to the sun, enabling passive solar house, and solar panels.

## Residential Zones / Medium Density Residential Zone

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Residential Zones / Medium Density Residential Zone / General MRZ	Historic Places Wellington	182.19	Amend	Considers that the extent of the character areas of the operative district plan are a matter of national importance under s6 of the RMA supported by the following reasons:  - The Pre-1930s character area review - The Heritage New Zealand Pouhere Taonga submission on the Draft Spatial Plan. - Council officers recommendations June 2021 recommendations on the Spatial Plan.  [See original submission for full reasons]	Seeks that a resource consent be required to demolish a building built before 1930 applies to the same spatial extent as the Operative District Plan.
Residential Zones / Medium Density Residential Zone / General MRZ	Athena Papadopoulos	183.2	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.
Residential Zones / Medium Density Residential Zone / General MRZ	Lara Bland	184.2	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.
Residential Zones / Medium Density Residential Zone / General MRZ	Emma Baines	185.5	Support	Supports the PDP heights for Cockayne Road, Khandallah.	Retain proposed building heights for Cockayne Road as notified.
Residential Zones / Medium Density Residential Zone / General MRZ	Ros Bignell	186.7	Amend	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.	Seeks that the building height limit in Lawrence Street is reduced from 14m to 11m.  [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / General MRZ	Geoff Palmer	188.2	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.
Residential Zones / Medium Density Residential Zone / General MRZ	Chris Howard	192.8	Not specified	Considers that some housing intensification [Inferred in the inner residential area] is warranted, e.g. allowing 3 homes on many sections, (rather than a limit of 2).	Allow three houses on many sites in the inner residential area.  [inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ	Chris Howard	192.9	Not specified	Considers that sites with wide street frontages are typically more suited to medium density housing than those with deep set backs that would require 'sausage flat' housing, which the submitter considers is unattractive.	Only allow medium density housing on sites with wide street frontages.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ	Chris Howard	192.10	Not specified	Considers that sites with wide street frontages are typically more suited to medium density housing than those with deep set backs that would require 'sausage flat' housing, which the submitter considers is unattractive.	Seeks that the Council review how other councils such as Auckland Council are addressing the issue and incorporate additional safeguards in the plan.
Residential Zones / Medium Density Residential Zone / General MRZ	Michael O'Rourke	194.5	Support	Supports the attempts in the MRZ to make new builds more liveable with regard to required outdoor space.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ	Michael O'Rourke	194.6	Support	Supports that the MRZ to some extent attempts to mitigate the impact of higher buildings on neighbouring properties.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ	Peter Nunns	196.10	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.
Residential Zones / Medium Density Residential Zone / General MRZ	Peter Nunns	196.11	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards.
Residential Zones / Medium Density Residential Zone / General MRZ	Peter Nunns	196.12	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 / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Peter Nunns	196.13	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Andrew Flanagan	198.3	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards.
Residential Zones / Medium Density Residential Zone / General MRZ	Andrew Flanagan	198.4	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 / Medium Density Residential Zone / General MRZ	Andrew Flanagan	198.5	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Anne Lian	198.7	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 / Medium Density Residential Zone / General MRZ	Antony Kitchener and Simin Littschwager	199.10	Not specified	Considers that it is not fair nor reasonable that the outer northern suburbs deal with the brunt of intensification, while the inner suburbs that are close walking distance to the CBD or on the proposed light-rail route, appear not to be included in the six-plus storey building densification plans.  This will increase the value of the already costly inner suburbs while the comparably more affordable outer suburbs will decrease in value.	Seeks that Ngaio and Khandallah should not be expected to accommodate the construction of six-storey residential buildings to ease the housing affordability crisis but not other Wellington suburbs which are within walking distance of the central city.
Residential Zones / Medium Density Residential Zone / General MRZ	Wellington City Youth Council	201.29	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 MRZ (Medium Density Residential Zone) as notified.
Residential Zones / Medium Density Residential Zone / General MRZ	Avryl Bramley	202.31	Amend	Considers that non demolition rules should be extended to other building cohorts that are durable.	Seeks non-demolition rules for other building cohort eras that have produced durable residential buildings.
Residential Zones / Medium Density Residential Zone / General MRZ	Dougal and Libby List	207.3	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the Proposed District Plan appropriately considers the transition from a residential area (Medium Density Residential Zone) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.
Residential Zones / Medium Density Residential Zone / General MRZ	Craig Forrester	210.3	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.
Residential Zones / Medium Density Residential Zone / General MRZ	Richard W Keller	232.9	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Richard W Keller	232.10	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 / Medium Density Residential Zone / General MRZ	Richard W Keller	232.11	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 / Medium Density Residential Zone / General MRZ	Gabriela Roque-Worcel	234.5	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative MDRS.



## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Gabriela Roque-Worcel	234.6	Amend	Supports the Coalition for More Homes' Alternative MDRS 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 / Medium Density Residential Zone / General MRZ	Gabriela Roque-Worcel	234.7	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 / Medium Density Residential Zone / General MRZ	Gabriela Roque-Worcel	234.8	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Regan Dooley	239.9	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative MDRS.
Residential Zones / Medium Density Residential Zone / General MRZ	Regan Dooley	239.10	Amend	Supports the Coalition for More Homes' Alternative MDRS recommendations for outdoor living space and green space.	Seeks that the MRZ (Medium Density Residential Zone) is amended to include the Coalition for More Homes' Alternative MDRS recommendations for outdoor living space and green space.
Residential Zones / Medium Density Residential Zone / General MRZ	Ara Poutama Aotearoa the Department of Corrections	240.11	Oppose	Considers that the definition of "residential activity" entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama, and therefore a separate definition of "supported residential care activities" is unnecessary.	Remove the references to "supported residential care activity" from the Medium Density Residential zone.
Residential Zones / Medium Density Residential Zone / General MRZ	Prime Property Group	256.3	Amend	Spennmoor area defined in the district plan restricts any multi residential development in this area by seeking further assessments with respect to traffic.  Considers that the street is no worse than others in Newlands that do not have a specific policy focussed on traffic effects and roading capacity.  Works are scheduled which negate the need for the policy and further assessment of traffic effects  [Refer to original submission for full reason].	Seeks to remove all references in the chapter to Spennmoor Street Area.
Residential Zones / Medium Density Residential Zone / General MRZ	Wellington City Council	266.131	Amend	Considers introduction to the chapter needs to be amended to include reference to inundation areas as a qualifying matter.	Amend paragraph 6 of the Medium Density Residential Zone Introduction as follows:  • Stream corridors, <del>and</del> overland flow paths and inundation areas (refer to Natural Hazards Chapter).  Note – for changes to the MRZ chapter, refer to the annotated version of the chapter that is included with the submission.
Residential Zones / Medium Density Residential Zone / General MRZ	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.33	Oppose	Opposes MRZ (Medium Density Residential Zone) at 395 Middleton Road in Upper Stebbings and Glenside West development zone.  [Refer to original submission for full reason]	Opposes Medium Density Residential Zone in the Upper Stebbings and Glenside West Future Development Zone (specifically at 395 Middleton Road).

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Parsons Green Trust	291.2	Oppose	<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>	Opposes 1 & 3 Redwood Avenue and 85 Main Road, Tawa being zoned as Medium Density Residential Zone.
Residential Zones / Medium Density Residential Zone / General MRZ	Priscilla Williams	293.5	Support	Considers that the spatial area coverage (Medium Density Residential Zoning) to Kinross Street in the PDP is appropriate.	Retain the MRZ (Medium Density Residential Zone) zoning at Kinross Street as notified.
Residential Zones / Medium Density Residential Zone / General MRZ	Johanna Carter	296.5	Oppose	Opposes the MRZ objectives, policies and standards	Opposes Medium Density Residential zone chapter as notified.
Residential Zones / Medium Density Residential Zone / General MRZ	Johanna Carter	296.6	Amend	Considers that the proposed outlook provisions do not appear to achieve privacy and in some instances will have adjoining neighbours looking directly at each other with very little separation between properties.	Seeks addition of a new provision in the Medium Density Residential Zone chapter to add a parking standard requirement for new units where there is insufficient available on road parking.
Residential Zones / Medium Density Residential Zone / General MRZ	Johanna Carter	296.7	Amend	<p>Considers that the simplistic notion that getting rid of parking will discourage private vehicle use is short sighted and not justified and without adequate provision for some parking per site will generate adverse effects – such as impeding traffic flow especially for emergency vehicles, creating pedestrian hazards as well as generating unsightly negative visual effects.</p> <p>Not all streets in Wellington have sufficient on street parking available so encouraging some off-street parking seems prudent.</p>	<p>Seeks the addition of a new provision in the Medium Density Residential Zone chapter to add a requirement that sites accommodate some parking to cater for people with disabilities and families not able to use public transport and for those where public transport is erratic.</p> <p>[Inferred decision requested]</p>
Residential Zones / Medium Density Residential Zone / General MRZ	Johanna Carter	296.8	Amend	Considers that there is no reason why the multi-unit rules have lesser standards of privacy outlook and open space.	Seeks that provisions relating to outlooks in multi-unit developments need further refinement and investigation to better control the adverse effects such developments will generate.
Residential Zones / Medium Density Residential Zone / General MRZ	Tapu-te-Ranga Trust	297.25	Oppose	<p>Opposes changing zoning of part of the Tapu te Ranga marae site at 44 Rhine Street, Island Bay from NOSZ to MRZ.</p> <p>Submitter acknowledges their original request for increased residential zoning in the PDP, they would like to amend the extent of residential zoning within the PDP to reflect the original residential and open space zoning in the operative district plan. 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.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Tapu-te-Ranga Trust	297.26	Support	Supports the specific reference to Tapu-te-Ranga requiring specific policies to manage opportunities on their site.	Retain introduction of Medium Density Residential Zone as notified.
Residential Zones / Medium Density Residential Zone / General MRZ	Wellington Branch NZIA	301.4	Not specified	Considers that the revised recession plane (height in relation to boundary) provisions introduced by the MDRS and the adoption of the MRZ removes the chance for sunlight, while also reducing adequate daylight, and that design guidance on this would improve built outcomes.	Seeks amendments to the design guides to address sunlight/daylight access.
Residential Zones / Medium Density Residential Zone / General MRZ	Wellington Branch NZIA	301.5	Amend	Considers the need for a Design Review Panels for 3 x3 developments in MDRZ where developments are over 3 levels. The wholesale adoption of the MDRS standards could well result in a drastic lowering of design standards of housing, given that there are no quality control standards applied at the same time. A solution would be a mandatory Design Panel Review, as it would encourage high quality design outcomes in the city.  [Refer to original submission for full reason]	Seeks that a mandatory Design Panel Review be adopted for all 3x3 Medium Density Residential Zone developments.
Residential Zones / Medium Density Residential Zone / General MRZ	Paihikara Ki Pōneke Cycle Wellington	302.35	Not specified	Supports the PDP subject to amendments to ensure that the intensification outcomes required by the Resource Management Act 1991, as amended by the RM (Enabling Housing Supply and Other Matters) Act 2021 and the NPS-UD 2020 are enabled.	Seeks that special character qualifying matters are applied within the Medium Density Residential Zone only where there has been a rigorous, site-specific analysis and only to areas with a high concentration of character.
Residential Zones / Medium Density Residential Zone / General MRZ	Paihikara Ki Pōneke Cycle Wellington	302.36	Oppose in part	Considers that MRZ standards should be amended to require cycle and micromobility parking and charging for residents that is sufficient to meet future demand aligned with 80% of people making some trips per week by cycle. Multi-unit housing should provide adequate and appropriately located cycle and micromobility parking that meets the standards set out in the Transport chapter of the PDP.	Opposes standards in the 'Medium Density Residential Zone' chapter and seeks amendment.
Residential Zones / Medium Density Residential Zone / General MRZ	Paihikara Ki Pōneke Cycle Wellington	302.37	Amend	Considers that MRZ standards should be amended to require cycle and micromobility parking and charging for residents that is sufficient to meet future demand aligned with 80% of people making some trips per week by cycle. Multi-unit housing should provide adequate and appropriately located cycle and micromobility parking that meets the standards set out in the Transport chapter of the PDP.	Amend standards in the 'Medium Density Residential Zone' chapter to require cycle and micromobility parking and charging for residents that is sufficient to meet future demand aligned with 80% of people making some trips per week by cycle.
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.31	Amend	Considers that the District Plan should better identify and protect areas of existing green space from partial or complete loss within Medium Density Residential Zones.	Seeks that the District Plan be amended to better identify and protect areas of existing green space from partial or complete loss within Medium Density Residential Zones.
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.32	Amend	Considers that six-storey buildings should not be allowed on Adams Terrace. Most of Aro Street, as well as Adams Terrace and lower Durham Street, are zoned for at least six storeys, with the exception of some heritage-listed buildings.  While six storeys may be appropriate for structures tucked into the escarpment below Landcross Street or Durham Street, one poorly-placed building fronting Aro Street could have catastrophic effects on winter sunlight for many dwellings, including a large amount of recent infill housing.	Retain Adams Terrace as Medium Density Residential Zone.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.33	Amend	Considers that the objectives and rules relating to the Medium Density Residential area need modification so as to provide a far more nuanced and careful consideration of issues such as light, shading, wind, privacy, design quality, retention of green areas, character and heritage.	Seeks that the Medium Density Residential Zone chapter be amended to provide more careful consideration to issues such as light, shading, wind, privacy, design quality, retention of green areas, character and heritage.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.34	Amend	Considers that the objectives and rules relating to Medium Density Residential area need modification so as to 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 take a more sophisticated and nuanced approach to design guidance.	Seeks that the Medium Density Residential Zone chapter be amended to 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 take a more sophisticated and nuanced approach to design guidance.
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.35	Amend	Considers that Palmer Street should not be surrounded on four sides by buildings with permitted heights of six storeys and 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 Palmer Street not be surrounded on four sides by buildings with permitted heights of six storeys and eight storeys.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.36	Amend	Considers that the objectives and rules relating to Medium Density Residential area need modification so as to retain the capacity within Aro Valley for site-by-site consideration of each development by ensuring that most developments triggers the need for a resource consent, as is currently the case.	Seeks that the Medium Density Residential Zone chapter be amended to require resource consents for new developments in Aro Valley.
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.37	Amend	Considers that the objectives and rules relating to Medium Density Residential area need modification so as to develop location specific design guides and relevant standards to enable a more granular approach to local character. Standards should include access to sunlight and shade, the maintenance of personal privacy, the variety and location of green spaces, the location and scale of exterior space and development, the control of heat island effects and the look and feel of the streets we inhabit.	Seeks that the Medium Density Residential Zone chapter be amended to include location specific design guides and standards to enable a more granular approach to local character.
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.38	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Medium Density Residential Zone standards for height limit, site coverage, height in relation to boundary and side and rear yard setbacks so as to require resource consents where new developments have a more than minor impact on local character, sunlight, shading and outdoor recreation space.
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.39	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Medium Density Residential Zone chapter be amended to require resource consents related to the location of buildings on sites and issues of personal privacy and shading within and between multiple developments on a single site so to enable management of these design quality issues.
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.40	Amend	Considers that the objectives and rules relating to Medium Density Residential area need modification so as to retain existing provisions relating to minimum sunlight in the Operative Plan rather than replace them with the minimum daylight provisions of the proposed Plan.	Seeks that the Medium Density Residential Zone chapter be amended to retain existing provisions relating to minimum sunlight in the Operative Plan.
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.41	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Medium Density Residential Zone chapter be amended to identify underutilised sites and locations within Aro Valley that are not subject to demolition controls and are suitable for intensification within the existing character areas (as defined in the Operative Plan).
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.42	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Medium Density Residential Zone chapter be amended to identify sites and areas within Aro Valley where more intensive development could occur without adverse effects on sunlight, privacy, heritage and local character.
Residential Zones / Medium Density Residential Zone / General MRZ	Roland Sapsford	305.43	Amend	Considers that objectives and rules relating to the MRZ as they relate to Aro Valley should clearly identify community-based planning for intensification as a method for increasing housing supply within areas subject to the revised demolition controls set out above, and provide for this planning to occur so as to be complete prior to significant infrastructure investment.	Seeks that community-based planning be identified prior to infrastructure investments in the Medium Density Residential chapter.

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	James Coyle	307.10	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that carparking be minimised and accessed via rear lots or lanes.
Residential Zones / Medium Density Residential Zone / General MRZ	James Coyle	307.11	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that tree canopy and soil be prioritised over concrete and carparks.
Residential Zones / Medium Density Residential Zone / General MRZ	Svend Heeselholt Henne Hansen	308.5	Amend	Supports the Coalition for More Homes' Alternative MDRS 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 / Medium Density Residential Zone / General MRZ	Svend Heeselholt Henne Hansen	308.6	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments in Centres zones.  [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / General MRZ	Svend Heeselholt Henne Hansen	308.7	Amend	Considers that larger, more comprehensive developments are needed in centres.	Seeks that Medium Density Residential Zone height limits are increased in the 15 minute walking catchments to rail stations.
Residential Zones / Medium Density Residential Zone / General MRZ	Philip O'Reilly and Julie Saddington	310.1	Amend	Considers that there is a lack of policy and standards managing the transition between areas that have a 21m maximum height and adjacent character areas, with the 11m height.  Considers that this will lead to the character areas being boxed in and reduce amenity in these areas.	Seeks an appropriate transition zone adjacent to character areas.  [Inferred decision sought]
Residential Zones / Medium Density Residential Zone / General MRZ	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.3	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.
Residential Zones / Medium Density Residential Zone / General MRZ	Transpower New Zealand Limited	315.178	Amend	Considers that in accordance with s771 and s770 of the RMA, the National Grid is a qualifying matter.  Considers amendment should be made in introductory text to specifically reference the National Grid as a qualifying matter. Considers this would be consistent with the approach of listing other matters.	Amend the introduction as follows:  There are parts of the Medium Density Residential Zone where the permitted development, height or density directed by the NPS-UD may be modified <u>and/or</u> limited by qualifying matters. <u>Each activity shall comply with the relevant qualifying matter area provisions and permitted activity standards of the Plan as listed below. These include the following:-</u>  - Character Precincts and the Mt Victoria North Townscape Precinct (refer to MRZ-PREC01 and MRZ-PREC02). - ..... <u>- The National Grid Yard and National Grid Subdivision Corridor provisions.</u>
Residential Zones / Medium Density Residential Zone / General MRZ	Transpower New Zealand Limited	315.179	Amend	Considers that in accordance with s771 and s770 of the RMA, the National Grid is a qualifying matter.  An amendment to the introduction is sought to clarify that the list is exhaustive, thereby providing certainty to plan users as to what qualifying matters apply.	Clarify in the introduction to the Medium Density Residential Zone chapter that the list of qualifying matters is exhaustive.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Hilary Watson	321.11	Amend	<p>Considers that demolishing wooden houses is not ecologically sound and would strip Wellington of its character. There are very few wooden cities in the world. Totara is unique to Aotearoa, it's a Taonga, and it's green. Wooden houses can be insulated, made earthquake-safe and resilient using ecologically sound materials. Demolition will emit CO<sub>2</sub>, as will concrete from new builds. Newtown's wooden houses have lasted from back as far as 1890 and will last another 142 years at least. Furthermore, new builds require cement, which is the source of about 8% of the world carbon dioxide emissions.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that wooden houses be preserved rather than demolished.</p> <p>[Inferred decision requested]</p>
Residential Zones / Medium Density Residential Zone / General MRZ	Khoi Phan	326.4	Support	Considers Ngaio should be classified as Medium Density Residential Zone.	Retain Ngaio as Medium Density Residential Zone.
Residential Zones / Medium Density Residential Zone / General MRZ	Khoi Phan	326.5	Support	Considers Khandallah should be classified as Medium Density Residential Zone.	Retain Khandallah as Medium Density Residential Zone.
Residential Zones / Medium Density Residential Zone / General MRZ	Mt Cook Mobilised	331.11	Amend	Considers that multi-unit dwellings are an important aspect of Mt Cook and should have strong environmental and sustainable living provisions. In particular, the impacts of living more sustainably in apartments needs to incorporate provision for waste management such as composting, emergency provisions such as water storage, and access to green spaces and common areas for wellbeing, mental health and dog-walking. Rooftop gardens, pocket parks, well-designed foyers and hallways provide spaces for informal interaction which are important for living well together in an apartment community.	Seeks that provisions on sustainable living be created for multi-unit dwellings in Mount Cook.
Residential Zones / Medium Density Residential Zone / General MRZ	Yvonne Weeber	340.104	Amend	Considers that the MRZ chapter needs clarification. The MRZ chapter should be amended to include cross references to qualifying matters in the rules to make the plan easier to understand their implications e.g. the Air Noise Overlay (Inner Air Noise Overlay and Outer Air Noise Overlay).	Amend the 'Medium Density Residential Zone' chapter to reference all qualifying matters in its rules.
Residential Zones / Medium Density Residential Zone / General MRZ	Retirement Villages Association of New Zealand Incorporated	350.97	Support in part	Paragraph 1 of the introduction refers to the zone comprising of 'predominantly residential activities with a moderate concentration and bulk of buildings...'. Considers that 'moderate concentration' is an ambiguous term that is not defined elsewhere in the District Plan, meaning the Introduction as currently drafted does not clearly identify the anticipated concentration of buildings in the MDR Zone. Also considers that the reference to residential activity having a moderate concentration and bulk of buildings does not reflect the expectations for the Medium Density Residential Zone as set out in the MDRS. Seeks that the introductory text acknowledge that the amenity and character of the Medium Density Residential Zone will substantially change as a result of the MDRS and acknowledge the broad scope of the MRZ.	Retain Paragraph 1 of the Introduction of the Medium Density Residential Zone and seeks amendment.
Residential Zones / Medium Density Residential Zone / General MRZ	Retirement Villages Association of New Zealand Incorporated	350.98	Amend	Paragraph 1 of the introduction refers to the zone comprising of 'predominantly residential activities with a moderate concentration and bulk of buildings...'. Considers that 'moderate concentration' is an ambiguous term that is not defined elsewhere in the District Plan, meaning the Introduction as currently drafted does not clearly identify the anticipated concentration of buildings in the MDR Zone. Also considers that the reference to residential activity having a moderate concentration and bulk of buildings does not reflect the expectations for the Medium Density Residential Zone as set out in the MDRS. Seeks that the introductory text acknowledge that the amenity and character of the Medium Density Residential Zone will substantially change as a result of the MDRS and acknowledge the broad scope of the MRZ.	<p>Amend Paragraph 1 of the Introduction of the Medium Density Residential Zone t as follows:</p> <p>The Medium Density Residential Zone comprises predominantly residential activities <u>that enable more intensive development including medium density development that typically comprises with a moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments and other compatible activities.</u></p>

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Retirement Villages Association of New Zealand Incorporated	350.99	Support in part	Supports that Paragraph 5 of the introduction recognises that the form, appearance and amenity of neighbourhoods within the MRZ Zone will change over time, in line with Objective 4 NPSUD. However, considers that as it is currently drafted, it does not acknowledge that such changes will enable a variety of housing types with a mix of densities in the zone, as required by Objective 2 MDRS.	Retain Paragraph 2 of the Introduction of the Medium Density Residential Zone and seeks amendment.
Residential Zones / Medium Density Residential Zone / General MRZ	Retirement Villages Association of New Zealand Incorporated	350.100	Amend	Supports that Paragraph 5 of the introduction recognises that the form, appearance and amenity of neighbourhoods within the MRZ Zone will change over time, in line with Objective 4 NPSUD. However, considers that as it is currently drafted, it does not acknowledge that such changes will enable a variety of housing types with a mix of densities in the zone, as required by Objective 2 MDRS.	Amend Paragraph 2 of the Introduction of the Medium Density Residential Zone as follows: It is anticipated that the form, appearance and amenity of neighbourhoods within the Medium Density Residential Zone will change over time <u>to enable a variety of housing types with a mix of densities.</u>
Residential Zones / Medium Density Residential Zone / General MRZ	Greater Wellington Regional Council	351.248	Support in part	Supports well-planned intensification within the existing urban footprint in appropriate areas that are not subject to a qualifying matter. This approach is consistent with Policy 31 of Proposed RPS Change 1.	Retain chapter, subject to amendments, as outlined in other submission points.
Residential Zones / Medium Density Residential Zone / General MRZ	Greater Wellington Regional Council	351.249	Amend	Considers that for the provisions of the zone to contribute to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1. This includes (but is not limited to) urban areas that are climate resilient, contribute to the protection of the natural environment and transition to a low-emission region, are compact and well connected, support housing affordability and choice, and enable Māori to express their cultural and traditional norms.	Seeks to ensure the Medium Density Residential Zone provisions have regard to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1, by including necessary objectives, policies, permitted standards and rules that provide for these qualities and characteristics.
Residential Zones / Medium Density Residential Zone / General MRZ	Lower Kelburn Neighbourhood Group	356.6	Amend	Considers that Lower Kelburn should have more character Precincts. [Inferred reason - refer to original submission]	Rezone Lower Kelburn from High Density Residential Zone to Medium Density Residential Zone.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ	Richard Herbert	360.3	Amend	Considers that SNAs should be reinstated on residential zones as originally proposed in earlier drafts of the Proposed District Plan, and prior to the Councillor Amendment to remove SNAs from Residential zones in June 2022. SNAs on Medium Residential Zones are supported. [Refer to original submission for full reason]	Reinstate Significant Natural Areas for Medium Density Residential Zones.
Residential Zones / Medium Density Residential Zone / General MRZ	Z Energy Limited	361.16	Support in part	The MRZ chapter is partially supported, granted MRZ-P6 (Multi unit housing) is amended to require consideration of reverse sensitivity effects. This policies i a matter of discretion for multi-unit housing (i.e. more than 3 dwellings per site) in the MRZ.	Retain the Medium Density Residential Zone chapter with amendment.
Residential Zones / Medium Density Residential Zone / General MRZ	Jane Szentivanyi and Ben Briggs	369.14	Amend	Considers that the MRZ objectives and policies relating to housing supply need to allow for public and private collaborations and inducements. The submitter notes that if left to their own devices (and profit goals) and without a change in the current offerings, it is difficult to anticipate the majority of developers unilaterally offering the range and variety of housing at an appropriate price point to meet the actual demands of Wellington home buyers and renters. Public and private collaborations and inducements will achieve the goal of future development increasing housing choice and affordability, including assisted living and social housing.	Seeks that MRZ (Medium Density Residential Zone) objectives relating to housing supply allow for public and private collaborations and inducements.
Residential Zones / Medium Density Residential Zone / General MRZ	Jane Szentivanyi and Ben Briggs	369.15	Amend	Considers that MRZ and Design guide standards must ensure that scale and intensity requirements for new builds or additions are consistent with the amenity values anticipated for the zone. This means that the impact of the increased development on the amenity value of neighbouring properties needs to be considered as required by guideline 21 from the Residential Design Guide.	Seeks that MRZ (Medium Density Residential Zone) and Residential Design Guide standards ensure scale and intensity requirements for new builds or additions are consistent with the amenity values anticipated for the zone.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Waka Kotahi	370.261	Oppose	[Relates to Special Character Precincts only]  The submitter does not consider that the extent of special character precincts and the way that they have been applied is supported by the NPS-UD, the limitations will affect the ability of Waka Kotahi to deliver on key strategic priorities (such as mode shift and emissions reduction) without the densities to support the ambitious targets. [See original submission for full reasons].	Undertake further assessment to weigh the benefits of character protection against the wider opportunity costs of development limitations in key areas.  Amend underlying zoning to Medium or High-Density Zone, depending on locations within walkable catchments and provide for Special Character Areas as an overlay.  Either remove the demolition control or include provisions that provide for demolition only as part of an approval for a replacement development.  Provide for special character by instituting design controls in the overlays which allow for special character to be considered and incorporated in design while enabling levels of development anticipated by the zones.
Residential Zones / Medium Density Residential Zone / General MRZ	Waka Kotahi	370.262	Amend	Support higher densities being enabled in the medium density residential zone. Considers that the precinct would be more appropriate as an overlay, and/or the area rezoned to high density residential zone.	Seeks Oriental Bay Height Precinct is amended to be an overlay. [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ	Waka Kotahi	370.263	Amend	Considers that a further weighting exercise is needed to justify inclusion, nature and extent of provisions related to special character.	Undertake further assessment to weigh the benefits of character protection against the wider opportunity costs of development limitations in key areas.
Residential Zones / Medium Density Residential Zone / General MRZ	Waka Kotahi	370.264	Amend	Considers that all boundary setbacks should have immediate legal effect to align with the MDRS requirements, and to avoid confusion where boundary setbacks are applied from both the operative and district plan. Notes that the intention of the NPS-UD is to enable urban environments to evolve and change, enabled by the national standards.	Seeks that all that relate to MRZ-S4 (Boundary setbacks) have immediate legal effect.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.108	Support in part	The MRZ chapter is generally supported. As it stands, the PDP will enable the construction and use of three dwellings on most residential properties, with a maximum height of 11m and more permissive building recession planes, as a permitted activity. In addition, resource consents may be obtained as a restricted discretionary activity to construct buildings up to 25m in height with no limit to the number of residential units (i.e.: density). The Fuel Companies consider these greater residential densities and more permissive building standards are likely to generate greater potential for reverse sensitivity effects that may affect the ongoing operation, maintenance and upgrade of their facilities which are a physical resource that must be managed under the Act.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ	Henry Bartholomew Nankivell Zwart	378.11	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ	Henry Bartholomew Nankivell Zwart	378.12	Amend	Supports the Coalition for More Homes' Alternative medium density residential standards recommendations for outdoor living space and green space.	Seeks that the MRZ (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 / Medium Density Residential Zone / General MRZ	Henry Bartholomew Nankivell Zwart	378.13	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as day-cares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Henry Bartholomew Nankivell Zwart	378.14	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that shading as a qualifying matter should be reduced from what's proposed.
Residential Zones / Medium Density Residential Zone / General MRZ	Taranaki Whānui ki te Upoko o te Ika	389.92	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.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Kāinga Ora Homes and Communities	391.311	Amend	Considers that MRZ heights in walkable catchments of Local Centre Zones should be amended.	Seeks that Medium Density Residential Zone heights be increased by up to 5 storeys within 5 min/400m walkable catchments of Local Centre Zones.
Residential Zones / Medium Density Residential Zone / General MRZ	Kāinga Ora Homes and Communities	391.312	Amend	Considers that amendments to centres and height limits would achieve well-functioning urban environments and national and regional consistency.	Seeks to expand the geographical extent of centres and height limits, to better reflect their role and function in the Centres hierarchy.
Residential Zones / Medium Density Residential Zone / General MRZ	Kāinga Ora Homes and Communities	391.313	Oppose in part	The Introduction to the MRZ is generally supported, in particular the provision of medium density housing to give effect to the NPS-UD and the Act. But amendments are sought relating to the introduction of Character Precincts and different provisions related to the construction of 4 or more residential units. Instead, it is sought that a Character Overlay is introduced into District-wide matters.	Opposes the Introduction of the Medium Density Residential Zone chapter and seeks amendment.
Residential Zones / Medium Density Residential Zone / General MRZ	Kāinga Ora Homes and Communities	391.314	Amend	Considers that the Introduction of the MRZ chapter should be amended to make it clear that incompatible activities in the MRZ will be managed or discouraged in line with a Discretionary / Non-Complying activity status. Character Precincts, Mt Victoria North Townscape Precinct or Oriental Bay Precinct should be removed from the introduction. These precincts do not fulfil the matters of national importance as set out under section 6(f) and the requirements under section 77L and 77R of the RMA, and therefore do not meet the threshold to be applied as a qualifying matter to restrict height and density. It is also considered that 4 or more dwellings should not be classified as a different activity as the potential, or actual effects of residential development should not be distinguished between building 3 and 4 (or more) residential units.	Amend the Introduction of the Medium Density Residential Zone chapter as follows: ... The Medium Density Residential Zone adopts the medium density residential standards from the RMA which allow for three residential units of up to three storeys on a site. <u>Developments of four or more residential units are also encouraged through the policy framework and provided for through a resource consent process. Multi-unit housing of four or more units is also anticipated through a resource consent process subject to standards and design guidance.</u> <del>Character Precincts and the Mt Victoria North Townscape Precinct (refer to MRZ-PRC01 and MRZ-PRC02).</del> ... The Medium Density Residential Zone accommodates a range of compatible non-residential uses that support the needs of local communities. Incompatible non-residential activities are not anticipated managed or discouraged in this zone.  <u>Precincts within the Medium Density Residential Zone include Character Precincts, the Mt Victoria North Townscape Precinct, and the Oriental Bay Height Precinct.</u>
Residential Zones / Medium Density Residential Zone / General MRZ	Matthew Tamati Reweti	394.10	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ	Matthew Tamati Reweti	394.11	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 / Medium Density Residential Zone / General MRZ	Matthew Tamati Reweti	394.12	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as day-cares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Matthew Tamati Reweti	394.13	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that shading as a qualifying matter should be reduced from what's proposed.
Residential Zones / Medium Density Residential Zone / General MRZ	David Cadman	398.9	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ	David Cadman	398.10	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 / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	David Cadman	398.11	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as day-cares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	David Cadman	398.12	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that shading as a qualifying matter should be reduced from what's proposed.
Residential Zones / Medium Density Residential Zone / General MRZ	Guy Marriage	407.3	Not specified	Considers that the wholesale adoption of the MDRS standards and only the MDRS could well result in a drastic lowering of design standards of housing, given that there are no quality control standards applied at the same time.  [See original submission for full reason]	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ	KiwiRail Holdings Limited	408.116	Amend	The Proposed Plan does not recognise rail as a qualifying matter. KiwiRail seeks that the railway corridor be identified as a qualifying matter and be applied to impose building setback requirements from the rail boundary.  The Medium Density Residential Zone adjoins the rail corridor in several suburbs in Wellington City, including Wadestown, Ngaio, Khandallah, Johnsonville and Tawa. KiwiRail supports urban development, including around transport nodes, and recognises the benefits of co-locating housing near transport corridors.  However, it is critical that the Proposed Plan provides for adequate management of the interface between urban development and lawfully established, critical infrastructure, such as the railway network. This is necessary to ensure our communities are built in healthy living environments, and the railway network can operate and develop in the future without constraint. An integrated and proactive approach to planning is critical to support the overall vision of our urban environments, and to ensure that our transport network can support the increasing growth and housing intensification.  The nature of railway operations means KiwiRail cannot fully internalise all its effects within the railway corridor boundaries. Environmental legislation and caselaw recognises the lawful emission of such effects. Increasing development around railway corridors consequentially means the introduction of more sensitive receivers to adverse effects of existing and lawful railway activities. With a likely increase in sensitive activities forecast to locate in proximity to the railway corridor as a result of the Amendment Act, KiwiRail is concerned that without appropriate planning measures in place at a territorial level, the risk of adverse health and amenity effects impacting people locating in proximity to the railway corridor, and reverse sensitivity effects constraining our operations is significantly elevated.  For this reason, it is essential that the Proposed Plan appropriately manages the development of new sensitive activities in proximity to the railway corridor.	Amend the MRZ Introduction as follows:  There are parts of the Medium Density Residential Zone where the permitted development, height or density directed by the NPS-UD may be modified by qualifying matters. These include the following:  - Character Precincts and the Mt Victoria North Townscape Precinct (refer to MRZ-PREC01 and MRZ-PREC02). - Wellington Fault (refer to Natural Hazards Chapter). - Stream corridors and overland flow paths (refer to Natural Hazards Chapter). - Medium and high coastal hazards (refer to Coastal Environment Chapter). - Very high and high coastal natural character areas (refer to Coastal Environment Chapter). - Coastal margins and riparian margins (refer to Coastal Environment and Natural Character Chapters). - Air noise overlay (refer to Noise Chapter). - Heritage buildings, heritage structures and heritage areas (refer to Historic Heritage Chapter). - Notable trees (refer to Notable Trees Chapter). - Sites and areas of significance to Māori (refer to Sites and Areas of Significance to Māori Chapter). - <u>Railway corridor (building setback from rail boundary); (refer to MRZ-S4).</u>
Residential Zones / Medium Density Residential Zone / General MRZ	Emma Osborne	410.10	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards.
Residential Zones / Medium Density Residential Zone / General MRZ	Metlifecare Limited	413.8	Support in part	The introduction to this chapter is generally supported.	Retain provision, subject to amendments, as outlined other submission points.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Metlifecare Limited	413.9	Amend	Considers it would be helpful if it also recognises that retirement villages are provided for and that these have different built for requirements to meet the needs of residents.	Amend MRZ Introduction to read as follows (or words to similar effect):  The Medium Density Residential Zone adopts the medium density residential standards from the RMA which allow for three residential units of up to three storeys on a site. Multi-unit housing of four or more units is also anticipated through a resource consent process subject to standards and design guidance. <u>Retirement village development is also enabled and the provisions recognise the functional and operational needs of this type of housing.</u>
Residential Zones / Medium Density Residential Zone / General MRZ	Willis Bond and Company Limited	416.68	Support	Supports the medium density residential zone provisions (other than those referred to specifically in other submission points), noting these reflect the requirements of the medium density residential standards in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	Retain the Medium Density Residential Zone chapter as notified, subject to amendments sought in specific provisions comments on other submission points.
Residential Zones / Medium Density Residential Zone / General MRZ	Willis Bond and Company Limited	416.69	Amend	Submitter notes the effect that the more permissive medium density residential standards will have on other zones. The zones supporting higher density development have more restrictive standards than in the MRZ, creating a risk that new development is concentrated in the more permissive MRZ at the exclusion of denser zones where Council wishes to encourage greater development. The PDP should ensure that the restrictions within denser zones are not substantially more restrictive than within the MRZ.  [Refer to original submission for full reason].	Seeks that Council consider the relationship between the Medium Density Residential Zone and denser zones (i.e. the High Density Residential Zone, Large Lot Residential Zone, Neighbourhood Centre Zone, Local Centre one, Commercial Zone, Mixed Use Zone, Metropolitan Centre Zone and City Centre Zone) to ensure development is not unduly restricted in denser zones by greater restrictions and Council discretion.
Residential Zones / Medium Density Residential Zone / General MRZ	Luke Stewart	422.6	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 / Medium Density Residential Zone / General MRZ	Luke Stewart	422.7	Amend	Supports the Coalition for More Homes' Alternative medium density residential standards recommendations for recession planes.	Seeks that the Medium Density Residential Zone is amended to include the Coalition for More Homes' Alternative Medium Density Residential Standards recession planes.
Residential Zones / Medium Density Residential Zone / General MRZ	Luke Stewart	422.8	Amend	Supports the Coalition for More Homes' Alternative medium density residential standards recommendations for building heights.	Seeks that the Medium Density Residential Zone is amended to include the Coalition for More Homes' Alternative Medium Density Residential Standards building height limits.
Residential Zones / Medium Density Residential Zone / General MRZ	Luke Stewart	422.9	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 / Medium Density Residential Zone / General MRZ	Johnsonville Community Association	429.31	Oppose	Supports medium density residential standards as they allow 3 dwellings up to 3 storeys in height in all residential zones. This would enable higher levels of development than is currently proposed in the Draft District Plan in the General Residential and Medium Density Residential Zones	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ	Kat Hall	430.4	Amend	Considers that the reduced protection of character areas under the pre-1930s demolition rule should be amended to at least 50%. The current 71% reduction of character protection is considered too high. Wellington's character suburbs provide value through amenity, character enjoyment and architecture. They provided a sense of place and neighbourhood, as well as a historical record of a period of time that cannot be replicated. According to the 2019 Boffa Miskell Pre-1930 Character Area Review, there are only around 4,500 homes in Wellington's inner city suburbs that predate 1930 (p.11). Therefore a reduction in character protection of 71% would see only around 1300 dwellings remaining as part of character areas.	Seeks that the extent of the Character Precincts is increased.
Residential Zones / Medium Density Residential Zone / General MRZ	Michelle Rush	436.12	Amend	Considers that the 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 Medium Density Residential Zone be revised to reflect the walking catchments of the Johnsonville Line as a Rapid Transit Line
Residential Zones / Medium Density Residential Zone / General MRZ	Michelle Rush	436.13	Support	Objectives and policies in the MRZ chapter are supported as they provide for intensification whilst safeguarding the environment.	Retain Objectives in the Medium Density Residential Zone chapter as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Michelle Rush	436.14	Support	Objectives and policies in the MRZ chapter are supported as they provide for intensification whilst safeguarding the environment.	Retain Policies in the Medium Density Residential Zone chapter as notified.
Residential Zones / Medium Density Residential Zone / General MRZ	Kirsty Woods	437.5	Not specified	Supports the current character areas identified, but considers that the character precinct should be extended in Newtown.	Retain Character Precincts identified in the Medium Density Residential Zone Chapter as notified and seeks amendment to extent to Newtown.
Residential Zones / Medium Density Residential Zone / General MRZ	Newtown Residents' Association	440.16	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.	Seeks that the permitted heights for the medium density zones in Newtown and Berhampore to be 11m, not 14m.
Residential Zones / Medium Density Residential Zone / General MRZ	Chrissie Potter	446.2	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (MRZ) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.
Residential Zones / Medium Density Residential Zone / General MRZ	Kay Larsen	447.13	Amend	[No specific reason given beyond decision requested - see original submission]	Seeks that carefully thought out medium density houses considering sunlight and space a right to any people living in the neighbourhood is encouraged.
Residential Zones / Medium Density Residential Zone / General MRZ	Dorothy Thompson	449.2	Not specified	Supports that Character and Heritage are noted as qualifying matters under the RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".	Seeks that particular focus is taken to ensure that the district plan appropriately considers the transition from a residential area (Medium Density Residential Zone) to the City Centre Zone, especially on a street like Moir St where the District Plan seeks to protect the heritage and character values.
Residential Zones / Medium Density Residential Zone / General MRZ	Guardians of the Bays	452.61	Amend	Considers it would be useful to include cross references to qualifying matters in the rules to make the plan easier to understand their implications e.g. the Air Noise Overlay (Inner Air Noise Overlay and Outer Air Noise Overlay)	Amend rules to reference qualifying matters.
Residential Zones / Medium Density Residential Zone / General MRZ	Daniel Christopher Murray Grantham	468.4	Amend	Considers that larger, more comprehensive developments are needed in our centres.	Seeks that height limits are increased in the 15 minute walking catchments to rail stations.
Residential Zones / Medium Density Residential Zone / General MRZ	Alicia Hall on behalf of Parents for Climate Aotearoa	472.11	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ	Alicia Hall on behalf of Parents for Climate Aotearoa	472.12	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 / Medium Density Residential Zone / General MRZ	Alicia Hall on behalf of Parents for Climate Aotearoa	472.13	Amend	Considers that the scale of commercial activities that are permitted in MRZ should be increased where it's activities that involve people spending time together, such as daycares.	Seeks that the range of Permitted Activities in the Medium Density Residential Zone be expanded.
Residential Zones / Medium Density Residential Zone / General MRZ	Alicia Hall on behalf of Parents for Climate Aotearoa	472.14	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that shading as a qualifying matter should be reduced from what's proposed.
Residential Zones / Medium Density Residential Zone / General MRZ	Christina Mackay	478.9	Support in part	Supports the overall concept of Character Precincts and rules, including new in-fill housing, but rules appear too loose. Submitter recommends the guidance and direction of a Urban Design panel.	Supports in parts provisions for Character precincts, but seeks amendments.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ	Catharine Underwood	481.22	Amend	Considers that the MRZ for Brooklyn should be removed and the status quo remains 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.	Opposes Brooklyn being classified as Medium Density Residential Zone until a character/heritage assessment has been completed for the Brooklyn Area.
Residential Zones / Medium Density Residential Zone / General MRZ	Living Streets Aotearoa	482.53	Support in part	Supports in principle the provision of medium density housing zones but it is vital that the design rules work well to ensure that these continue to provide quality private and public spaces.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ	Jonathan Markwick	490.15	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards.
Residential Zones / Medium Density Residential Zone / General MRZ	Dinah Priestley	495.1	Oppose	Opposes the provisions of the MRZ and associated design guides relating to residential development within the residential suburbs of the city.  Considers that Council's proposals are aimed specifically at achieving a complete transformation of the inner residential neighbourhoods through intensification that will result in the irrevocable loss of the city's older housing stock which gives Wellington its special character and unique sense of place. It is believed that the inner residential neighbourhoods can make an acceptable contribution to city growth without destroying the existing residential fabric.	Seeks that the MRZ (Medium density residential zone) provisions are re-written to achieve reasonable intensification whilst maintaining and enhancing the existing valued housing stock. The provisions will need to recognize both residential character and heritage qualities ensure appropriate implementation.
Residential Zones / Medium Density Residential Zone / General MRZ	Dinah Priestley	495.2	Amend	Opposes the provisions of the MRZ and associated design guides relating to residential development within the residential suburbs of the city.  Considers that Council's proposals are aimed specifically at achieving a complete transformation of the inner residential neighbourhoods through intensification that will result in the irrevocable loss of the city's older housing stock which gives Wellington its special character and unique sense of place. It is believed that the inner residential neighbourhoods can make an acceptable contribution to city growth without destroying the existing residential fabric.	Seeks that the MRZ (Medium density residential zone) provisions are re-written to achieve reasonable intensification whilst maintaining and enhancing the existing valued housing stock. The provisions will need to recognize both residential character and heritage qualities ensure appropriate implementation.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Mark Tanner	24.3	Amend	Considers that Wellingtonians benefit from heritage because heritage is visible across the city. [inferred that this submission relates to character areas not heritage areas - as it refers to housing in Newtown, Mount Victoria and Thorndon]  Wellingtons heritage makes it more competitive in attracting talent and residents.  Wellingtonians will regret losing heritage buildings and areas because new buildings become outdated at a faster rate than heritage buildings.	Seeks that the proposed District Plan is amended to include Character Areas from the Operative District Plan. [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Peter Preston	42.3	Amend	Considers that 'Heritage' should be the most significant characteristic in deciding 'Character Precincts' and that this has largely been ignored in determining the 'Character Precincts' in Mount Victoria.	Seeks that 'Heritage' is used as the most significant characteristic in deciding 'Character Precincts'. [Inferred decision requested].

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Peter Preston	42.4	Amend	<p>Considers that based on evidence from Council officers, Council-commissioned consultants, and the Heritage New Zealand Pouhere Taonga assessment, the 'Character Precincts' in Mount Victoria should be considerably larger.</p> <p>Considers that decisions about 'Character Precincts' in Mount Victoria were based on allowing more housing and ignored heritage values and character.</p> <p>Considers that a critical mass is required to preserve character and the PDP creates small, disconnected blocks.</p> <p>Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings.</p> <p>Considers that the plan provides for more than enough housing capacity to meet demand over the next 30 years, and accordingly there is no overall loss to the city in increasing the size of the Mount Victoria Character Precincts.</p> <p>[Refer to original submission for full reasons].</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Peter Preston	42.5	Amend	<p>Considers that based on evidence from Council officers, Council-commissioned consultants, and the Heritage New Zealand Pouhere Taonga assessment, the 'Character Precincts' in Mount Victoria should be considerably larger.</p> <p>Considers that decisions about 'Character Precincts' in Mount Victoria were based on allowing more housing and ignored heritage values and character.</p> <p>Considers that a critical mass is required to preserve character and the PDP creates small, disconnected blocks.</p> <p>Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings.</p> <p>Considers that the plan provides for more than enough housing capacity to meet demand over the next 30 years, and accordingly there is no overall loss to the city in increasing the size of the Mount Victoria Character Precincts.</p> <p>[Refer to original submission for full reasons].</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Heritage New Zealand recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Robert and Chris Gray	46.9	Amend	<p>Considers that 'Character' and 'Heritage' should be the most significant characteristics in deciding 'character' and that this has largely been ignored in determining the 'Character Precincts' in Mount Victoria.</p> <p>Considers that critical mass is required to preserve character and that WCC officers' recommended character precincts in Mt Victoria, guided by the Boffa Miskell Report, were reduced significantly with reasons for this decision not clear.</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell Primary/Contributory Character sub-area plus Heritage New Zealand Pouhere Taonga's recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Robert and Chris Gray	46.10	Amend	<p>Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings.</p> <p>Considers that a critical mass is required to preserve character.</p> <p>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.</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell Primary/Contributory Character sub-area plus Heritage New Zealand Pouhere Taonga's recommendations.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Robert and Chris Gray	46.11	Oppose	<p>Considers that the current provision for Council to notify neighbours regarding demolition, new builds, and major alterations was a strong control over keeping Wellington's Character.</p> <p>In the case of Mount Victoria, downgrading the current controls will lead to the development of small disconnected blocks where its character will progressively be destroyed by high density and "affordable" cheaply built housing.</p> <p>Considers that critical mass is required to preserve character and that WCC officers' recommended character precincts in Mt Victoria, guided by the Boffa Miskell Report, were reduced significantly with reasons for this decision not clear.</p>	Seeks that the current (operative District Plan) provisions relating to notifying neighbours with respect to demolition, new builds and major alterations remain.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Robert and Chris Gray	46.12	Not specified	Considers that giving developers a fairly open book with regard to the Character of Mount Victoria will encourage them to utilise simple design and cheaper materials.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Robert and Chris Gray	46.13	Amend	<p>Considers that the upzoning of the Mount Victoria area does not cater for the increased street usage. Over the past four years, the car parking in Porritt Avenue has increased markedly.</p> <p>Considers that the Council's notion that people who live near the city won't need cars is a fallacy.</p> <p>Considers that the PDP is requiring that new builds have no on-site parking.</p>	Seeks that the Council allow carparking on new build property.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Owen Watson	51.2	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 Character Precincts in Mount Victoria be extended to areas recommended by Boffa Miskell report.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Phil Kelliher	58.4	Amend	<p>Considers that Council should extend the 38% Mt Victoria Pre-1930s housing retained as Character Precincts to 76%, under Option 1 in Boffa Miskell "Indicative Character Contribution Sub-Area Mt Victoria".</p> <p>These are areas in Mt Victoria where concentrations of primary &amp; contributory buildings were identified through the assessment by Boffa Miskell's Pre-1930 Character Area Review.</p> <p>Two thirds of Draft Spatial plan submitters from Mt Victoria found that the approach to preserving pre-1930s character area was not well balanced. [Refer to original submission for full reasons, including attachments]</p>	Seeks that Character Precincts in Mount Victoria be extended from 38% to 76% of pre-1930 housing retained as Character Precincts, as recommended in Boffa Miskell's Pre-1930 Character Area Review.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Judith Ellen Bleach	60.4	Amend	Considers that the subsequent Officers Recommended plan should be reinstated. This will put at least 300 houses back into character precincts. This will include 98 Owen street.	Amend the extent of MRZ-PREC01 (Character Precincts) to include previously identified character precinct areas in Newtown.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Melissa Harward	65.4	Support	<p>Prefers intensification over protection of character homes.</p> <p>Prefers people living in newer, up-to-standard homes than character homes which can contribute to poor health outcomes.</p>	Retain MRZ-PREC01 (Character Precincts) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Heritage New Zealand Pouhere Taonga	70.32	Support in part	Support the inclusion of Character Precincts in the PDP.  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.	Retain Character Precincts with amendments.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lucy Telfar Barnard	72.2	Support	Considers that Armour Avenue could be classified as part of a Character Precinct.	Retain Armour Avenue within the MRZ-PREC01 as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lucy Telfar Barnard	72.3	Support	Considers that the Doctors' Common Heritage Area could be classified as part of a Character Precinct.	Retain Doctors Common within the MRZ-PREC01 as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lucy Telfar Barnard	72.4	Support	Considers that the Elizabeth Street Heritage Area could be classified as part of a Character Precinct.	Retain the Medium Density Residential Zone portion of Elizabeth Street within the MRZ-PREC01 as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lucy Telfar Barnard	72.5	Support	Considers that the Moir Street Heritage Area could be classified as part of a Character Precinct.	Retain Moir Street within the MRZ-PREC01 as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lucy Telfar Barnard	72.6	Support	Considers that the Porritt Avenue Heritage Area could be classified as part of a Character Precinct.	Retain Porritt Avenue within the MRZ-PREC01 as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Tim Bright	75.5	Amend	Considers an extension to character precincts should be made.	Seeks that Character Precincts be extended.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Judith Graykowski	80.4	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Character Precincts are extended.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Ann Mallinson	81.3	Amend	Considers that character precincts must be much larger. Character homes are an important part of the attraction of Wellington to tourists and others.	Seeks that the extent of the Character Precincts is increased.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Joanna Newman	85.1	Amend	Considers that character and heritage are qualifying matters under the PDP. Heritage is the most significant characteristic which must be considered in deciding 'character' and this has largely been ignored in deciding the extent of character precincts in Mt Victoria. There is strong evidence from Council officers and consultants (Boffa Miskell) whom the Council commissioned to undertake a house-by-house analysis, along with the Heritage New Zealand Pouhere Taonga assessment, that the character areas in Mt Victoria should be considerably larger than they are. 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. Decisions about character precinct extent in Mt Victoria were based on allowing more housing, therefore it is essentially a political decision ignoring heritage values and character. 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. 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. Supports evidence submitted by Mt Victoria Historical Society.	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell Primary/Contributory Character sub-area plus Heritage New Zealand Pouhere Taonga's recommendations.  [As illustrated in the submission]



## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Aro Valley Community Council	87.31	Amend	Considers that the Character Precincts should be extended in line with the recommendations of the Character Area Review, Boffa Miskell Report .	Seeks that the Character Precincts in Aro Valley are extended and requests specific areas be included in these.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Aro Valley Community Council	87.32	Amend	Considers that the sites at 39, 41, 43 and 45 Palmer Street should be included as a Character Precinct.	Seeks that the sites at 39, 41, 43 and 45 Palmer Street are included as a Character Precinct.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Aro Valley Community Council	87.33	Support	Supports Devon Street's classification as a Character Precinct.	Retain Character Precinct on Devon Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Aro Valley Community Council	87.34	Amend	Considers that 24-30 Devon Street should be classified as a Character Precinct.	Seeks that 24-30 Devon Street are included within the Character Precinct.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Aro Valley Community Council	87.35	Amend	Considers that all lots between 109 and 181 Aro Street should be classified as a Character Precinct.	Seeks that all lots between 109 and 181 Aro Street should be classified as Character Precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kirsty Wood	109.1	Amend	<p>Considers that Character and heritage are qualifying matters and under the Proposed District Plan MRZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".</p> <p>Considers that heritage has largely been ignored in deciding character precinct in Mount Victoria.</p> <p>Considers that there's a lot of evidence to suggest the character areas should be larger than they are.</p> <p>Considers that the limits of Mt Victoria character area were based on need for housing, not heritage or character.</p> <p>Considers that the PDP creates small, disconnected blocks where character can be destroyed by high-density development.</p> <p>Considers that Mt Victoria's Victorian and Edwardian wooden dwellings are important for both accessibility and visibility, and cultural, social and economic stories it tells about Wellington.</p> <p>Considers that there is sufficient housing capacity to meet demand for the next 30 years and therefore no loss to the City if the character areas are extended.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Alan Olliver & Julie Middleton	111.2	Amend	<p>Considers that Character and heritage are qualifying matters and under the Proposed District Plan MRZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".</p> <p>Considers that heritage has largely been ignored in deciding character precinct in Mount Victoria.</p> <p>Considers that there's a lot of evidence to suggest the character areas should be larger than they are.</p> <p>Considers that the limits of Mt Victoria character area were based on need for housing, not heritage or character.</p> <p>Considers that the PDP creates small, disconnected blocks where character can be destroyed by high-density development.</p> <p>Considers that Mt Victoria's Victorian and Edwardian wooden dwellings are important for both accessibility and visibility, and cultural, social and economic stories it tells about Wellington.</p> <p>Considers that there is sufficient housing capacity to meet demand for the next 30 years and therefore no loss to the City if the character areas are extended.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Alan Olliver & Julie Middleton	111.3	Amend	<p>Considers that Character and heritage are qualifying matters and under the Proposed District Plan MRZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".</p> <p>Considers that heritage has largely been ignored in deciding character precinct in Mount Victoria.</p> <p>Considers that there's a lot of evidence to suggest the character areas should be larger than they are.</p> <p>Considers that the limits of Mt Victoria character area were based on need for housing, not heritage or character.</p> <p>Considers that the PDP creates small, disconnected blocks where character can be destroyed by high-density development.</p> <p>Considers that Mt Victoria's Victorian and Edwardian wooden dwellings are important for both accessibility and visibility, and cultural, social and economic stories it tells about Wellington.</p> <p>Considers that there is sufficient housing capacity to meet demand for the next 30 years and therefore no loss to the City if the character areas are extended.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Heritage New Zealand Pouhere Taonga's recommendations.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	121.5	Oppose in part	<p>Considers that character precincts are still significant as proposed and via a variety of controls will materially restrict the ability of development to be responsive in these areas.</p> <p>Notes that provisions and proposed policies are in many cases much more restrictive than those for nearby properties.</p> <p>Considers that the requirements of section 77L of the RMA have not been met, particularly with regard to wider costs. There is limited evidence the relevant costs of the character restrictions, including impacts on development capacity, accessibility and well-functioning urban environments, have been taken into account and it is likely that, if they were, the proposed extent of the character precincts would be smaller.</p> <p>Considers that HUD and MfE's evidence base clearly shows the benefits of intensification, including social benefits, economic benefits, more efficient use of infrastructure and environmental benefits. These benefits tend to outweigh costs such as sunlight loss and congestion. Benefits are widespread, longstanding and projected to grow over time. Costs are real but tend to be smaller and more narrowly focused, affecting current homeowners.</p> <p>Proposed character precincts are in areas well suited to development. Costs will fall predominantly on future homeowners, renters and public at large. Character provisions will shift development to areas less-suited for this.</p> <p>Considers that these impacts are not reflected in Wellington City Council's section 32 report. Impacts considered relate primarily to aesthetic concerns and relatively minor impacts on current homeowners. Wellington City Council did not take into account the main negative impacts of these restrictions in its evaluation report, meaning that the character areas at present cannot be justified as qualifying matters. HUD requests that these impacts are considered, and that the extent of the character areas are reviewed in light of these costs and the requirements of section 77L of the RMA.</p> <p>HUD notes that several of Wellington City Council's documents refer to additional analysis that would be published in late August. However, this analysis was not published in time for the drafting of this submission and did not inform the options analysis in the relevant section 32 report.</p>	Seeks that the extent of the character areas are reviewed in light of the negative impacts of these restrictions and the requirements of section 77L of the RMA.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Victoria University of Wellington Students' Association	123.45	Oppose	<p>Considers that the status quo of housing typologies such as character housing does not serve the diverse needs of our communities. Many students live in character housing which are often damp, cold, uninsulated and in general disrepair.</p>	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Jocelyn Ng	130.2	Amend	<p>Supports the Newtown Character house protection submission which proposes at a minimum the Officers' Recommended plan is re-instated into the PDP.</p>	Amend the extent of MRZ-PREC01 (Character Precincts) to reinstate the Officers' Recommended Plan in the Proposed District Plan.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Grant Buchan	143.16	Not specified	<p>Considers that "special character" as it exists in the PDP is an entirely aesthetic consideration. The preference for some people for the aesthetics of wooden houses of a certain era is in itself harmless. However their insistence that others be held to uphold that preference by force of law is not harmless especially given Wellington has one of the worst housing shortages in the country.</p> <p>In parts of Wellington, older, single or two storey detached houses are prolific and there is no serious prospect that future generations will be deprived of the opportunity to see living examples of this house type.</p> <p>Considers that it would be better for the wellbeing of residents if old buildings that lack insulation and have a high level of dampness were replaced with housing of greater density and more modern construction.</p> <p>[Refer to original submission for full reasons].</p>	<p>Seeks that old buildings that lack insulation and have a high level of dampness were replaced with housing of greater density and more modern construction.</p> <p>[Inferred decision requested].</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Matthew Gibbons	148.4	Amend	<p>Considers there should be increased densification throughout Wellington, including in Character Precincts.</p> <p>Considers that 'Character protections' should be removed to allow more high density housing. This will be good for the environment, and for housing affordability. Currently most of my students are paying almost all their income in rent, and this is not good for their health or education. Increased density will make Wellington a more attractive place to live and will be good for the economy.</p> <p>As an economist, considers that improved infrastructure (better railway lines and more frequent bus services) will follow intensification.</p>	Seeks that 'character protections' are removed to allow more high density housing.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	LIVE WELLington	154.3	Not specified	Recognises the council has a distinction between character and heritage, where heritage achieves a higher bar and then requires a higher degree of protection.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Vivienne Morrell	155.9	Support in part	Supports the proposed Character Precincts but believe they should be bigger.	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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Cameron Vannisselroy	157.8	Support	<p>Supports the Character Precincts as notified.</p> <p>The Character Precincts should not be expanded beyond what is currently proposed.</p>	Retain the Character Precincts as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Jocelyn Brandon	158.2	Amend	Considers that the area immediately around Wesley Road contains many historic houses of a character that deserve to be preserved, as in other areas like Mt Victoria, Thorndon and Te Aro.	<p>Seeks that Wesley Road is recognised as a Character Precinct.</p> <p>[Inferred decision requested].</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	John Schiff	166.3	Amend	<p>Considers that the inner city suburbs, such as Mt Victoria, are an integral part of Wellington's character.</p> <p>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.</p> <p>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.</p>	Seeks that the extent of the area encompassed by Character Precincts is increased.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Michelle Leonie Rose	167.2	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].
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Zaffa Christian	174.2	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) to reinstate the Officers Recommended Plan.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Jon Gaupset	175.2	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) to reinstate the Officers Recommended Plan.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Historic Places Wellington	182.20	Support in part	Supports the general idea of proposed Character Precincts and the rules and design regime for them.	Retain the Character Precincts and provisions with amendment.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Historic Places Wellington	182.21	Amend	Considers the description of Character Precincts and their rules are insufficient and do not recognise the important heritage entwined with those early, native timber, colonial neighbourhoods	Amend the provisions of MRZ-PREC01 (Character Precincts) to include provisions that promote the adaptive re-use of existing buildings as a lower emissions alternative to demolition and rebuilding.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Historic Places Wellington	182.22	Amend	Considers the description of Character Precincts and their rules are insufficient and do not recognise the important heritage entwined with those early, native timber, colonial neighbourhoods	Amend the provisions of MRZ-PREC02 (Mt Victoria North Townscape Precinct) to specifically acknowledge that the inner city suburb character is in part derived from heritage.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Historic Places Wellington	182.23	Amend	Considers the description of Character Precincts and their rules are insufficient and do not recognise the important heritage entwined with those early, native timber, colonial neighbourhoods	Amend the provisions of MRZ-PREC01 (Character precincts) to limit the scope of non-residential uses to prevent the loss of character houses which can seriously undermine the character of an area.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Historic Places Wellington	182.24	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 the extent of Character Precincts to be one large character area or precinct over the heritage suburb.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Historic Places Wellington	182.25	Support	Supports the proposed application of a qualifying matter, to exempt from intensification, sites in the proposed Character Precincts.	Retain Character Precincts and related provisions with amendment.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Historic Places Wellington	182.26	Amend	Considers that the Character Precincts should be extended in line with the recommendations of the Boffa Miskell Character Report.	Seeks the extension of the MRZ-PREC01 (Character precincts) areas to include the sites coloured olive and blank in Appendix 4 of the Boffa Miskell Character report.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Ros Bignell	186.8	Amend	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.  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.  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.	Amend the extent of area covered by the Character Precincts in Newtown to include Lawrence Street.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Ros Bignell	186.9	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.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Jonathan and Tricia Briscoe	190.12	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.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Jonathan and Tricia Briscoe	190.13	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.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Jane Beale and Lisa Terrreni	191.2	Amend	<p>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.</p> <p>Considers that greater housing density will destroy the character, the community and the safety of these streets.</p>	Seeks that Green Street and Emmett Street made a Character Precinct.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Dennis Foot	193.1	Support	[No specific reason given beyond decision requested - refer to original submission.]	Seeks that inner city heritage and character housing is retained.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Michael O'Rourke	194.7	Amend	Considers that the heritage area of Newtown should be extended by 30% to 50%	Seeks that the heritage area of Newtown be extended from 30% to 50% of the existing heritage area.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Peter Nunns	196.14	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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Angus Hodgson	200.5	Amend	Considers that the PDP reduces Mt Cook Character areas to about 50% of what they were, and 10 minute walking catchment will mean that the missing areas can become high density.  Considers that decision making on this issue was political and ignored evidence in the Boffa Miskell 2019 report.  Considers that the requirements for consents before demolition is a reasonable expectation and the submitter is concerned that without this step, pre 1930's buildings will be unjustifiably lost.	Seeks that MRZ-PREC01 (Character Precincts) is amended to include Myrtle Crescent.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Angus Hodgson	200.6	Amend	Considers that the PDP reduces Mt Cook Character areas to about 50% of what they were, and 10 minute walking catchment will mean that the missing areas can become high density.  Considers that decision making on this issue was political and ignored evidence in the Boffa Miskell 2019 report.  Considers that the requirements for consents before demolition is a reasonable expectation and the submitter is concerned that without this step, pre 1930's buildings will be unjustifiably lost.	Seeks that MRZ-PREC01 (Character Precincts) is amended to include Rolleston Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Angus Hodgson	200.7	Amend	Considers that the PDP reduces Mt Cook Character areas to about 50% of what they were, and 10 minute walking catchment will mean that the missing areas can become high density.  Considers that decision making on this issue was political and ignored evidence in the Boffa Miskell 2019 report.  Considers that the requirements for consents before demolition is a reasonable expectation and the submitter is concerned that without this step, pre 1930's buildings will be unjustifiably lost.	Seeks that MRZ-PREC01 (Character Precincts) is amended to include Hargreaves Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Angus Hodgson	200.8	Amend	Considers that the PDP reduces Mt Cook Character areas to about 50% of what they were, and 10 minute walking catchment will mean that the missing areas can become high density.  Considers that decision making on this issue was political and ignored evidence in the Boffa Miskell 2019 report.  Considers that the requirements for consents before demolition is a reasonable expectation and the submitter is concerned that without this step, pre 1930's buildings will be unjustifiably lost.	Seeks that MRZ-PREC01 (Character Precincts) is amended to include Lower Hankey Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Angus Hodgson	200.9	Support	Supports the exclusion of Wallace Street from proposed character precincts.  Considers that Wallace Street is a mass transit route, is effectively a gully and is therefore well suited to high density residential development.	Seeks that the exclusion of Wallace Street from Character Precincts is retained as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Avryl Bramley	202.32	Amend	[No specific reason given beyond decision requested - refer to original submission]	Extend the character precincts to their extent in the operative district plan.  [Inferred decision requested]

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	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	204.7	Amend	[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.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	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	204.8	Amend	[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.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	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	204.9	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.



## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Craig Forrester	210.4	Support	Supports the Character precinct controls applying to Moir street (being within the Medium Density Residential Zone).	Retain MRZ-PREC01 (Character precincts), with Moir Street as part of the Mt Victoria Character Precinct, as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Mount Victoria Historical Society	214.4	Amend	Heritage is the most significant characteristic which must be considered in deciding 'character' and this has largely been ignored in deciding the extent of character precincts in Mt Victoria	Seeks that heritage is recognised as the most important characteristic in deciding the extent of the character precincts.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Mount Victoria Historical Society	214.5	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"> <li>1. The Boffa Miskell Primary/Contributory Character sub-area; and</li> <li>2. Heritage New Zealand Pouhere Taonga's recommendations.</li> </ol> <p>[As illustrated in original submission]</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Sam Stocker & Patricia Lee	216.5	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>

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Eva Brodie	217.3	Amend	<p>Considers that the Boffa Miskell 2019 report identified Lower Kelburn as an area that warranted further consideration for its 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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Mike Camden	226.4	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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lorraine and Richard Smith	230.16	Oppose	Opposes high density development with no constraints or right of appeal in character areas	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lorraine and Richard Smith	230.17	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Proposed District Plan is amended to recognise that character is in part derived from heritage in pre-1930s character areas.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lorraine and Richard Smith	230.18	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the Proposed District Plan is amended to add demolition controls in the pre-1930s character areas while identifying areas of particular character within these to enable a more granular level of control over demolition.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lorraine and Richard Smith	230.19	Amend	Considers that Lower Kelburn should be a character precinct for the reasons set out in the submission.	Seeks that Lower Kelburn Neighbourhood is recognized as a special character area.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Wellington's Character Charitable Trust	233.14	Support in part	Supports the character precincts and corresponding rules in the PDP, but considers that the extent of these should be increased to cover all areas identified in the Boffa Miskell character report as having 'primary' or 'contributory' character streetscape values, or areas omitted from analysis in this report..	Retain MRZ-PREC01 (Character Precincts) as notified, with an increase to the extent of these areas in line with the recommendations in the Boffa Miskell Character Report.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Wellington's Character Charitable Trust	233.15	Amend	Considers that a qualifying matter applies in the areas identified as having primary/contributory character streetscape values in the Boffa Miskell 2019 report, which is supported by NZ Pouhere Taonga's submission on the draft spatial plan and the WCC officers final recommendations on the spatial plan from 24 June 2021.	Seeks that Character Precincts be extended to encompass all areas identified in the Boffa Miskell 2019 report as having primary/contributory character streetscape values.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Wellington's Character Charitable Trust	233.16	Amend	<p>Considers that evidence from the Hay Street Heritage Report (July 2021) supports Hay Street being a Character Precinct and/or a Heritage Area.</p> <p>[Refer to Hay Street Heritage Report (July 2021) provided with submission for details].</p>	Seeks that Hay Street area is amended to be a Character Precinct and/or a Heritage Area.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Alan Fairless	242.16	Amend	<p>Considers that character and heritage can be considered as part of the community dialogue. Not every old building needs to be retained, but neither are people's sense of connection and place disposable commodities.</p> <p>[Inferred reason given].</p>	Seeks that it is recognised that character is in part derived from heritage (as set out in the Operative Plan) in pre-1930s character areas (as defined in the Operative Plan).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Alan Fairless	242.17	Amend	<p>Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added.</p> <p>Considers that character and heritage can be considered as part of community dialogue. Not every old building needs to be retained, but neither are people's sense of connection and place disposable commodities.</p> <p>[Inferred reason given].</p>	Seeks that the District Plan use a comprehensive, holistic definition of character as a qualifying matter under the National Policy Statement-Urban Development.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Alan Fairless	242.18	Amend	<p>Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added.</p> <p>Considers that rather than wholesale deregulation and the widespread removal of protections, the District Plan needs to better recognise and provide for the protection of heritage from inappropriate development and better take into account the need to maintain and enhance amenity values.</p>	Seeks that areas of particular character within the pre-1930s character areas are identified (for example as recommended in the revised Draft Spatial Plan) to enable a more granular level of control over demolition.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Cheryl Crooks	243.1	Amend	<p>Considers that the subsequent Officers Recommended plan should be reinstated.</p> <p>Supports the reinstatement of 300 houses that meet the requirement of "character" as defined in the Boffa Miskell report.</p> <p>The 300 houses need to be reinstated as they are important to the preservation of the social history of part of the original city of Wellington.</p> <p>Some of the houses were built as early as 1875. Newtown was a suburb of working families, and maintains a rich demographic. Green and Emmett streets were the locations of open air political meetings of trade unions early in the movement, and Peter Fraser would speak to constituents, Council and union representatives in these streets - sometimes before leading marches to Trades Hall.</p> <p>The owners of the Newtown houses stood for Council and believed in building a city that cared for the rights of people to live and work within the city.</p> <p>Green and Emmett streets, as well as other parts of Newtown could become even more vibrant with the introduction of a character precinct in these streets. Similar to other historic precincts, such as The Rocks in Sydney they could be come a significant tourist attraction, as well as supporting the local hospitality industry.</p> <p>Thoughtful, modern housing can be incorporated into the character areas, as it has been at The Rocks - while maintaining important aspects of Wellington history.</p>	Amend the extent of MRZ-PREC01 (Character Precincts) to include previously identified character precinct areas in Newtown.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Cherie Jacobson	251.4	Not specified	<p>Considers that Character is given inadequate weight in the PDP.</p> <p>There is a lack of evidence indicating that the existing heritage and character provisions in the District Plan are affecting the housing market in Wellington.</p> <p>Heritage and character can make a significant contribution to Wellington's climate change goals by reducing emissions and waste through sustainable resource use.</p>	Not specified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Cherie Jacobson	251.5	Amend	<p>Considers that reducing the size of character areas in Wellington means that the more vernacular or everyday values of Wellington's most well-known suburbs will be vulnerable to loss.</p> <p>Considers that the expert advice and community's views on heritage and character were largely ignored in the development of the Spatial Plan and now again in the PDP.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Character Precincts be extended.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Generation Zero Inc	254.15	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).
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Pauletta Wilson	257.3	Support	Inferred support for Yale road being in a character precinct.	<p>Retain Yale road as within a character precinct.</p> <p>[Inferred decision requested]</p>
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Jim & Christine Seymour	262.5	Not specified	Considers that character areas could be designed by approved architects to ensure consistency in these areas as has been done in other jurisdictions.	Seeks that new buildings in character precincts be designed by one or more approved architects.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Mike Robbers	264.2	Amend	<p>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.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Character Precincts are extended to encompass Lawrence Street, Newtown.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Everard Aspell	270.1	Oppose	<p>Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP.</p> <p>Considers that intensification shouldn't come at the expense of character and heritage.</p> <p>Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook.</p> <p>There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character.</p> <p>[Refer to original submission for full reason]</p>	Seeks amendment to the Proposed District Plan to maintain the character areas within Mount Victoria.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Everard Aspell	270.2	Oppose	<p>Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP.</p> <p>Considers that intensification shouldn't come at the expense of character and heritage.</p> <p>Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook.</p> <p>There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character.</p> <p>[Refer to original submission for full reason]</p>	Seeks amendment to the Proposed District Plan to maintain the character areas within Mount Cook.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Everard Aspell	270.3	Oppose	<p>Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP.</p> <p>Considers that intensification shouldn't come at the expense of character and heritage.</p> <p>Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook.</p> <p>There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character.</p> <p>[Refer to original submission for full reason]</p>	Seeks amendment to the Proposed District Plan to maintain the character areas within Thorndon.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Everard Aspell	270.4	Oppose	<p>Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP.</p> <p>Considers that intensification shouldn't come at the expense of character and heritage.</p> <p>Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook.</p> <p>There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character.</p> <p>[Refer to original submission for full reason]</p>	Seeks amendment to the Proposed District Plan to maintain the character areas within Aro Valley.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Everard Aspell	270.5	Oppose	<p>Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP.</p> <p>Considers that intensification shouldn't come at the expense of character and heritage.</p> <p>Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook.</p> <p>There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character.</p> <p>[Refer to original submission for full reason]</p>	Seeks amendment to the Proposed District Plan to maintain the character areas within Newtown.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Everard Aspell	270.6	Oppose	<p>Opposes loss of character protection in the suburbs zoned Inner Residential Area in the ODP.</p> <p>Considers that intensification shouldn't come at the expense of character and heritage.</p> <p>Considers that the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around Thorndon, Mount Vic, Aro Valley and Mount Cook.</p> <p>There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character.</p> <p>[Refer to original submission for full reason]</p>	Seeks amendment to the Proposed District Plan to maintain the character areas within Berhampore.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.14	Support	[No specific reason given beyond decision requested - refer back to original submission]	<p>Retain the character precincts with amendment.</p> <p>[Inferred decision requested]</p>
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.15	Oppose	<p>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.</p> <p>[Refer to original submission for full reason]</p>	<p>Extend the extent of the character precincts to that of the operative district plan.</p> <p>[Inferred decision requested]</p>
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Bernard Palamountain	278.1	Amend	[No specific reason given beyond decision requested - refer back to original submission]	Seeks that 75 - 80% of the character protections proposed by the Boffa Miskell report, and those adopted by the Auckland City Council, are added to the Proposed District Plan.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Bernard Palamountain	278.2	Amend	[No specific reason given beyond decision requested - refer back to original submission]	Seeks that at least 50% of the character area protections recommended by the 2021 Officers Recommended Plan are added to the Proposed District Plan.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Laura Gaudin	279.2	Support in part	Supports character precincts and considers that these could be extended.	Retain character precincts as notified.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Laura Gaudin	279.3	Amend	[No specific reason given beyond decision requested - refer back to original submission]	Seeks that a mechanism is added to allow for character precincts to be extended, with protections given to viewshafts within any given extension.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Eldin Family Trust	287.4	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.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Eldin Family Trust	287.5	Amend	<p>Considers that numbers 15, 16, 17 and 18 Selwyn Terrace should be considered as primary contributors of character.</p>	Seeks that numbers 15, 16, 17 and 18 Selwyn Terrace should be considered as primary contributors of character.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Matthew Plummer	300.5	Support	<p>Supports Character Precincts in Wellington's inner city.</p>	Retain Character Precincts in Wellington's inner city.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Matthew Plummer	300.6	Amend	<p>Considers that Boffa Miskell's Pre-1930 Character Area Review has been ignored by councillors.</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Matthew Plummer	300.7	Amend	<p>Considers that WCC officers' recommendations for Character Area expansion (2021) have been ignored by councillors.</p> <p>The Proposed District Plan in its current form will not incentivise development of affordable homes.</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Council officers' recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Matthew Plummer	300.8	Not specified	<p>Considers that petitions with significant community support for Character Area enlargement have been ignored by Councillors, namely the Mount Victoria petition.</p> <p>The Proposed District Plan in its current form will not incentivise development of affordable homes.</p>	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Roland Sapsford	305.44	Not specified	<p>Considers that the 10 minute walkable catchments have resulted in a reduction in the extent of Aro Valley included in the character precincts.</p> <p>[Refer to original submission for details]</p>	Seeks that further consideration is given to the unique characteristics of Aro Valley. [Inferred decision sought]

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Roland Sapsford	305.45	Amend	<p>The extent of Character Precincts should be extended to match pre-existing demolition control for pre-1930s character areas under the Operative Plan. Areas of particular character within these should be identified to enable a more granular level of control over demolition and redevelopment.</p> <p>Considers that the plan needs to create a more coherent and connected set of sites covered by the character protections in Aro Valley.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Character Precincts be extended to encompass those in the operative district plan.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	James Coyle	307.12	Amend	<p>Considers that character zones in the spatial plan need to be re-assessed. Political affiliations may have worked to reduce the extent of character zones. There was a lack of independent voices at the table, ones that could see the opportunity of qualifying matters and advocate for a specific design and an appropriate response to Wellington.</p>	Seeks that Character Precincts be re-assessed with independent voices involved.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Penelope Borland	317.9	Amend	<p>Considers that Character Precincts in Mount Victoria should be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review. Extending Character Precincts will not affect future housing capacity. The Council's own growth figures indicate that Mount Victoria's contribution is small and likely to be achieved even with the current pre-1930s demolition rule fully in place. Therefore, the qualifying matters of character and heritage should be applied as they were envisaged under the NPS-UD in the Proposed District Plan MRZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Penelope Borland	317.10	Amend	<p>Considers that Character Precincts in Mount Victoria should be extended to encompass Heritage New Zealand's recommendations, specifically Earls Terrace, Lower Hawker Street, Port Street and Stafford Street.</p> <p>[Refer to original submission for full reason, including attachment]</p>	Seeks that Character Precincts in Mount Victoria be extended to encompass Heritage New Zealand Pouhere Taonga's recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Penelope Borland	317.11	Amend	<p>Considers that Character Precincts in Mount Victoria should be extended with the WCC officer's recommendation as a baseline starting point.</p>	Amend the extent of MRZ-PREC01 (Character Precincts) in Mount Victoria to encompass Council officers' recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Penelope Borland	317.12	Amend	<p>PREC01 should be amended to include all houses on Earls Terrace, as recommended by Heritage New Zealand. (Option A)</p>	Amend the extent of MRZ-PREC01 (Character Precincts) to include all houses on Earls Terrace.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Penelope Borland	317.13	Amend	<p>PREC01 should be amended to include all houses on Stafford Street, as recommended by Heritage New Zealand. (Option A)</p>	Amend the extent of MRZ-PREC01 (Character Precincts) to include all houses on Stafford Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Penelope Borland	317.14	Amend	<p>PREC01 should be amended to include 1, 3, 4 and 8 Port Street, as recommended by Heritage New Zealand. (Option A)</p>	Amend the extent of MRZ-PREC01 (Character Precincts) to include 1, 3, 4 and 8 Port Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Penelope Borland	317.15	Amend	<p>PREC01 should be amended to include 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 26 and 30 Hawker Street, as recommended by Heritage New Zealand. (Option A)</p>	Amend the extent of MRZ-PREC01 (Character Precincts) to include 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 26 and 30 Hawker Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Hilary Watson	321.12	Support in part	<p>Supports Character Precincts, but seeks an extension of Newtown's Character Precincts.</p>	Retain Character Precincts with amendments.



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Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Hilary Watson	321.13	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>	<p>Amend the extent of MRZ-PREC01 (Character Precincts) to include additional properties in Newtown.</p> <p>[See Appendix 1 to original submission for full list of properties]</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Hilary Watson	321.14	Amend	<p>Considers that Newtown's Character Precincts should be extended to preserve the precious green coverage across private properties that acts as a corridor from Zealandia across the city. These trees also prevent surface water runoff from overloading the pipe system in times of flooding events. Every neighbourhood should have a 30 percent tree canopy and everyone should live less than 300meters away from a green space.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that Newtown's Character Precinct be extended to preserve green coverage from private properties.</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Richard Murcott	322.17	Amend	<p>Considers that the Character Precinct Area over the Hobson Street block in Thorndon should be restored, based upon Boffa Miskell's report.</p>	<p>Seeks that Character Precincts in Thorndon be extended to encompass Boffa Miskell's recommendations.</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Richard Murcott	322.18	Amend	<p>Considers that the Character Precinct Area in Thorndon be restored to reflect WCC planners recommendations in the pre-approved version of the Spatial Plan (18 June 2021). Dwellings in the Thorndon area have character attributes and quality that should be recognised.</p>	<p>Seeks that Character Precincts in Thorndon be extended to encompass WCC officers' recommendations in the Spatial Plan.</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Richard Murcott	322.19	Amend	<p>Considers that the Thorndon suburb makes a significant contribution to Wellington's identity and should be classified as Character Precinct. Most of Thorndon's larger wooden houses are of superior build quality, from native timbers, making them a very valuable part of Wellington's history and part of the unique story of Wellington and its heritage.</p>	<p>Seeks that Thorndon be classified as Character Precinct.</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Richard Murcott	322.20	Amend	<p>Considers that the Selwyn Terrace residential enclave should be a Character Precinct.</p>	<p>Amend the extent of MRZ-PREC01 (Character Precincts) to include the residential area of Selwyn Terrace.</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Richard Murcott	322.21	Amend	<p>Considers that the residential area of Portland Crescent should be a Character Precinct.</p>	<p>Amend the extent of MRZ-PREC01 (Character Precincts) to include the residential area of Portland Crescent.</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Richard Murcott	322.22	Amend	<p>Considers that the residential area of Hawkestone Street should be a Character Precinct.</p>	<p>Amend the extent of MRZ-PREC01 (Character Precincts) to include the residential area of Hawkestone Street.</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Richard Murcott	322.23	Amend	<p>Considers that the High Density Residential Zone block bounded by Hobson St, Davis St, Moturoa St, Murphy St, Turnbull St, and Fitzherbert Tce in Thorndon be classified as a Character Precinct.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend the extent of MRZ-PREC01 (Character Precincts) to include the residential block bounded by Hobson St, Davis St, Moturoa St, Murphy St, Turnbull St, and Fitzherbert Tce in Thorndon.</p>
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Craig Erskine	325.2	Oppose	<p>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.</p>	<p>Remove MRZ-PREC01 (Character Precincts) in its entirety, and replace with justified provisions.</p>

## Residential Zones / Medium Density Residential Zone

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Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Craig Erskine	325.3	Amend	MRZ- PREC01 (Character Precincts) should be reassessed and replaced with justified provisions. There needs to be more assessment and refinement of these areas before they can be properly considered as qualifying matters.	Seeks that MRZ-PREC01 (Character Precincts) be reassessed and replaced with justified provisions.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Khoi Phan	326.6	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove Berhampore from Character Precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Khoi Phan	326.7	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove Newtown from Character Precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Khoi Phan	326.8	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove Mt Cook from Character Precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Khoi Phan	326.9	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove Mt Victoria from Character Precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Khoi Phan	326.10	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove Aro Valley from Character Precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Mt Cook Mobilised	331.12	Amend	The extent of Character Precincts in Mt Cook is incorrect and should be amended. Areas of significant character value in Mt Cook identified by Boffa Miskell's Pre-1930 Character Area Review should align with Character Precincts in the PDP. Retaining character protection over further parts of Mt Cook would not prevent an adequate supply of housing in future, and will help keep the character and diversity of the suburb. Boffa Miskell provided evidence justifying the inclusion of Myrtle Crescent, Hargreaves Street, Wallace Street, Rolleston Street and the lower section of Hankey Street, which has been set aside.  [Refer to original submission for full reason]	Seeks that Character Precincts in Mount Cook be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review, specifically Myrtle Crescent, Hargreaves Street, Wallace Street, Rolleston Street, and the lower section of Hankey Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Thorndon Residents' Association	333.8	Amend	Considers that the Thorndon Flat and the Hobson St residential precinct should be classified as Character Precincts. The area neighbours the Parliamentary Precinct and has a unique residential character and heritage context in NZ. The Hobson Precinct, in particular, warrants application of a qualifying matter such as the Character Precinct Area designation, as applied to other parts of residential Thorndon.	Amend the extent of Character Precincts in Thorndon to include the Thorndon flat and the Hobson Street Residential precinct consistent with the maps appended to the submission.  [Refer to original submission]
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Thorndon Residents' Association	333.9	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]
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Thorndon Residents' Association	333.10	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]
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Thorndon Residents' Association	333.11	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]

## Residential Zones / Medium Density Residential Zone

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Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Thorndon Residents' Association	333.12	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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Thorndon Residents' Association	333.13	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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kerry Finnigan	336.3	Support in part	Supports Character Precincts in Newtown.	Retain MRZ-PREC01 (Character Precincts) with amendment.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kerry Finnigan	336.4	Amend	The extent of Character Precincts in Newtown should be amended to include areas identified by the Boffa Miskell study.	Seeks that Character Precincts in Newtown be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Property Council New Zealand	338.10	Support in part	Supports character precincts as a qualifying matter. The principle of protecting pre-1930s character housing within character precincts is important when properly balanced with unlocking additional development capacity for Wellington.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Mt Victoria Residents' Association	342.26	Amend	Considers that Mount Victoria should be included in the Character Area from Cambridge Terrace to the ridge, Tangi the Keo. This will provide a consistent approach to planning in a well-defined coherent area. Consistent treatment of an already dense area will also allow for sympathetic building design.	Amend the extent of MRZ-PREC01 (Character Precincts) to include all of Mount Victoria.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Carolyn Stephens	344.9	Amend	Considers that the plan should recognise that character is in part derived from heritage in pre-1930s character areas as set out in the Operative Plan.	Seeks that character be recognised as being derived from heritage in pre-1930s Character Areas.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Carolyn Stephens	344.10	Amend	Considers that character precincts should be extended to match pre-existing demolition control for pre-1930s character areas under the Operative Plan. Areas of particular character within these should be identified to enable a more granular level of control over demolition and redevelopment.	Reinstate the Operative Plans' pre-1930s demolition controls.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lower Kelburn Neighbourhood Group	356.7	Amend	Considers that the present number of character homes protected from demolition should be increased in Lower Kelburn. The submitter notes that it is reported that the 5500 dwellings with character protection is less than 6% of Wellington's current housing stock, and all of it is in Aotearoa's oldest built suburbs, like Lower Kelburn, Thorndon and Mount Victoria. The submitter considers that character homes are an important special feature that define Wellington. In areas such as Lower Kelburn, they consist predominantly of well-maintained pre-1900 wooden homes with some built pre-1930. They are very effective and valuable ways of continuing to store carbon and provide residents with tangible experiences of beautiful design and craftsmanship. The submitter notes that the threat of potential destruction is unjustified and adds a significant uncertainty to the market value of houses.	Amend the extent of MRZ-PREC01 (Character Precincts) to include further areas of character.  [Inferred decision requested]. [See original submission for further detail].
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lower Kelburn Neighbourhood Group	356.8	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 MRZ-PREC01 (Character Precincts) to include Wesley Road. An 11 meter height limit should be in place.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Josephine Brien / Tim Bollinger	365.3	Amend	Considers that the tall houses at the top of Abel Smith Street at 43 and 45 Palmer Street, with their "pigeon box" roofs are unique in Wellington and are clearly an important part of the heritage character of the area as well. [Refer to original submission for full reason]	Amend the extent of MRZ-PREC01 (Character Precincts) to include 43 and 45 Palmer Street.

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Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Elizabeth Nagel	368.14	Amend	Considers that the plan should recognise that character is in part derived from heritage in pre-1930s character areas as set out in the Operative Plan.	Seeks that character be recognised as being derived from heritage in pre-1930s Character Areas.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Elizabeth Nagel	368.15	Amend	Considers that character precincts should be extended to match pre-existing demolition control for pre-1930s character areas under the Operative Plan. Areas of particular character within these should be identified to enable a more granular level of control over demolition and redevelopment.	Reinstate the Operative Plans' pre-1930s demolition controls.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Sue Kedgley	387.5	Oppose	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.  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.	Opposes MRZ-PREC01 (Character precincts) and seeks amendments.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Sue Kedgley	387.6	Amend	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.  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.	Seeks that the existing, inner city heritage Character Precincts in Mt Victoria, Mt Cook, Aro Valley and Thorndon are retained and 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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Grace Ridley-Smith	390.6	Support in part	Supports the proposed Character Precincts.	Retain MRZ-PREC01 (Character Precincts) as notified, subject to increasing the extent of the area encompassed by Character Precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Grace Ridley-Smith	390.7	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 extent of the area encompassed by the Character Precincts to be increased.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Grace Ridley-Smith	390.8	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.	Seeks that the Character Precincts in Mount Victoria are joined together in a larger block as proposed by the Council Officers' recommendations June 2021.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kāinga Ora Homes and Communities	391.315	Oppose in part	Considers that the introduction of Character Precincts including, Mt Victoria North Townscape Precinct and Oriental Bay Height Precinct, within the Medium Density Residential Zone should be reviewed in full, including their spatial extent. The S32 analysis has not sufficiently addressed the matters in s77L of the RMA and therefore may not meet threshold to be applied as qualifying matter as currently proposed.	Seeks that Character Precincts and their extent are reviewed to assess whether they meet Qualifying Matter thresholds from s77L of the RMA.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kāinga Ora Homes and Communities	391.316	Amend	Considers that a full review of Character Precincts is needed and if it is found that there is a need to continue to manage such values, then the PDP should introduce a Character chapter that will apply as an overlay as a Districtwide matter. [Refer to Appendix 3 for proposed Character Area Overlay]	Seeks that Character Precincts not be referenced in the plan and be instead focused into a Character Areas Overlay Chapter in the 'District-wide – General matters' section of the Plan.  [Refer to original submission for full details]. [Refer to Appendix 3 for proposed Character Area Overlay].

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Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kāinga Ora Homes and Communities	391.317	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that Character Precincts be removed in areas with Heritage classification.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kāinga Ora Homes and Communities	391.318	Oppose	It is considered that MRZ-PREC01 (Character Precincts) does not fulfil the matters of national importance as set out under section 6(f) and the requirements under section 77L and 77R of the RMA, and therefore do not meet the threshold to be applied as a qualifying matter to restrict height and density. Instead, it is sought that a Character Overlay is introduced into Districtwide matters.	Delete MRZ-PREC-01 (Character Precincts) in its entirety.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Murray Pillar	393.13	Support in part	Supports the proposed Character Precincts and the rules for them.	Retain MRZ-PREC01 (Character Precincts) as notified, subject to increasing the extent of the area encompassed by Character Precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Murray Pillar	393.14	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 extent 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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Murray Pillar	393.15	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP, such as Wesley Road.	Add a new Character Precinct area for Wesley Road in MRZ-PREC01 (Character Precincts).
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Murray Pillar	393.16	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP, such as Bolton Street.	Add a new Character Precinct area for Bolton Street in MRZ-PREC01 (Character Precincts).
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Murray Pillar	393.17	Amend	Considers that new Character Precinct areas should be established in areas missed out altogether in the PDP, such as Aurora Terrace.	Add a new Character Precinct area for Aurora Terrace in MRZ-PREC01 (Character Precincts).
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Murray Pillar	393.18	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.	Add a new Character Precinct area for Talavera Terrace in Lower Kelburn in MRZ-PREC01 (Character Precincts).
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Lucy Harper and Roger Pemberton	401.46	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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Wellington Heritage Professionals	412.71	Oppose	Considers that there is a lack of evidence to support the character content of the PDP.	Not specified
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Wellington Heritage Professionals	412.72	Oppose	Considers that the lifting of demolition controls in existing character areas, will unnecessarily sacrifice heritage, character and liveability, while not achieving the desired affordable housing outcomes.  [See original submission for full reasons]	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Wellington Heritage Professionals	412.73	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 appendices]	Seeks that the character precincts be extended to that in the operative district plan.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	The Urban Activation Lab of Red Design Architects	420.12	Amend	Considers that the current height control areas in the Newtown Character Precincts are too high to achieve good urban design and to create a well-functioning livable environment.	Seeks that the 11m Height Control Area in Newtown Character Precincts is decreased.  [Inferred decision requested].

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Paul Gregory Rutherford	424.16	Amend	Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added. Not every old building needs to be retained, but neither are people's sense of connection and place disposable commodities. Rather than wholesale deregulation and the widespread removal of protections, heritage and character can be considered as part of community dialogue, while new construction focuses first on under-utilised land.	Seeks that the Proposed District Plan is amended to recognise that character is in part derived from heritage (as set out in the Operative Plan) in pre-1930s character areas (as defined in the Operative Plan), and use a comprehensive, holistic definition of character as a qualifying matter under the National Policy Statement Urban Development.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Paul Gregory Rutherford	424.17	Amend	Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added. Not every old building needs to be retained, but neither are people's sense of connection and place disposable commodities. Rather than wholesale deregulation and the widespread removal of protections, heritage and character can be considered as part of community dialogue, while new construction focuses first on under-utilised land.	Seeks that demolition controls generally in the pre-1930s character areas (as defined in the Operative Plan) while identifying areas of particular character within these (for example as recommended in the revised Draft Spatial Plan) to enable a more granular level of control over demolition.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kat Hall	430.5	Amend	The extent of Character Precincts should be amended to include areas identified in the 'Officer's Recommended Plan'.  [Refer to original submission for full reason]	Seeks that Character Precincts be extended to encompass the extent recommended in the 'Officer's Recommended Plan' - ie approximately 50% increase in character precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kat Hall	430.6	Amend	The extent of Character Precincts should be amended to include areas identified by the Boffa Miskell Pre- 1930 Character Area Review.  [Refer to original submission for full reason]	Seeks that Character Precincts be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kat Hall	430.7	Amend	The extent of Character Precincts should be amended to include areas identified by Heritage New Zealand in their submission on the the Spatial Plan in 2021.  [Refer to original submission for full reason]	Seeks that Character Precincts be extended to encompass Heritage New Zealand's recommendations in the Spatial Plan 2021.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kat Hall	430.8	Amend	Considers that Character Precincts should be extended in Newtown to match the recommendations from the Boffa Miskell report (p. 18-21) which identifies 83% of properties predating 1930 that are primary character contributory and include similar architectural style, lot size, and building type. These properties within the character area are located within two relatively discrete areas. [Refer to original submission for full reason]	Seeks that Character Precinct in Newtown in extended to encompass Boffa Miskell's recommendations.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kat Hall	430.9	Amend	Considers that intensification needs to deliver additional housing while retaining character and cohesion in a suburb such as Newtown. This could be achieved by developing along commercial spines (refer to Hanley and Kemble Welch's 'Red Desing' concept plans). Intensification along the main streets, and mostly within existing Suburban Centres zoning, could provide up to 2,000 or more new dwellings, which exceeds the current projections of the Draft Spatial Plan for the Newtown area.	Seeks that intensification and development be focused along main streets in Local and Neighbourhood Centre Zones.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Peter Fordyce	431.8	Amend	Considers that the Heritage chapter should have a provision to protect original windows with stained and decorative glass on buildings within the character precincts, and heritage structures. As the chapter stands, provisions have little protection for the windows of heritage buildings, particularly stained and decorative glass, and there is a significant risk that this will be lost with the push for double glazing. Where possible, original window frames should be retained, and new or modified windows must contain the original decorative glass.	Add a new rule in the MRZ-PREC01 (Character Precincts) providing protection of original windows and stained and decorative window glass on buildings within the character precincts.  [Inferred decision requested - note: relief sought refers to heritage structures and character precincts]
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Peter Fordyce	431.9	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.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Garvin Wong	432.3	Oppose	<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"> <li>- have rotten weatherboards and borer holes in their structure frames,</li> <li>- have been left "as is",</li> <li>- are cold and damp in winter and costly to warm up,</li> <li>- were built very close to each other and get very little sunlight,</li> <li>- have sunken foundations.</li> </ul> <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>	Opposes Character Precincts in Thorndon.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Garvin Wong	432.4	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"> <li>- have rotten weatherboards and borer holes in their structure frames,</li> <li>- have been left "as is",</li> <li>- are cold and damp in winter and costly to warm up,</li> <li>- were built very close to each other and get very little sunlight,</li> <li>- have sunken foundations.</li> </ul> <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 to remove properties in Thorndon.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Miriam Moore	433.12	Oppose	<p>Oppose the extent of the character protected areas. The inaccessibility of the City's 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</p>	Seeks to reduce the extent of the character precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Anna Kemble Welch	434.9	Amend	<p>Considers that the Character Precincts should be increased through the application of character as a qualifying matter.</p>	Seeks that the extent of the character precincts is increased.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Anna Kemble Welch	434.10	Amend	<p>Considers that Character Precincts in Newtown should be increased to reflect Boffa Miskell's recommendations in their Pre-1930 Character Area Review. The Newtown Character Precinct should include all the houses in Emmett Street and Green Street, Normanby St east of the suburban centre, Donald Mclean St north side, east of the suburban centre, all of Harper Street and Regent St, Daniell St to number 138 on the west side and 171 on the east, Lawrence St , Wingate Tce, Balmoral Tce, and Owen St from 1 to 173 on the east and 66 to 192 on the west. A WCC character area story map is provided to support this point. [Refer to original submission for full reasons, including attachment]</p>	Amend the extent of MRZ-PREC01 (Character Precincts) to include the area in Newtown recommended by Boffa Miskell's Pre-1930 Character Area Review.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kirsty Woods	437.6	Amend	<p>Supports the current character areas identified, but considers that the character precinct should be extended to Newtown.</p>	Seeks an amendment to MRZ-PREC01 (Character precincts) that the extent of the character precinct in Newtown is increased.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Newtown Residents' Association	440.17	Support in part	<p>Character Precincts are fully supported, but could be extended. Character as a Qualifying Matter is supported, as it permits the modification of building heights and other matters that would be required under the NPS-UD 2020 or the MDRS. [Refer to original submission for full reasons]</p>	Retain MRZ-PREC01 (Character Precincts) as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Newtown Residents' Association	440.18	Amend	<p>Considers that Boffa Miskell's Pre-1930 Character Area Review identified 5 sub-areas on the eastern side of Newtown and another 3 on the west side as having particularly noticeable coherence of character, which should be included in MRZ-PREC01. (Option A)</p>	Seeks that Character Precincts in Newtown be extended to encompass Boffa Miskell's recommendations in the Pre-1930 Character Area Review (Primary & contributing).

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Newtown Residents' Association	440.19	Amend	Considers that Character Precincts should include all areas of Newtown and Berhampore described in the Boffa Miskell report as having a noticeable degree of cohesion. (Option B)	Seeks that Character Precincts be extended to encompass areas of Newtown and Berhampore described as having a noticeable degree of cohesion in the Pre-1930 Character Area Review from Boffa Miskell, with the addition of Green St, Emmett St, Wilson St, 74 Daniell St to 171 Daniell St, and Regent St.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Newtown Residents' Association	440.20	Amend	Considers that Character Precincts should be extended to match the areas recommended by the Council Officers in the pre-approved Spatial Plan, June 2021. (Option C) [Refer to original submission for full reason]	Seeks that Character Precincts be extended to encompass Council Officers' recommendations in the pre-approved 2021 Spatial Plan.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Kathryn Lethbridge	442.3	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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Dale Mary McTavish	448.5	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].	Seeks that the Character Precinct areas in Newtown are extended to include the Council Officers Recommended Plan areas.  [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	David Lee	454.3	Oppose	Opposes the removal of the pre-30s demolition consent from Mt Victoria.	Seeks to add Operative District Plan rule relating to Pre-1930s demolition.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	David Lee	454.4	Not specified	Considers that 'Character' areas should all be renamed heritage areas because character is a subjective term, unlike 'heritage' which has a legal force in the RMA.	Seeks that 'Character' areas should all be renamed heritage areas.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	David Lee	454.5	Not specified	Considers Mt Victoria's Victorian/Edwardian houses, constructed of irreplaceable native timber, contribute immensely to Wellington's character and that this has been recognised internationally.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Rachel Underwood	458.4	Amend	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.  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.	Seeks to alter the Character Precincts to reflect the recommendations of the Character Area Review, Boffa Miskell Report 2019.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Rachel Underwood	458.5	Amend	Considers further character protection is needed.  [Refer to original submission for full reason]	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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Anita Gude and Simon Terry	461.18	Support in part	Supports the creation of Character Precincts.	Retain the MRZ-PREC01 (Character Precincts), with amendments.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Anita Gude and Simon Terry	461.19	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the area encompassed by the Character Precincts is expanded to include all inner city suburbs not covered by the Priority Development Areas.



## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Anita Gude and Simon Terry	461.20	Amend	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.  [see original submission for further details and maps]	Include 11 Vogel Street in the Mount Victoria Character Precinct.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Anita Gude and Simon Terry	461.21	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].
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Christina Mackay	478.10	Amend	Considers the proposed district plan does not promote enough character houses.	Seeks that the extent of the character precincts be amended consistent with:  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.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Christina Mackay	478.11	Support in part	Supports the overall concept of Character Precincts and rules, including new in-fill housing, but rules appear too loose. I recommend the guidance and direction of a Urban Design panel.	Supports in parts provisions for Character precincts, but seeks amendments.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Christina Mackay	478.12	Amend	Supports the overall concept of Character Precincts and rules, including new in-fill housing, but rules appear too loose. I recommend the guidance and direction of a Urban Design panel.	Amend the Character Precinct rules to be more stringent with advice from an urban design panel.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Catharine Underwood	481.4	Amend	Considers that the plan should be amended to protect more Victorian and Edwardian wooden dwellings. Reducing the protection of character areas (particularly Mt Vic) by 71% through the pre 1930s demolition rule will irreversibly and adversely affect the liveability (attractiveness/sunlight, shading/bulk) of the inner city suburbs. It will change the sense of place of these suburbs and lead to the loss of valuable historic heritage that is part of Wellington's story.	Seeks that MRZ-PREC01 (Character Precincts) be extended to more areas in Thorndon, Mount Victoria, Mount Cook, Aro Valley and within the central city.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Catharine Underwood	481.5	Amend	Considers that the balance between upzoning areas for increased density and retaining character has not been appropriately agreed between the council and the residents and needs to be changed. For the character of Wellington to be maintained it takes more than 1 or two houses to be retained. Considers large buildings will be interspersed with smaller ones.	Seeks that the balance between upzoning areas for increased density and retaining character be more appropriately agreed on.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Catharine Underwood	481.6	Amend	Considers the decision of councillors to not increase the size of character areas from the draft spatial plan was incorrect.	Seeks that officers recommendations for character precincts in the recomended spatial plan be adopted
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	Living Streets Aotearoa	482.54	Support in part	Supports in principle the provision of Character Precincts.  It is important that our city continues to have areas that have their own distinct character. It is also important to retain, where possible, the context for some of our historic buildings (e.g. Katherine Mansfield House).	Retain MRZ-PREC01 (Character Precincts) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	Jonathan Markwick	490.16	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.	Seeks that the coverage of the Mount Victoria Character Precincts are reduced to match the boundaries of the SCHED3 - Heritage Areas.
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	John McSoriley and Pierre David	493.5	Amend	<p>The area is difficult and steep terrain which would impeded large scale development.</p> <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>	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).
Residential Zones / Medium Density Residential Zone / General MRZ- PREC01	John McSoriley and Pierre David	493.6	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>	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.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC01	John McSoriley and Pierre David	493.7	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>	Add a Character Precinct that encompasses the area broadly centred around Clifton Terrace and Talavera Terrace.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Robert and Chris Gray	46.14	Oppose	<p>Considers that the current provision for Council to notify neighbours regarding demolition, new builds, and major alterations was a strong control over keeping Wellington's Character.</p> <p>In the case of Mount Victoria, downgrading the current controls will lead to the development of small disconnected blocks where its character will progressively be destroyed by high density and "affordable" cheaply built housing.</p>	Seeks that the current (operative District Plan) provisions relating to notifying neighbours with respect to demolition, new builds and major alterations remain.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Robert and Chris Gray	46.15	Not specified	Considers that giving developers a fairly open book with regard to the Character of Mount Victoria will encourage them to utilise simple design and cheaper materials.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Owen Watson	51.3	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain MRZ-PREC02 as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Judith Graykowski	80.5	Support	Supports the Mount Victoria North Townscape Precinct.	Retain the Mount Victoria North Precinct as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Kirsty Wood	109.2	Amend	Considers that in the MRZ-PREC02, where a site is also in MRZ-PREC01, the stronger provisions of the MRZ-PREC01 should govern decisions and not the more lenient MRZ-PREC02 provision.	Clarify that the MRZ-PREC01 (Character precincts) provisions override the MRZ-PREC02 (Mt Victoria North Townscape Precinct) provisions, where a site is within both precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Alan Olliver & Julie Middleton	111.4	Amend	Considers that in the MRZ-PREC02, where a site is also in MRZ-PREC01, the stronger provisions of the MRZ-PREC01 should govern decisions and not the more lenient MRZ-PREC02 provision.	Clarify that the MRZ-PREC01 (Character Precincts) provisions override the MRZ-PREC02 (Mt Victoria North Townscape Precinct) provisions, where a site is within both precincts.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Gael Webster	114.4	Support	Supports the Mt Victoria North Townscape Precinct (MRZ-PREC02) to protect the iconic view Mount Victoria.	Retain MRZ-PREC02 (Mt Victoria North Townscape Precinct) as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Gael Webster	114.5	Not specified	Considers that where the Character Precinct is overlaid on the Mt Victoria North Townscape Precinct, the stronger provisions of Character Precincts govern decisions, not the more permissive Mt Victoria North Townscape provisions.	Not specified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Vivienne Morrell	155.10	Support	Supports the Mount Victoria North Townscape Precinct.	Retain the Mount Victoria North Precinct as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Jonothan and Tricia Briscoe	190.14	Support	Supports the Mt Victoria North Townscape Precinct to protect the iconic view Mount Victoria.	Retain MRZ-PREC02 (Mt Victoria North Townscape Precinct) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Jonothan and Tricia Briscoe	190.15	Not specified	[No specific reason given beyond decision requested - refer to original submission.]	Clarify MRZ-PREC02 (Mt Victoria North Townscape Precinct) so that where the Character Precinct is overlaid on the Mt Victoria North Townscape Precinct, the stronger provisions of Character Precincts govern decisions, not the more permissive Mt Victoria North Townscape provisions.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Glen Scanlon	212.5	Amend	No reasons beyond decision requested.  [Refer to original submission for full reason]	Seeks that Mount Victoria North Townscape Precinct is extended to encompass Earls Terrace, Port Street and Stafford Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Penelope Borland	317.16	Amend	PREC02 should be amended to include all houses on Earls Terrace. (Option B)	Amend the extent of MRZ-PREC02 (Mt Victoria North Townscape Precinct) to include all houses on Earls Terrace.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Penelope Borland	317.17	Amend	PREC02 should be amended to include all houses on Stafford Street. (Option B)	Amend the extent of MRZ-PREC02 (Mt Victoria North Townscape Precinct) to include all houses on Stafford Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Penelope Borland	317.18	Amend	PREC02 should be amended to include 1, 3,4 and 8 Port Street. (Option B)	Amend the extent of MRZ-PREC02 (Mt Victoria North Townscape Precinct) to include 1, 3,4 and 8 Port Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Penelope Borland	317.19	Amend	PREC02 should be amended to include 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 26 and 30 Hawker Street. (Option B)	Amend the extent of MRZ-PREC02 (Mt Victoria North Townscape Precinct) to include 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 26 and 30 Hawker Street.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Kāinga Ora Homes and Communities	391.319	Oppose	It is considered that MRZ-PREC02 (Mt Victoria North Townscape Precinct) does not fulfil the matters of national importance as set out under section 6(f) and the requirements under section 77L and 77R of the RMA, and therefore do not meet the threshold to be applied as a qualifying matter to restrict height and density. Instead, it is sought that a Character Overlay is introduced into District-wide matters.	Delete MRZ-PREC-02 (Mt Victoria North Townscape Precinct) in its entirety.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Anita Gude and Simon Terry	461.22	Amend	Considers that a height limit of 11m in the Townscape Precincts will lead to a loss of character as most dwellings within the precinct, specifically properties on the Mt Victoria northern slopes, are two storeys. Notes that the current Pre-1930s Design Guide mentions most dwellings are two storeys.	Amend the rules so that a height limit of 8m is applied to the Townscape Precinct. Provide the ability to apply for Resource Consent for structures that are appropriately sympathetic to the character of the area.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC02	Anita Gude and Simon Terry	461.23	Amend	[No specific reason given beyond decision requested - refer to original submission].	Remove the height to boundary control exemption for multi-unit developments in the Townscape Precinct.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Gareth Morgan	18.3	Support	Tall towers darken the landscape and the Oriental Bay Height Precinct will prevent this in Oriental Bay.	Retain MRZ-PREC03 (Oriental Bay Height Precinct) provisions as notified [inferred decision requested]
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Joanne Morgan	19.3	Support	There has been significant investment by successive generations of Oriental Bay residents to preserve and restore the character of the area.  The regulation to establish a height limit over the Oriental Bay area has prevented the further construction of tall buildings. This has helped maintain the vista which is part of the experience of visiting Oriental Bay and its special character and heritage.	Seeks that the spirit of the regulated Oriental Bay Height Precinct is respected.  Retain General MRZ-PREC03 (Oriental Bay Height Precinct) as notified [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Ann Mallinson	81.4	Support	Considers that the height limits within the MRZ-PREC03 are appropriate, given these heights were set by decisions of the Environmental Court.	Retain MRZ-PREC03 (Oriental Bay Height Precinct) as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Oriental Bay Residents Association Inc	128.2	Support	Supports MRZ-PREC03 in its entirety.  The height controls are long standing and reflect detailed cost/benefit and legal investigation.	Retain MRZ-PREC03 (Oriental Bay Height Precinct) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Oriental Bay Residents Association Inc	128.3	Support	<p>Supports the proposed height restrictions of 11m in MRZ-PREC03 (or lower heights) because of qualifying matters that apply to Oriental Bay residential side streets including Hay Street and Baring Street.</p> <p>There are many qualifying matters relating to the steep cliff side streets which render higher levels of development inappropriate. Those matters include safety to pedestrians on unformed paths, restricted access for emergency vehicles and a long history of slips and instability of the coastal cliffs.</p> <p>Furthermore, the area has a special character and historic values, and comprises an iconic landscape of very high public significance.</p>	Retain MRZ-PREC03 (Oriental Bay Height Precinct) as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Jennifer Mary Gyles	147.2	Support	<p>Supports MRZ-PREC03 in its entirety.</p> <p>The height controls are long standing and reflect detailed cost/benefit and legal investigation.</p>	Retain MRZ-PREC03 (Oriental Bay Height Precinct) as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Jennifer Mary Gyles	147.3	Support	<p>Supports the proposed height restrictions of 11m in MRZ-PREC03 (or lower heights) because of qualifying matters that apply to Oriental Bay residential side streets including Hay Street and Baring Street.</p> <p>There are many qualifying matters relating to the steep cliff side streets which render higher levels of development inappropriate. Those matters include safety to pedestrians on unformed paths, restricted access for emergency vehicles and a long history of slips and instability of the coastal cliffs.</p> <p>Furthermore, the area has a special character and historic values, and comprises an iconic landscape of very high public significance.</p>	Retain MRZ-PREC03 (Oriental Bay Height Precinct) as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Tore Hayward	170.2	Support	<p>Supports the proposed maintenance of the existing Oriental Bay Height Area (MRZ-PREC03) along Oriental Parade.</p> <p>Considers that increasing the height limits above this would detract significantly from the public amenity for those who visit Oriental Parade and use Oriental Bay beach.</p> <p>[Refer to original submission for full reasons].</p>	Retain MRZ-PREC03 (Oriental Bay Height Precinct) as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Scott Galloway & Carolyn McLean	171.2	Support	<p>Supports MRZ-PREC03 in its entirety.</p> <p>The height controls are long standing and reflect detailed cost/benefit and legal investigation.</p>	Retain MRZ-PREC03 (Oriental Bay Height Precinct) as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Pukepuke Pari Residents Incorporated	237.4	Support	Supports MRZ-PREC03 - Oriental Bay Height Precinct and its long standing site by site height limits for Oriental Bay Parade sites.	Retain MRZ-PREC03 (Oriental Bay) as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Paul Ridley-Smith	245.2	Support	Supports MRZ-PREC03 - Oriental Bay Height Precinct and its long standing site by site height limits for Oriental Bay Parade sites and reflects detailed cost/benefit and legal investigation of local environmental effects.	Retain MRZ-PREC03 (Oriental Bay) as notified.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Kāinga Ora Homes and Communities	391.320	Oppose	MRZ-PEC03 (Oriental Bay Height Precinct) is opposed and it is sought that the Council reviews the methods adopted to manage the identified townscape values in the proposed Oriental Bay Height Precinct. It is considered that an option would be to create and identify a viewshaft managing those significant public views to the monastery and the maunga (Mt Victoria).	Seeks that MRZ-PREC03 (Oriental Bay Height Precinct) is reviewed, so that the Council's adopted methods to manage the identified townscape values in the proposed Oriental Bay Height Precinct are reconsidered.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Kāinga Ora Homes and Communities	391.321	Oppose	It is considered that MRZ-PREC02 (Oriental Bay Precinct) does not fulfil the matters of national importance as set out under section 6(f) and the requirements under section 77L and 77R of the RMA, and therefore do not meet the threshold to be applied as a qualifying matter to restrict height and density. Instead, it is sought that a Character Overlay is introduced into District-wide matters.	Delete MRZ-PREC-03 (Oriental Bay Heigh Precinct) in its entirety.
Residential Zones / Medium Density Residential Zone / General MRZ-PREC03	Richard Tweedie	392.2	Support	Supports the current height controls proposed in the Oriental Bay Precinct.  Considers that the height controls are long standing and accepted.  The height controls should be set no greater than 11m. The area is very steep, prone to slips, has poor and congested access, and limited safety for pedestrians at present. Furthermore it is a unique character area with historic values and has a very special view from Oriental Bay.	Retain the building height controls in MRZ-PREC03 (Oriental Bay Precinct) as notified.
Residential Zones / Medium Density Residential Zone / New MRZ	Tim Bright	75.6	Amend	Considers that a setback of more than 1m should be required to allow for more of a transition zone between Heritage Areas or Character Precincts.	Seeks that a setback of more than 1m is required from boundaries in or adjoining Character Precincts in the Medium Density Residential Zone. <u>[Inferred decision requested]</u>
Residential Zones / Medium Density Residential Zone / New MRZ	Scots College Incorporated	117.6	Oppose	Opposes the removal of the Educational Precincts and that educational activities on established school campuses will not be able to occur without resource consent.  Considers that the PDP fails to "roll over" more permissive ODP provisions for educational activities on the Scots College Campus. This will expose the College to risks and constraints.  It is the College's experience that the requirement for the College to have to apply for resource consent for new educational buildings that comply with the building standards of the ODP has not added any value or benefit to either the College or to residential neighbours.	Seeks that a permitted activity rule is added for Educational Activities where the activity is within an identified school campus as follows:  <u>MRZ-R11 Educational Activities</u>  <u>Activity Status: Permitted</u>  <u>Where: The activity is on a school campus identified on the Plan maps.</u>
Residential Zones / Medium Density Residential Zone / New MRZ	Scots College Incorporated	117.7	Oppose	Considers that building work on identified school campuses that complies with the MRZ building height, bulk and location standards should be enabled (i.e. a permitted activity).  Building work on identified school campuses that does not meet the MRZ building height, bulk and location standards should require resource consent as a Restricted Discretionary Activity.  The rule requiring resource consent on identified school campus sites should include a clause precluding public notification.	Seeks that a rule is included for building work at identified Educational Precincts as follows:  <u>MRZ-18 Construction of, or additions and alterations to, buildings on identified school campuses.</u>  <u>MRZ18.1 Activity Status: Permitted</u> <u>Where: Compliance is achieved with MRZ-S2, MRZ-S3, MRZ-S4 and MRZ-S5.</u>  <u>MRZ18.2 Activity Status: Restricted Discretionary</u> <u>Where: Compliance is achieved with MRZ-S2, MRZ-S3, MRZ-S4 and MRZ-S5.</u>  <u>Notification Status: An application for resource consent made in respect of MRZ-18.2 is precluded from being publicly notified.</u>
Residential Zones / Medium Density Residential Zone / New MRZ	Anne Lian	132.10	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 / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / New MRZ	Olivier Reuland	134.12	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 / Medium Density Residential Zone / New MRZ	Grant Buchan	143.17	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 / Medium Density Residential Zone / New MRZ	Cameron Vannisselroy	157.9	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 / Medium Density Residential Zone / New MRZ	Patrick Wilkes	173.18	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 / Medium Density Residential Zone / New MRZ	Pete Gent	179.13	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 / Medium Density Residential Zone / New MRZ	James Harris	180.8	Amend	Considers that MRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.  [Refer to original submission for full details].	Seeks that a new standard is added requiring that Medium Density Residential Zone developments should adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / Medium Density Residential Zone / New MRZ	James Harris	180.9	Amend	Considers that MRZ developments should provide universal accessibility as a non-negotiable.	Seeks that a new standard is added requiring that Medium Density Residential Zone developments provide universal accessibility as a non-negotiable.
Residential Zones / Medium Density Residential Zone / New MRZ	Historic Places Wellington	182.27	Amend	Considers that a policy similar to that requiring new development to positively contribute to the sense of place, quality and amenity of the Neighbourhood Centre Zone (NCZ-P7) by ensuring that development responds to the site context, particular where it is located adjacent to a scheduled site of significant to Māori, heritage buildings, structures or areas, character precincts, and other areas should be added.	Add a policy with equivalent wording to NCZ-P7 (Quality design – neighbourhood and townscape outcomes) to the Medium Density Residential Zone.
Residential Zones / Medium Density Residential Zone / New MRZ	Anne Lian	198.8	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 / Medium Density Residential Zone / New MRZ	Gabriela Roque-Worcel	234.9	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 / Medium Density Residential Zone / New MRZ	Alan Fairless	242.19	Amend	Considers that the District Plan include Sunlight provisions in ALL Residential Zones.	Seeks that the District Plan include Sunlight provisions in Medium Density Residential Zones.
Residential Zones / Medium Density Residential Zone / New MRZ	Fire and Emergency New Zealand	273.167	Amend	Seeks the addition of a new rule for 'emergency service facilities' for the reasons set out in the previous feedback point on the proposed definitions of 'emergency service facilities'. New fire stations may be necessary in order to continue to achieve emergency response time commitments in stations where development occurs, and populations change. In this regard it is noted that FENZ is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. FENZ considers that adding a new rule for Emergency Service Facilities provides for emergency service facilities in this zone as a permitted activity. This will better provide for health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations	Add new MRZ rule:  <u>MRZ-RX:</u> <u>Emergency Service Facilities</u> <u>Activity Status: Permitted</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / New MRZ	Phillippa O'Connor	289.15	Amend	Considers that commercial activities should be able to establish within the residential zones, and that the list of permitted activities is too small and should have a baseline of 100m2 for dairies, restaurants and cafes.	<p>Add a new rule as follows:</p> <p><u>MRZ-R11 – Dairies, cafes and restaurants</u></p> <p><u>1. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. The maximum GFA is 100m2</u></p> <p><u>Matters of discretion are:</u></p> <p><u>1. Infrastructure and servicing</u>  <u>2. Effects on neighbourhood character, residential amenity, safety and the surrounding residential area from building scale, form and appearance; traffic; noise; lighting; and hours of operation</u></p>
Residential Zones / Medium Density Residential Zone / New MRZ	Johanna Carter	296.9	Amend	Considers that a privacy rule should be included for developments that overlook each other or face each other as the PDP outlook provisions do not appear to achieve this and in some instances will have adjoining neighbours directly looking into each others' sites.	Seeks that a new standard for privacy is added.
Residential Zones / Medium Density Residential Zone / New MRZ	Johanna Carter	296.10	Amend	<p>Considers that the PDP is the only document that can protect light and sunlight reaching a property.</p> <p>Considers there should be a rule that encourages passive solar design by maximising solar access to homes.</p>	<p>Seeks that a new standard for solar access to homes is added.</p> <p>[Inferred decision requested]</p>
Residential Zones / Medium Density Residential Zone / New MRZ	Retirement Villages Association of New Zealand Incorporated	350.101	Support in part	Considers that the current drafting of MRZ-O1 generally aligns with the wording of Objective 2 of the MDRS, however the objectives of the MDRS need to be incorporated as drafted under the Enabling Housing Act. Considers that a consequential amendment will be needed to specify the purpose of the MRZ is to provide for predominately residential activities.	Retain MRZ-O2 (Purpose) and seeks amendment.
Residential Zones / Medium Density Residential Zone / New MRZ	Retirement Villages Association of New Zealand Incorporated	350.102	Amend	Considers that the current drafting of MRZ-O1 generally aligns with the wording of Objective 2 of the MDRS, however the objectives of the MDRS need to be incorporated as drafted under the Enabling Housing Act. Considers that a consequential amendment will be needed to specify the purpose of the MRZ is to provide for predominately residential activities.	<p>Seeks addition of new objective (see change sought to MRZ-O1) as follows:</p> <p>MRZ-OX Purpose</p> <p>The Medium Density Residential Zone accommodates predominantly residential activities and a range of compatible non-residential activities.</p>
Residential Zones / Medium Density Residential Zone / New MRZ	Retirement Villages Association of New Zealand Incorporated	350.103	Amend	Considers that the mandatory objectives of the Act are required to be included in the Proposed Plan as drafted in the MDRS. Objective 1 of the Act has not been integrated into the Proposed Plan.	<p>Add new "Well-functioning urban environment" objective into the Medium Density Residential Zone chapter to ensure that mandatory Objective 1 of the Act is provided for in alignment with its intended direction and interpretation:</p> <p><u>MRZ-OX Well-functioning urban environment</u>  <u>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</u></p>



## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / New MRZ	Retirement Villages Association of New Zealand Incorporated	350.104	Amend	Considers that a policy regarding the intensification opportunities provided by larger sites and a policy recognising the changing nature of communities should be integrated into the District Plan.	Add the following Policies into the Medium Density Residential Zone chapter: <u>RZ-PX Larger sites</u> <u>Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u> <u>RESZ-PX Changing communities</u> <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u>
Residential Zones / Medium Density Residential Zone / New MRZ	Retirement Villages Association of New Zealand Incorporated	350.105	Amend	Considers that it would be appropriate to enable the density standards to be utilised as a baseline for the assessment of the effects of developments for the reasons set out in the submission above.	Add new "Role of density standards" policy into the Medium Density Residential Zone chapter: <u>MRZ-PX Role of density standards</u> <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>
Residential Zones / Medium Density Residential Zone / New MRZ	Envirowaste Services Ltd	373.9	Amend	Considers that the proposed standards for permitted residential activities do not provide for rubbish/recycling storage. It is proposed that a standard be provided to allow for appropriate storage of a minimum standard.	Seeks that a new standard be added in the Medium Density Residential Zone chapter allowing for appropriate rubbish and recycling storage of a minimum standard.
Residential Zones / Medium Density Residential Zone / New MRZ	Henry Bartholomew Nankivell Zwart	378.15	Amend	[No specific reason given beyond decision requested - refer to original submission].	Add a new policy providing for popup open spaces for houses that are shaded by new development.
Residential Zones / Medium Density Residential Zone / New MRZ	Kāinga Ora Homes and Communities	391.322	Amend	Considers that a new Objective should be added to the MRZ chapter to address provisional provide for additional height and density in areas in the Medium Density Residential Zone with high accessibility to public transport, commercial amenity and community services. (Option B)	Add a new Objective to the Medium Density Residential Zone to provisionally provide for additional height and density in areas in the Medium Density Residential Zone with high accessibility to public transport, commercial amenity and community services.
Residential Zones / Medium Density Residential Zone / New MRZ	Kāinga Ora Homes and Communities	391.323	Amend	Considers that a new Policy should be added to the MRZ chapter to address provisional provide for additional height and density in areas in the Medium Density Residential Zone with high accessibility to public transport, commercial amenity and community services. (Option B)	Add a new Policy to the Medium Density Residential Zone to provisionally provide for additional height and density in areas in the Medium Density Residential Zone with high accessibility to public transport, commercial amenity and community services.
Residential Zones / Medium Density Residential Zone / New MRZ	Kāinga Ora Homes and Communities	391.324	Amend	Considers that there should be a new Rule to make heavy industry a Non-Complying activity which is consistent with other zone provisions and appropriate given the level of adverse effects which could be generated by heavy industrial activities. Consequential amendments to rule numbering will be required.	Add a new Rule to the Medium Density Residential Zone chapter as follows: <u>Industrial Activities</u> <u>1. Activity status: Discretionary</u>  <u>Where:</u> <u>a. The activity is not a heavy industrial activity.</u>  <u>2. Activity Status: Non-complying</u> <u>Where:</u> <u>a. Compliance with the requirements of MRZ-RX.1 cannot be achieved</u>  <u>Notification status: An application for resource consent made in respect of rule MRZ-RX.2.a must be publicly notified.</u>
Residential Zones / Medium Density Residential Zone / New MRZ	Matthew Tamati Reweti	394.14	Amend	[No specific reason given beyond decision requested - refer to original submission].	Add a new policy providing for popup open spaces for houses that are shaded by new development.
Residential Zones / Medium Density Residential Zone / New MRZ	David Cadman	398.13	Amend	[No specific reason given beyond decision requested - refer to original submission].	Add a new policy providing for popup open spaces for houses that are shaded by new development.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / New MRZ	Ministry of Education	400.93	Amend	Considers that the MRZ objectives do not sufficiently provide for additional infrastructure/ educational facilities. Therefore, the submitter supports the inclusion of a new objective as sought.	Add new objective to MRZ (Medium Density Residential Zone) as follows:  <u>MRZ-OX</u>  <b><u>Non-Residential activities</u></b>  <u>Non-residential activities are in keeping with the amenity of the Medium Density Residential zone and provide for the community's social, economic, and cultural wellbeing.</u>
Residential Zones / Medium Density Residential Zone / New MRZ	Lucy Harper and Roger Pemberton	401.47	Amend	Considers that for the areas that are subject to qualifying matters as referenced in the MRZ introduction and in MRZ-P4, there appears to be no recognition or provisions that address the effect of surrounding or adjacent medium or high density development on those identified areas.  Submitter considers that provisions that recognise the need for and provide for specific controls in buffer areas adjacent to identified areas such as heritage areas and character areas are needed to control inappropriate development alongside these areas that would compromise the values or matters for which they are recognised.	Seeks that new rules and standards on development in the areas adjacent to those areas which have been identified under qualifying matters be inserted into the MRZ (Medium Density Residential Zone).
Residential Zones / Medium Density Residential Zone / New MRZ	Wellington Heritage Professionals	412.74	Amend	Considers that the chapter should include a policy similar to NZC-P7 ensuring that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.	Add a policy similar to NCZ-P7 (Quality design – neighbourhood and townscape outcomes) ensuring that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.
Residential Zones / Medium Density Residential Zone / New MRZ	Metlifecare Limited	413.10	Amend	Considers the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 requires that the Proposed Plan include the following objective: “a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future”.	Provide a separate objective relating to the efficient use of land as follows (or words to similar effect):  <u>Land within the Medium Density Residential Zone is used efficiently for residential development, and more intensive development is enabled on larger sites.</u>
Residential Zones / Medium Density Residential Zone / New MRZ	Metlifecare Limited	413.11	Amend	Considers an additional policy is necessary relating to the efficient use of land as this aligns with the strategic direction and the proposed objective above.	Insert an additional policy relating to the efficient use of larger sites as follows (or words to similar effect):  <u>Recognise the intensification opportunities provided by larger sites by providing for more efficient use of those sites.</u>
Residential Zones / Medium Density Residential Zone / New MRZ	Metlifecare Limited	413.12	Amend	Considers that in order to be consistent with the strategic direction of the Proposed Plan, it is also necessary and appropriate to recognise the demand for housing and care needs of the ageing population. Due to the ageing population, longer life expectancy, and desire to live in a retirement village, there is a housing crisis for the elderly. It is critical that this demand is recognised and provided for in the Proposed District Plan.	Insert an additional policy relating to the efficient use of larger sites as follows (or words to similar effect):  <u>Recognise and provide for the demand for housing and care needs of the ageing population</u>
Residential Zones / Medium Density Residential Zone / New MRZ	Luke Stewart	422.10	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 / Medium Density Residential Zone / New MRZ	Alicia Hall on behalf of Parents for Climate Aotearoa	472.15	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.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Joanna Newman	85.2	Amend	<p>Considers that there should be a presumption of non-demolition for pre-1930s buildings, for the following reasons:</p> <p>Heritage values need to be given stronger weighting in deciding whether a building may be demolished. Using a criteria of “The level of visibility of the existing building from surrounding public spaces” does not take into account that in many places the original houses are set back from the street and only partly or barely visible from the street. This is, however, one of the unique characteristics of Mt Victoria’s historic building patterns that needs to be preserved.</p> <p>The criteria that “the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area”, risks ignoring the value of original buildings that are not consistent in form and style, whereas the mix of worker’s cottages, single-storey villas and larger two-storey villas, often side by side, is one of the unique characteristics of the pattern of housing in Mt Victoria.</p> <p>No. 3 under this provision is only acceptable if the Council also takes action to prevent ‘demolition by neglect’, a strategy many property owners are known to resort to.</p> <p>If the extent of character ‘overly’ in Mt Victoria is to be reduced to only 30% from the area covered by the current pre-1930s demolition rule, more needs to be done to protect what remains.</p> <p>Considers that buildings can be restored to close to their original frontage (at least) by interested new owners.</p>	<p>Amend MRZ-PREC01.P2 (Restrictions on demolition) as follows:</p> <p>...</p> <p>1. It can be demonstrated that the contribution of the building to the character of the area is low, with reference to:</p> <p>...</p> <p><u>f. whether the building is an original dwelling on the site and an important element in the wider heritage context of the area.</u></p> <p>...</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Gael Webster	114.6	Amend	<p>Supports the Boffa Miskell Pre-1930 Character Area Review.</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>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.</p> <p>Acritical mass is required to preserve character and the PDP creates small, disconnected blocks.</p> <p>Mount Victoria's character is unique in Wellington and New Zealand for its concentration of Victorian and Edwardian wooden dwellings.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend the extent of the area covered by the Character Precincts in Mount Victoria to increase it to encompass Boffa Miskell's Primary/Contributory Character area (Boffa Miskell, Pre-1930 Character Area Review).</p>

Sub-part / Chapter /Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PRECO1	Alexander Hockley	153.2	Amend	<p>Considers that the extent of the character precincts should be increased because of the following reasons:</p> <ul style="list-style-type: none"> <li>- Increased development could be located in other parts of the city such as Kent and Cambridge terraces.</li> <li>- New development would block sunlight.</li> <li>- The visibility and coherence of the inner city suburbs are an important part of Wellington’s identity, and often appear in promotional material.</li> <li>- That the reduction in the extent of character precincts from the Operative District Plan will irrevocably and adversely affect the liveability of the inner city suburbs, sense of place, as well as loss of historic heritage.</li> <li>- There is the ability to adjust the character settings significantly while still meeting housing capacity requirements.</li> <li>- Wellington’s character suburbs are finite in the sense that dwellings made from native timber, built in a particular style and workmanship of the age, cannot be fully recreated.</li> <li>-Character is derived from critical mass and this is not provided for in the plan as it has small disconnected blocks where remaining sense character can be easily compromised destroyed by high-density development around it.</li> <li>- The extent of the character precincts is not consistent with public sentiment as evidenced by recommendations made by Council officers on the Spatial Plan and a survey commissioned by the Submitter.</li> </ul> <p>[Refer to original submission for full reason]</p>	<p>Seeks that the extent of the character precincts are amended based on three options:</p> <p>Option 1. Extended to those areas recommended by council officers in the spatial plan decision in June 2021 (Least preferred).</p> <p>Option 2. Include Heritage New Zealand recommendations in addition to option 1.</p> <p>Option 3. Include buildings that were identified in the Boffa Miskell Pre-1930 Character Area Review, 23.1.2019 as Primary/Contributory recommendations, in addition to Options 1 and 2 (Most preferred).</p>
Residential Zones / Medium Density Residential Zone / MRZ-PRECO1	LIVE WELLington	154.4	Amend	<p>Considers that the introductory paragraphs for Character Precincts should recognise the important role of dwelling age in determining character.</p>	<p>Amend the Introduction to the Character Precincts (MRZ-PRECO1) as follows:</p> <p>The purpose of the Character Precincts is to provide for the management of effects on character values within specifically identified residential areas of the City.</p> <p>...</p> <p>The Character Precincts do not seek to protect historic heritage values. While some areas may also be identified as heritage areas in the District Plan, the majority of the Character Precincts seek to identify existing concentrations of consistent character and prevent its further erosion. This character is a product of the <u>age of buildings, building materials, architectural styles, size and shape</u> <del>architectural values</del> of the dwellings in these areas, patterns of subdivision and the resultant streetscape. The Character Precincts have been identified and mapped based on the consistency and coherence of character of the houses in these areas.</p> <p>...</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	LIVE WELLington	154.5	Amend	<p>Considers that the extent of the character precincts should be increased because of the following reasons:</p> <ul style="list-style-type: none"> <li>- The visibility and coherence of the inner city suburbs are an important part of Wellington’s identity, and often appear in promotional material.</li> <li>- That the reduction in the extent of character precincts from the Operative District Plan will irrevocably and adversely affect the liveability of the inner city suburbs, sense of place, as well as loss of historic heritage.</li> <li>- There is the ability to adjust the character settings significantly while still meeting housing capacity requirements.</li> <li>- Wellington’s character suburbs are finite in the sense that dwellings made from native timber, built in a particular style and workmanship of the age, cannot be fully recreated.</li> <li>-Character is derived from critical mass and this is not provided for in the plan as it has small disconnected blocks where remaining sense character can be easily compromised destroyed by high-density development around it.</li> <li>- The extent of the character precincts is not consistent with public sentiment as evidenced by recommendations made by Council officers on the Spatial Plan and a survey commissioned by the Submitter.</li> </ul> <p>[Refer to original submission for full reason]</p>	<p>Seeks that the extent of the character precincts are amended based on three options:</p> <p>Option 1. Extended to those areas recommended by council officers in the spatial plan decision in June 2021 (Least preferred).</p> <p>Option 2. Include Heritage New Zealand recommendations in addition to option 1.</p> <p>Option 3. Include buildings that were identified in the Boffa Miskell Pre-1930 Character Area Review, 23.1.2019 as Primary/Contributory recommendations, in addition to Options 1 and 2 (Most preferred).</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Zaffa Christian	174.3	Amend	Supports other individual proposals to protect the heritage, character, and streetscape of the houses in Newtown.	Not specified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Jon Gaupset	175.3	Amend	Supports other individual proposals to protect the heritage, character, and streetscape of the houses in Newtown.	Not specified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Wellington City Youth Council	201.30	Support	Considers that the affordability and wellbeing benefits from densification and development are on balance more important than preserving large swathes of pre-1930’s housing.	Retain MRZ-PREC01 (Character precincts) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Mount Victoria Historical Society	214.6	Amend	<p>Considers that there should be a presumption of non-demolition for pre-1930s buildings, for the following reasons:</p> <ul style="list-style-type: none"> <li>- Heritage values need to be given stronger weighting in deciding whether a building may be demolished. Using a criteria of “The level of visibility of the existing building from surrounding public spaces” does not take into account that in many places the original houses are set back from the street and only partly or barely visible from the street. This is, however, one of the unique characteristics of Mt Victoria’s historic building patterns that needs to be preserved.</li> <li>- The criteria that “the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area”, risks ignoring the value of original buildings that are not consistent in form and style, whereas the mix of worker’s cottages, single-storey villas and larger two-storey villas, often side by side, is one of the unique characteristics of the pattern of housing in Mt Victoria.</li> <li>- No. 3 under this provision is only acceptable if the Council also takes action to prevent ‘demolition by neglect’, a strategy many property owners are known to resort to.</li> <li>- If the extent of character ‘overly’ in Mt Victoria is to be reduced to only 30% from the area covered by the current pre-1930s demolition rule, more needs to be done to protect what remains.</li> </ul> <p>Considers that buildings can be restored to close to their original frontage (at least) by interested new owners.</p>	<p>Amend MRZ-PREC01.P2 (Restrictions on demolition) as follows:</p> <p>...</p> <p>1. It can be demonstrated that the contribution of the building to the character of the area is low, with reference to:</p> <p>...</p> <p><u>f. whether the building is an original dwelling on the site and an important element in the wider heritage context of the area.</u></p> <p>...</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Anna Jackson	222.9	Support	Supports the retention of special character zones and the protections in place for historic housing that once lost can never be restored.	<p>Retain MRZ-PREC01 (Character Precincts) as notified.</p> <p>[Inferred decision requested]</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Mike Camden	226.5	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-PREC01 (Character Precincts) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Cherie Jacobson	251.6	Amend	<p>Considers that the historic heritage values of the character areas were frequently raised in submissions on the draft plan and this has been inadequately addressed.</p> <p>Much of the character areas are likely to meet the threshold for scheduling as historic heritage for their historical and physical significance.</p>	Seeks that the Proposed District Plan should apply the Greater Wellington Regional Council ‘Guide to historic heritage identification’ to assess the value of areas of character.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Cherie Jacobson	251.7	Support	Supports the currently listed Character Precincts.	Retain MRZ-PREC01 (Character Precincts) as notified.

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.16	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 reason]</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>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.17	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 reasons]</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>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Waka Kotahi	370.265	Not specified	<p>[Submitter has provided a neutral position on this provision]</p> <p>Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.</p>	<p>Retain MRZ-PREC01 (Character Precincts) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Lucy Harper and Roger Pemberton	401.48	Support	<p>Supports the MRZ-PREC01 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.</p> <p>The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.</p>	<p>Retain MRZ-PREC01 (Character Precincts) as notified.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	VicLabour	414.28	Oppose in part	<p>Considers that character precincts restrict space for development and are a hindrance for the proposed mass rapid transit route.</p> <p>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.</p> <p>[See original submission for full reasons]</p>	Seeks that character precincts be removed from the plan. [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Josephine Smith	419.11	Amend	<p>Considers that Wellingtons livability, character and heritage can be protected at the same time as new housing is added.</p> <p>[See original submission for full reasons]</p>	Seeks that the Proposed District Plan is amended to recognise that character is in part derived from heritage in pre 1930's character areas.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Josephine Smith	419.12	Support	<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>	Supports the controls on the demolition of pre-1930s dwellings in the Character Precincts.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Josephine Smith	419.13	Support	<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 to encompass the areas in Appendix 1 of the Operative District Plan.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Paul Gregory Rutherford	424.18	Amend	<p>Considers that Wellingtons livability, character and heritage can be protected at the same time as new housing is added.</p> <p>[See original submission for full reasons]</p>	Seeks that the proposed district plan is amended to recognise that character is in part derived from heritage in pre 1930's character areas.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Paul Gregory Rutherford	424.19	Amend	<p>Considers that Wellingtons liveability, character and heritage can be protected at the same time as new housing is added.</p> <p>[See original submission for full reasons]</p>	Seeks the addition of the pre-1930's demolition controls from the operative district plan.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Paul Gregory Rutherford	424.20	Amend	<p>Considers that Wellingtons liveability, character and heritage can be protected at the same time as new housing is added.</p> <p>[See original submission for full reasons]</p>	Seeks the addition of a mechanism to identify areas of particular character within the pre-1930's character areas to enable a more granular level of control over demolition.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01	Catharine Underwood	481.11	Amend	<p>Considers the decision of councillors to not increase the size of character areas from the draft spatial plan was incorrect.</p>	Seeks that the operative district plan character areas be reinstated.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Tim Bright	75.7	Support	<p>Supports the Mount Victoria North Precinct.</p>	Retain the Mount Victoria North Precinct as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Alan Olliver & Julie Middleton	111.5	Support	<p>Supports the MRZ-PREC02 as notified.</p>	Retain MRZ-PREC02 (Mt Victoria North Townscape Precinct) as notified.



## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Avryl Bramley	202.33	Amend	Considers that this has been a recipe for disaster leaving individual homeowners trying to wrench enforcement compliance out of builders who think they have a right to trespass on adjoining properties and or demolish structures they do not own.	Seeks amendment to MRZ-PREC02 (Mt Vic North) for the removal of any rules permitting building along boundary lines.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Avryl Bramley	202.34	Amend	Considers that this has been a recipe for disaster leaving individual homeowners trying to wrench enforcement compliance out of builders who think they have a right to trespass on adjoining properties and or demolish structures they do not own.	Seeks amendment to MRZ-PREC02 (Mt Vic North) for the reinstatement of side yards.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Avryl Bramley	202.35	Amend	Considers that these are already densely built areas of considerable charm and amenity and intensification will increase the disaster risk in the central area.	Amend MRZ-PREC02 (Mt Vic North) to remove any provisions that allow demolition of pre 1930's buildings, with an exception for safety that is subject to demolition rules and protocols.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Mount Victoria Historical Society	214.7	Support	Supports the Mt Victoria North Townscape Precinct.	Retain MRZ-PREC02 (Mt Victoria North Townscape Precinct) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Mount Victoria Historical Society	214.8	Support	[No specific reason given beyond decision requested - refer to original submission]	Seeks that where there's conflict between MRZ-PREC02 (Mt Victoria North Townscape Precinct) and MRZPREC-01 (Character Precincts), provisions in MRZ-PREC01 take priority.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Waka Kotahi	370.266	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC02 (Mt Victoria North Townscape Precinct) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Lucy Harper and Roger Pemberton	401.49	Support	Supports the MRZ-PREC02 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02 (Mt Victoria North Townscape Precinct) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02	Jonathan Markwick	490.17	Oppose	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).  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.	Delete MRZ-PREC02 (Mt Victoria North Townscape Precinct).
Residential Zones / Medium Density Residential Zone / MRZ-PREC03	Ruapapa Limited	225.3	Support	Considers that the height controls are long standing and reflect detailed cost/benefit and legal investigation.	Retain MRZ-PREC03 (Oriental Bay) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03	Victoria Stace	235.3	Support	Supports the Oriental Bay Height Precinct.	Retain MRZ-PREC03 (Oriental Bay) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03	Richard Martin	244.2	Support	Supports the Oriental Bay Height Precinct, as they have been in place for a long time and are appreciated by Wellingtonians.	Retain MRZ-PREC03 (Oriental Bay) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03	Waka Kotahi	370.267	Support in part	Policy MRZ-PREC03 is supported, but amendment is sought.	Retain Policy MRZ-PREC03 (Oriental Bay Height Precinct) and seeks amendment.

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC03	Lucy Harper and Roger Pemberton	401.50	Support	<p>Supports the MRZ-PREC03 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.</p> <p>The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.</p>	Retain MRZ-PREC03 (Oriental Bay Height Precinct) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O1	Oranga Tamariki	83.6	Support	<p>Oranga Tamariki support this objective.</p> <p>Oranga Tamariki homes are encompassed by the residential activities definition.</p> <p>If the nesting recommendation for supported residential care is accepted, this objective will be further strengthened.</p>	Retain MRZ-O1 (Purpose) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O1	Leeanne Templer	206.1	Amend	<p>Considers that MRZ-O1 does not respond to Rama Crescents planned urban built character, as the MRZ is not in line with the mainly 2 storey, protected views and diplomatic residential neighbourhood.</p> <p>Rama Crescent does not have the infrastructure for further intensification.</p> <p>There is a need to retain existing covenants on titles in Rama Crescent which protect views.</p> <p>There needs to be provision for onsite parking in Rama Crescent because public transport can't enter and walking is tough.</p> <p>Ambassadorial residencies on the street require privacy and further stories and intensification would compromise this.</p>	Seeks that Rama Crescent and streets above Rama Crescent are exempt from the building height increases and intensification in the MRZ (Medium Density Residential Zone).
Residential Zones / Medium Density Residential Zone / MRZ-O1	Kilmarston Developments Limited and Kilmarston Properties Limited	290.48	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-O1 (Purpose) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O1	Transpower New Zealand Limited	315.180	Support	Supports MRZ-O1 (noting it reflects that required under Schedule 3A Part 1(6)(1) of the RMA) in that it recognises a range of residential activities and housing types.	Retain Objective MRZ-O1 (Purpose) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O1	Khoi Phan	326.11	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend Objective MRZ-O1 to allow up to 6-storey buildings.
Residential Zones / Medium Density Residential Zone / MRZ-O1	Retirement Villages Association of New Zealand Incorporated	350.106	Support in part	Considers that the current drafting of MRZ-O1 generally aligns with the wording of Objective 2 of the MDRS, however the objectives of the MDRS need to be incorporated as drafted under the Enabling Housing Act. Considers that a consequential amendment will be needed to specify the purpose of the MRZ is to provide for predominately residential activities.	Retain MRZ-O1 (Purpose) and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-O1	Retirement Villages Association of New Zealand Incorporated	350.107	Amend	Considers that the current drafting of MRZ-O1 generally aligns with the wording of Objective 2 of the MDRS, however the objectives of the MDRS need to be incorporated as drafted under the Enabling Housing Act. Considers that a consequential amendment will be needed to specify the purpose of the MRZ is to provide for predominately residential activities.	<p>Amend MRZ-O1 (Purpose) as follows:</p> <p>Ⓜ <b>Purpose Residential density</b></p> <p>The Medium Density Residential Zone provides for <del>predominantly residential activities and</del> a variety of housing types and sizes that respond to:</p> <p>...</p>

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-O1	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.109	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-O1 (Purpose) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O1	WCC Environmental Reference Group	377.319	Support	Increasing density in Wellington in areas well serviced by transportation and facilities is an important part of reducing the city's carbon footprint; reducing congestion and improving economic and social wellbeing.	Retain MRZ-O1 (Purpose) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O1	Kāinga Ora Homes and Communities	391.325	Support in part	Objective MRZ-O1 is generally supported but an amendment is sought.	Retain Objective MRZ-O1 (Purpose) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-O1	Kāinga Ora Homes and Communities	391.326	Amend	Considers that Objective MRZ-O1 should be amended to provide for additional height and density in areas in the MRZ with high accessibility to public transport, commercial amenity and community services. (Option A)	Amend Objective MRZ-O1 (Purpose) as follows: The Medium Density Residential Zone provides for predominantly residential activities and a variety of housing types and sizes that respond to:  1. Housing needs and demand; and 2. The neighbourhood's planned urban built character, including 3 storey buildings <u>and additional height and density in areas of high accessibility to public transport, commercial amenity and community services.</u>
Residential Zones / Medium Density Residential Zone / MRZ-O1	Metlifecare Limited	413.13	Amend	Considers that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 requires that the Proposed Plan include certain objectives, including the following objective: a relevant residential zone provides for a variety of housing types and sizes that respond to— (i) housing needs and demand; and (ii) the neighbourhood's planned urban built character, including 3-storey buildings.  MRZ-O1 does not accurately reflect the wording required in the Amendment Act.	Amend MRZ-O2 (Efficient use of land) to reflect Objective 2 as in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
Residential Zones / Medium Density Residential Zone / MRZ-O1	Metlifecare Limited	413.14	Oppose in part	Considers the objective does not align with the required objectives in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	Retain provision, subject to amendments, as outlined other submission points.
Residential Zones / Medium Density Residential Zone / MRZ-O1	Metlifecare Limited	413.15	Amend	Considers the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 requires that the Proposed Plan include the following objective: "a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future".	Amend MRZ-O2 (Efficient use of land) to reflect Objective 2 as in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-O2	Leeanne Templer	206.2	Amend	<p>Considers that MRZ does not contribute positively to a changing and well-functioning urban environment in Rama Crescent, as per MRZ-O2.</p> <p>Rama Crescent does not have the infrastructure for further intensification.</p> <p>There is a need to retain existing covenants on titles in Rama Crescent which protect views.</p> <p>There needs to be provision for onsite parking in Rama Crescent because public transport can't enter and walking is tough.</p> <p>Ambassadorial residencies on the street require privacy and further stories and intensification would compromise this.</p>	Seeks that Rama Crescent and streets above Rama Crescent are exempt from the building height increases and intensification in the MRZ (Medium Density Residential Zone).
Residential Zones / Medium Density Residential Zone / MRZ-O2	Toka Tū Ake EQC	282.15	Amend	<p>Considers that Wellington City is at risk from multiple natural hazards, and it is important that intensification developments do not increase the public's exposure to natural hazard risks. Considers that any development should adequately account for natural hazard risk at the site, to not significantly increase exposure through poor land use decisions.</p>	<p>Amend MRZ-O2 (Efficient use of land) as follows:</p> <p>Land within the Medium Density Residential Zone is used efficiently for residential development that:</p> <ol style="list-style-type: none"> <li>1. Increases housing supply and choice; and</li> <li>2. Contributes positively to a changing and well-functioning urban environment; <u>and</u></li> <li>3. Does not increase exposure to natural hazard risk, and is not located within a high ranked hazard area.</li> </ol>
Residential Zones / Medium Density Residential Zone / MRZ-O2	Kilmarston Developments Limited and Kilmarston Properties Limited	290.49	Support	<p>Supports the appropriate Medium Density Residential Zoning of their land.</p>	Retain MRZ-O2 (Efficient use of land) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O2	Transpower New Zealand Limited	315.181	Support in part	<p>Considers that within the Medium Density Residential Zone existing qualifying matter areas may limit the amount of permitted medium density development possible on an allotment. Considers while the policy directive is supported, the submitter supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.</p>	Retain Objective MRZ-O2 (Efficient use of land), subject to amendment.
Residential Zones / Medium Density Residential Zone / MRZ-O2	Transpower New Zealand Limited	315.182	Amend	<p>Considers that within the Medium Density Residential Zone existing qualifying matter areas may limit the amount of permitted medium density development possible on an allotment. Considers while the policy directive is supported, the submitter supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.</p>	<p>Amend Objective MRZ-O2 (Efficient use of land) as follows:</p> <p>MRZ-O2 Efficient use of land</p> <p>Land within the Medium Density Residential Zone is used efficiently for residential development that:</p> <ol style="list-style-type: none"> <li>1. Increases housing supply and choice; and</li> <li>2. Contributes positively to a changing and well-functioning urban environment; <u>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.</u></li> </ol>
Residential Zones / Medium Density Residential Zone / MRZ-O2	Retirement Villages Association of New Zealand Incorporated	350.108	Support in part	<p>Considers that the current drafting of MRZ-O2 is inconsistent with Objectives 1 and 2 of the MDRS. Objectives 1 and 2 of the Act should be included in the Proposed Plan verbatim to their drafting in the MDRS. Questions what the context is in relation to contributing 'positively' to a changing and well-functioning urban environment. Considers that it is unclear what this would entail, particularly when considering that the definition of 'well functioning urban environment' consists of a list of positive / beneficial matters. Considers that it is not clear if this phrasing is stipulating that additional benefit is required in order to contribute 'positively'.</p>	<p>Retain MRZ-O2 (Efficient use of land) and seeks amendment as follows:</p> <p>Land within the Medium Density Residential Zone is used efficiently for residential development that:</p> <ol style="list-style-type: none"> <li>1. Increases housing supply and choice; and</li> <li>2. Contributes <del>positively</del> to a changing and well-functioning urban environment.</li> </ol>

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-O2	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.110	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-O2 (Efficient use of land) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O2	WCC Environmental Reference Group	377.320	Support	Increasing density in Wellington in areas well serviced by transportation and facilities is an important part of reducing the city's carbon footprint; reducing congestion and improving economic and social wellbeing.	Retain MRZ-O2 (Efficient use of land) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O2	Kāinga Ora Homes and Communities	391.327	Support	Objective MRZ-O2 is generally supported.	Retain Objective MRZ-O2 (Efficient use of land) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O3	Fire and Emergency New Zealand	273.168	Support	Supports the objective as it promotes safe and accessible living environments.	Retain MRZ-O3 (Healthy, safe, accessible, and attractive environments) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O3	Kilmarston Developments Limited and Kilmarston Properties Limited	290.50	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-O3 (Healthy, safe, accessible and attractive environments) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O3	Transpower New Zealand Limited	315.183	Support	Supports MRZ-O3 (Healthy, safe, accessible and attractive environments) in that it recognises safe living environments. Considers the management of activities within proximity of the National Grid gives effect to the objective in providing safe environments.	Retain Objective MRZ-O3 (Healthy, safe, accessible and attractive environments) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O3	Retirement Villages Association of New Zealand Incorporated	350.109	Amend	Considers that the current drafting of MRZ-O3 is inconsistent with Objective 1 and Policy 3 of the MDRS. In addition, notes that MRZ-O3 makes reference to 'accessible living environments'. Opposes regulation of internal environments as retirement village operators are best placed to understand the accessibility requirements of their residents and access is addressed by the Building Act.	Seeks to amend MRZ-O3 (Healthy, safe, accessible and attractive environments) to delete reference to "accessible living environments".
Residential Zones / Medium Density Residential Zone / MRZ-O3	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.111	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-O3 (Healthy, safe, accessible and attractive environments) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O3	WCC Environmental Reference Group	377.321	Support	Increased density needs to be done well: this objective gives an important signal to ensure that this is achieved.	Retain MRZ-O3 (Healthy, safe, accessible and attractive environments) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-O3	Kāinga Ora Homes and Communities	391.328	Support	Objective MRZ-O3 is generally supported.	Retain Objective MRZ-O3 (Healthy, safe, accessible and attractive environments) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-O1	Victoria University of Wellington Students' Association	123.46	Oppose	Opposes MRZ-PREC01-O1 (Character Precincts - Purpose) as notified.	Seeks that character housing is not protected or prioritised over new non-character residential dwellings.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-O1	LIVE WELLington	154.6	Support	Considers that given the finite nature of the character precincts (they are a product of materials and architectural style that cannot be fully and successfully imitated) it is important to manage them to minimise their erosion and to work to maintain or enhance them.	Retain MRZ-PREC01-O1 (Purpose) as notified.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-O1	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.18	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-O1 (Purpose) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-O1	Waka Kotahi	370.268	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Seeks that MRZ-PREC01-O1 (Purpose) retained subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-O1	WCC Environmental Reference Group	377.322	Support	Considers that the character of parts of Wellington's suburbs that is an integral part of the city's identity is important to preserve, whilst enabling changes and adaptations in land use over time. This objective to prevent erosion of this character is necessary	Retain MRZ-PREC01-O1 (Purpose (Character)) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-O1	Kāinga Ora Homes and Communities	391.329	Oppose	MRZ-PREC01-O1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete Objective MRZ-PREC01-O1 (Purpose) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-O1	Lucy Harper and Roger Pemberton	401.51	Support	Supports the MRZ-PREC01-O1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-O1 (Purpose) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-O1	Avryl Bramley	202.36	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks amendment to MRZ-PREC02-O1.4 (Mt Victoria North Townscape Precinct) to narrow discretion and clarify meaning.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-O1	Waka Kotahi	370.269	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Seeks that MRZ-PREC02-O1 (Purpose) retained subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-O1	Kāinga Ora Homes and Communities	391.330	Oppose	MRZ-PREC02-O1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete Objective MRZ-PREC02-O1 (Purpose) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-O1	Lucy Harper and Roger Pemberton	401.52	Support	Supports the MRZ-PREC02-O1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02-O1 (Purpose) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-01	Anita Gude and Simon Terry	461.24	Amend	Considers that MRZ-PREC02-01 may need to be amended if MRZ-PREC02-P1 (Maintenance of townscape values) is amended to include the requirement that "Applicants must demonstrate that the provisions of this Design Guide have been acknowledged and interpreted and their objectives satisfied" (as suggested by this submission)..	Amend MRZ-PREC02-01 (Purpose) by adding an objective statement concerning the "protecting against further erosion of what is sought to be protected".
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-01	Waka Kotahi	370.270	Not specified	Submitter takes a neutral position on MRZ-PREC03-P1. Notes that relief sought to MRZ-PREC03 applies to this policy.	Not specified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-01	Kāinga Ora Homes and Communities	391.331	Oppose	MRZ-PREC03-01 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete Objective MRZ-PREC03-01 (Purpose) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-01	Lucy Harper and Roger Pemberton	401.53	Support	Supports the MRZ-PREC03-01 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-01 (Purpose) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P1	Oranga Tamariki	83.7	Support	Oranga Tamariki support this policy, in particular the specific inclusion of supported residential care activities in (4).  Supported residential care homes are considered to encompass Oranga Tamariki homes.	Retain MRZ-P1 (Enabled activities) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P1	Scots College Incorporated	117.8	Support in part	Considers that educational activities on the Scots College, Samuel Marsden College, Queen Margaret College and St Marks Church School campuses should be provided with permitted activity status to reflect their essential role in meeting the educational needs of residents of the City and so that they are treated by the District Plan similarly to public schools.  The "Educational Precincts" in the Operative District Plan should be retained in the PDP.  The PDP fails to "roll over" more permissive ODP provisions for educational activities on the Scots College Campus. This will expose the College to risks and constraints.  It is the College's experience that the requirement for the College to have to apply for resource consent for new educational buildings that comply with the building standards of the ODP has not added any value or benefit to either the College or to residential neighbours.	Amend MRZ-P1 (Enabled activities) as follows:  ...  <u>7. Educational activities on school campuses identified in the District Plan Maps.</u>
Residential Zones / Medium Density Residential Zone / MRZ-P1	Avryl Bramley	202.37	Amend	Considers that these provisions allow the creeping commercialisation of these suburbs. There is no limit as to the number of these businesses that may be established in a suburb and a single business could begin to operate over a number of adjacent sites.	Amend MRZ-P1 (Enabled activities) as follows:  ... <del>3. Visitor Accommodation</del> <del>4. Supported Residential</del> <del>5. Childcare Services</del> ...

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.12	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain MRZ-P1 (Enabled activities) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.13	Oppose in part	<p>Considers that should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", then Ara Poutama requests that the enabled activities policies and permitted land use activity rules applying to supported residential care activities in the Medium Density Residential, High Density Residential, Large Lot Residential and Corrections zones are retained as notified.</p> <p>The permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities. Such activities are an important component of the rehabilitation and reintegration process for people under Ara Poutama's supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety.</p>	Retain MRZ-P1.4 (Enabled activities) as notified if "supported residential care activity" definition and references to term are retained.
Residential Zones / Medium Density Residential Zone / MRZ-P1	Fire and Emergency New Zealand	273.169	Support in part	Considers emergency service activities, including the establishment of fire stations, are an integral part of providing for the health, safety, and wellbeing of people in the community. As such, FENZ seeks an amendment to MRZ-P1 to enable the establishment of emergency service facilities in the Medium Density Residential zone.	Supports MRZ-P1 (Enabled activities), with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P1	Fire and Emergency New Zealand	273.170	Amend	Considers emergency service activities, including the establishment of fire stations, are an integral part of providing for the health, safety, and wellbeing of people in the community. As such, FENZ seeks an amendment to MRZ-P1 to enable the establishment of emergency service facilities in the Medium Density Residential zone.	<p>Amend MRZ-P1 (Enabled activities) as follows:</p> <p>Enable residential activities and other activities that are compatible with the purpose of the Medium Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including:</p> <ol style="list-style-type: none"> <li>1. Home Business;</li> <li>2. Boarding Houses;</li> <li>3. Visitor Accommodation;</li> <li>4. Supported Residential Care;</li> <li>5. Childcare Services; and</li> <li>6. Community Gardens.</li> <li>7. Emergency service facilities</li> </ol>
Residential Zones / Medium Density Residential Zone / MRZ-P1	Phillippa O'Connor	289.16	Support in part	Considers the scope of activities enabled in the Medium Density Residential zone are limited and do not align with current rule MRZ-R10 or proposed new rule MRZ-P11.	Retain Policy MRZ-P1 (Enabled activities) with amendment.



## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P1	Phillippa O'Connor	289.17	Amend	Considers the scope of activities enabled in the Medium Density Residential zone are limited and do not align with current rule MRZ-R10 or proposed new rule MRZ-P11.	Amend Policy MRZ-P1 (Enabled activities) as follows:  Enable residential activities and other activities that are compatible with the purpose of the Medium Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, <del>including:</del>  <ol style="list-style-type: none"> <li>1. Home Business;</li> <li>2. Boarding Houses;</li> <li>3. Visitor Accommodation;</li> <li>4. Supported Residential Care;</li> <li>5. Childcare Services; and</li> <li>6. Community Gardens.</li> </ol>
Residential Zones / Medium Density Residential Zone / MRZ-P1	Kilmarston Developments Limited and Kilmarston Properties Limited	290.51	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P1 (Enabled activities) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P1	Khoi Phan	326.12	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend MRZ-P1 (Enabled activities) as follows:  Enable residential activities and other activities that are compatible with the purpose of the Medium Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including:  <ol style="list-style-type: none"> <li>1. Home Business;</li> <li>2. Boarding Houses;</li> <li>3. Visitor Accommodation;</li> <li>4. Supported Residential Care;</li> <li>5. Childcare Services; <del>and</del></li> <li>6. Community Gardens; <u>and</u></li> <li>7. Commercial Activities</li> </ol>
Residential Zones / Medium Density Residential Zone / MRZ-P1	Retirement Villages Association of New Zealand Incorporated	350.110	Oppose	Considers that the policy appears to identify / support the permitted activities of the MDR Zone - being some residential activities (e.g. boarding houses, visitor accommodation and supported residential care), and some non-residential activities (e.g. home businesses, childcare services and community gardens). Considers that retirement villages are residential activities that should be permitted in the residential zones. Rather than listing retirement villages in this policy, considers that an enabling retirement village-specific policy (MRZ-P6) is more appropriate. Considers that while the policy is seeking to 'enable' the permitted activities in the zone, the phrasing of the policy qualifies this enabling provision by reference to a scale and intensity that is 'consistent with the amenity values anticipated for the zone'. Considers this part of MRZ-P1 conflicts with the MDRS in that it seeks to manage the form, scale and design of development in a manner that is inconsistent with the direction provided in the Enabling Housing Act for the MRZ. Considers that MRZ-P1 appears to summarise provisions provided elsewhere in the chapter, but in a confusing manner that does not provide any additional guidance for consent applicants or other users of the District Plan.	Delete MRZ-P1 (Enabled activities) in its entirety as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P1	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.112	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P1 (Enabled activities) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P1	Kāinga Ora Homes and Communities	391.332	Support in part	MRZ-P1 is generally supported, but an amendment is sought.	Retain MRZ-P1 (Enabled activities) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P1	Kāinga Ora Homes and Communities	391.333	Amend	Considers that NOISE-P3 should be clarified to better recognise the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect.	Amend MRZ-P1 (Enabled activities) as follows:  Enable residential activities and other activities that are compatible with the purpose of the Medium Density Residential Zone, while ensuring their scale and intensity is consistent with the <del>amenity values</del> <del>values</del> anticipated <del>and planned built form of for</del> the Zone, including:  1. Home Business; 2. Boarding Houses; 3. Visitor Accommodation; 4. Supported Residential Care; 5. Childcare Services; and 6. Community Gardens.
Residential Zones / Medium Density Residential Zone / MRZ-P1	Metlifecare Limited	413.16	Oppose	The policy is being introduced as part of the P1 Sch1 process but is inconsistent with the mandatory policies in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 which seek to enable a variety of housing typologies regardless of their use.  It should therefore be limited to "other activities".	Seeks to remove this policy.
Residential Zones / Medium Density Residential Zone / MRZ-P1	Metlifecare Limited	413.17	Oppose	The policy is being introduced as part of the P1 Sch1 process but is inconsistent with the mandatory policies in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 which seek to enable a variety of housing typologies regardless of their use.  It should therefore be limited to "other activities".	Seeks to amend MRZ-P1 (Enabled activities) as follows: Enable <del>residential activities and</del> other activities that are compatible with the purpose of the Medium Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including: 1. Home Business; <del>2. Boarding Houses;</del> <del>3. Visitor Accommodation;</del> <del>4. Supported Residential Care;</del> 5. Childcare Services; and 6. Community Gardens.
Residential Zones / Medium Density Residential Zone / MRZ-P2	Kilmarston Developments Limited and Kilmarston Properties Limited	290.52	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P2 (Housing supply and choice) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P2	Tapu-te-Ranga Trust	297.27	Support	Supports the inclusion of a policy enabling a variety of housing typologies within the zone.	Retain MRZ-P2 (Housing supply and choice) as notified.

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P2	Disabled Persons Assembly New Zealand Incorporated	343.3	Support	Supports policy MRZ-P2. Notes that Disabled people currently lack housing choices due to the traditional design of housing not enabling accessibility. Concepts, such as Universal Design, need to be incorporated into the design of all new builds and this can be done with a wide range of housing designs. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Retain MRZ-P2 (Housing supply and choice) as notified.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-P2	Retirement Villages Association of New Zealand Incorporated	350.111	Support	Supports MRZ-P2 as it aligns with Policy 1 of the MDRS.	Retain MRZ-P2 (Housing supply and choice) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P2	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.113	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P2 (Housing supply and choice) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P2	Kāinga Ora Homes and Communities	391.334	Support in part	MRZ-P2 is generally supported, but an amendment is sought.	Retain MRZ-P2 (Housing supply and choice) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P2	Kāinga Ora Homes and Communities	391.335	Amend	Considers that MRZ-P2 should be amended to provide for additional height and density in areas in the MRZ with high accessibility to public transport, commercial amenity and community services. (Option A)	Amend MRZ-P2 (Housing supply and choice) as follows:  Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments <u>up to 5 storeys in areas of in areas of high accessibility to public transport, commercial amenity and community services.</u>
Residential Zones / Medium Density Residential Zone / MRZ-P2	Metlifecare Limited	413.18	Support	Supports this policy on the basis it is required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	Retain MRZ-P2 (Housing supply and choice) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P3	Kilmarston Developments Limited and Kilmarston Properties Limited	290.53	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P3 (Housing needs) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P3	Tapu-te-Ranga Trust	297.28	Support	Supports the inclusion of this policy as it supports the development of papakāinga housing.	Retain MRZ-P3 (Housing needs) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P3	Disabled Persons Assembly New Zealand Incorporated	343.4	Amend	Considers that replacing the term 'abilities' with 'impairments' in MRZ-P3 is more appropriate. Notes that using the term 'abilities' to refer to disabled people is regarded as euphemistic by many within the disabled community. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Amend MRZ-P3 (Housing needs) as follows:  Enable housing to be designed to meet the day-to-day needs of residents, and encourage a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and <del>abilities-impairments</del> . [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-P3	Retirement Villages Association of New Zealand Incorporated	350.112	Oppose in part	Considers that the current drafting of the first part of MRZ-P3 aligns with the wording of Policy 4 of the MDRS; however surplus to the requirements of the Act MRZ-P3 seeks to 'encourage a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities', which is generally already covered by MRZ-P2.	Opposes MRZ-P3 (Housing needs) and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P3	Retirement Villages Association of New Zealand Incorporated	350.113	Amend	Considers that the current drafting of the first part of MRZ-P3 aligns with the wording of Policy 4 of the MDRS; however surplus to the requirements of the Act MRZ-P3 seeks to 'encourage a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities', which is generally already covered by MRZ-P2.	Amend MRZ-P3 (Housing needs) as follows:  Enable housing to be designed to meet the day-to-day needs of residents, <del>and encourage a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities.</del>

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P3	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.114	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P3 (Housing needs) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P3	Kāinga Ora Homes and Communities	391.336	Support in part	MRZ-P3 is generally supported, but an amendment is sought.	Retain MRZ-P3 (Medium density residential standards) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P3	Kāinga Ora Homes and Communities	391.337	Amend	Considers that MRZ-P3 should be amended to remove reference of tenures. This would recognise that tenures cannot and should not be managed through the District Plan.	Amend MRZ-P3 (Medium density residential standards) as follows:  Enable housing to be designed to meet the day-to-day needs of residents, and encourage a variety of housing types, <del>and sizes and tenures</del> to cater for people of all ages, lifestyles and abilities.
Residential Zones / Medium Density Residential Zone / MRZ-P3	Metlifecare Limited	413.19	Support in part	Supports this policy on the basis it is required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	Retain provision, subject to amendments, as outlined other submission points.
Residential Zones / Medium Density Residential Zone / MRZ-P3	Metlifecare Limited	413.20	Amend	Considers an addition has been made to indicate that housing should cater for people of all ages, lifestyles and abilities. The amendments made create a new consideration that was not anticipated by the mandatory policy. It also unnecessarily overlaps with the policy enabling a variety of housing typologies (P2). Therefore, while Metlifecare supports the intention of the addition that was made, it	Amend MRZ-P3 (Housing needs) as follows (or words to similar effect):  Enable housing to be designed to meet the day-to-day needs of residents, <del>including by and</del> encouraging a variety of housing types, sizes and tenures to and catering for people of all ages, lifestyles and abilities.
Residential Zones / Medium Density Residential Zone / MRZ-P4	Leeanne Templer	206.3	Amend	Considers that Rama Crescent does not have the infrastructure for further intensification.  Considers that there is a need to retain existing covenants on titles in Rama Crescent which protect views.  Considers that there needs to be provision for onsite parking in Rama Crescent because public transport can't enter and walking is tough.  Considers that ambassadorial residencies on the street require privacy and further stories and intensification would compromise this.	Seeks an amendment to MRZ-P4 (Medium Density Residential Standards) to exclude Rama Crescent and streets above it from the application of MRZ-P4.
Residential Zones / Medium Density Residential Zone / MRZ-P4	Kilmarston Developments Limited and Kilmarston Properties Limited	290.54	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P4 (Medium density residential standards) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P4	Tapu-te-Ranga Trust	297.29	Support	Supports the recognition of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.	Retain MRZ-P4 (Medium density residential standards) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P4	Transpower New Zealand Limited	315.184	Support	Supports MRZ-P4 (noting it reflects that required under Schedule 3A Part 1(6)(2) of the RMA) in that it recognises qualifying matters.	Retain MRZ-P4 (Medium density residential standards) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P4	Retirement Villages Association of New Zealand Incorporated	350.114	Oppose in part	Supports MRZ-P4 to the extent it aligns with Policy 2 of the MDRS. However, considers that the replacement of "all relevant residential zones" with reference to the MRZ creates interpretation issues as it suggests the medium density residential standards do not apply in parts of the MRZ (but not what standards apply instead). Areas subject to qualifying matters have not been zoned MRZ so that part of the policy is not required.	Opposes MRZ-P4 (Medium density residential standards) and seeks amendment as follows:  Apply the medium density residential standards across the Medium Density Residential Zone <del>except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga)</del> .
Residential Zones / Medium Density Residential Zone / MRZ-P4	Wellington Tenth's Trust	363.3	Amend	Considers that conversation around amending height control limit is appropriate. [see original submission]	Seeks to amend MRZ-S2 (Building Height Control 2) height control limit at 557 Adelaide Road from 14m to heights advised by the Wellington Tenth's Trust.

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P4	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.115	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P4 (Medium density residential standards) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P4	Kāinga Ora Homes and Communities	391.338	Support	MRZ-P4 is generally supported.	Retain MRZ-P4 (Medium density residential standards) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P4	Metlifecare Limited	413.21	Support	Supports this policy on the basis it is required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	Retain MRZ-P4 (Medium density residential standards) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P5	Kilmarston Developments Limited and Kilmarston Properties Limited	290.55	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P5 (Developments not meeting permitted activity status) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P5	Tapu-te-Ranga Trust	297.30	Support	Supports the inclusion of a policy which provides for developments not meeting permitted activity status given marae activities may require resource consent.	Retain MRZ-P5 (Developments not meeting permitted activity status) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P5	Retirement Villages Association of New Zealand Incorporated	350.115	Support	Supports MRZ-P5 as it aligns with Policy 5 of the MDRS.	Retain MRZ-P5 (Developments not meeting permitted activity status) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P5	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.116	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P5 (Developments not meeting permitted activity status) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P5	Kāinga Ora Homes and Communities	391.339	Support	MRZ-P5 is generally supported.	Retain MRZ-P5 (Developments not meeting permitted activity status) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P5	Metlifecare Limited	413.22	Support	Supports this policy on the basis it is required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	Retain MRZ-P5 (Developments not meeting permitted activity status) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P5	Survey & Spatial New Zealand Wellington Branch	439.36	Amend	Considers that Council's scope is too broad under this policy as it would allow Council to change any aspect of a proposal.	Amend MRZ-P5 (Developments not meeting permitted activity status) to:  Provide for developments not meeting permitted activity status, while encouraging high-quality developments buildings.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P6	Stratum Management Limited	249.17	Amend	<p>Considers that policy MRZ-P6 (Multi-unit housing) seeks to provide for multi-unit housing where the development can demonstrate four factors. The first matter relates to 'fulfilling' the intent of the residential design guide. The residential design guide, as notified, contains 137 individual guidelines. It is unclear how, or what point, any given multi-unit development can fulfil the intent of the design guide given that a design guide assessment is inherently a subjective assessment. Is the intent of the design guide fulfilled when a proposal is considered to achieve more than 50% of the applicable design guides for example? The approach to this matter is also inconsistent with the approach adopted by the City Centre zone. In that zone, the reference to the design guide is made within the matters for discretion of, for example, Rule CCZ-R20. It also omits reference to 'fulfilling the intent of' the design guide. This approach is preferred. The second matter requires the provision of a minimum area of private or shared open space. In the context of this policy, a multi-unit development that does not meet the minimum area standard should not be provided for.</p> <p>Notwithstanding that non-compliance with the standard can be considered through a resource consent process. Matter 3 requires the provision for on site management of waste storage and collection. This matter is also considered through the design guide. Stratum invites further consideration of the appropriate means to achieve this and suggests that there may be duplication across the policy and design guide.</p>	<p>Amend MRZ-P6 (Multi-unit housing) as follows:</p> <p>Delete matters (1);</p> <p>Delete the words 'a minimum area of' from matter (2);</p> <p>Consider whether the policy needs to address matters relating to waste storage and collection.</p>
Residential Zones / Medium Density Residential Zone / MRZ-P6	Fire and Emergency New Zealand	273.171	Support	Supports the policy as it provides for multi-unit housing and retirement villages where it can be demonstrated that the development can be adequately serviced by three waters infrastructure, or can address any constraints on the site.	Retain MRZ-P6 (Multi-unit housing) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P6	Phillippa O'Connor	289.18	Support in part	Considers that Reference to the Design Guide as a matter of discretion (by virtue of referring to Policy MRZ-P6 in the matters of discretion for activities requiring consent under MRZ-R14) is challenged and deletion sought accordingly. Given the prescriptive, yet subjective, nature of the assessment, elevating this Guide to a statutory requirement for compliance or assessment is not considered appropriate or commensurate in respect of a restricted discretionary activity assessment.	Retain MRZ-P6 (Multi-unit housing) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P6	Phillippa O'Connor	289.19	Amend	Considers that Reference to the Design Guide as a matter of discretion (by virtue of referring to Policy MRZ-P6 in the matters of discretion for activities requiring consent under MRZ-R14) is challenged and deletion sought accordingly. Given the prescriptive, yet subjective, nature of the assessment, elevating this Guide to a statutory requirement for compliance or assessment is not considered appropriate or commensurate in respect of a restricted discretionary activity assessment.	<p>Amend MRZ-P6 (Multi-unit housing) as follows:</p> <p>Provide for multi-unit housing where it can be demonstrated that the development:</p> <p><del>1. Fulfils the intent of the Residential Design Guide;</del></p> <p><del>1.</del> <del>2.</del> Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants;</p> <p><del>2.</del> <del>3.</del> Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and</p> <p><del>3.</del> <del>4.</del> Is adequately serviced by three waters infrastructure or can address any constraints on the site.</p>
Residential Zones / Medium Density Residential Zone / MRZ-P6	Kilmarston Developments Limited and Kilmarston Properties Limited	290.56	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P6 (Multi-unit housing) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P6	Tapu-te-Ranga Trust	297.31	Support	Supports the inclusion of a policy providing for multi-unit housing in the Medium Density Residential Zone, and the reference to the Residential Design Guide (as this supports papakāinga).	Retain MRZ-P6 (Multi-unit housing) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P6	Paihikara Ki Pōneke Cycle Wellington	302.38	Support in part	[No specific reason given beyond decision requested - refer to original submission].	Retain MRZ-P6 (Multi-unit housing) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P6	Paihikara Ki Pōneke Cycle Wellington	302.39	Amend	Considers that MRZ-P6 should be amended, as multi-unit housing and other non-residential activities and building cannot require car parking as set out in the NPS-UD. Developments should provide adequate and appropriately located cycle and micromobility parking to align with infrastructure and transport objectives in the PDP.	Amend MRZ-P6 (Multi-unit housing) as follows:  Provide for multi-unit housing where it can be demonstrated that the development:  1. Fulfils the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site. <u>5. Provides an adequate and appropriately located area on site for cycle and micromobility parking and charging;</u> <u>6. Adequate cycle facilities are accessible, secure, and covered (protected from weather)</u>
Residential Zones / Medium Density Residential Zone / MRZ-P6	Disabled Persons Assembly New Zealand Incorporated	343.5	Support	Supports policy MRZ-P6. Notes that disabled people need to be accommodated in all types of housing, including in multiunit housing which will only grow in number as housing intensification increases. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Retain MRZ-P6 (Multi-unit housing) as notified.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-P6	Z Energy Limited	361.17	Amend	Considers that as it stands, the PDP will enable the construction and use of three dwellings on properties that share a common boundary with the Z on Constable Street, with a maximum height of 11m and more permissive building recession planes, as a permitted activity. In addition, resource consents may be obtained as a restricted discretionary activity to construct buildings on these properties up to 25m in height with no limit to the number of residential units (i.e.: density). These greater residential densities and more permissive building standards are likely to generate greater potential for reverse sensitivity effects that may affect the ongoing operation, maintenance and upgrade of Z facilities which are a physical resource that must be managed under the Act.  Several of Z Energy's service stations either directly adjoin or are located in close proximity. The proposed changes to the residential zone provisions and consequential increase in development potential on these surrounding sites have the potential to generate reverse sensitivity effects including nuisance effects (e.g. noise, lighting and odour displacement) and amenity effects. For instance, an occupier on a third storey apartment building is more likely to perceive noise and visual effects compared to an occupier of single storey dwelling which is less elevated and, more than likely, screened by a fence and landscaping. [Refer to original submission, including table of Z sites]	Amend MRZ-P6 (Multi-unit housing) as follows:  Provide for multi-unit housing where it can be demonstrated that the development:  1. Fulfils the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site. <u>5. Manages reverse sensitivity effects on existing lawfully established non-residential activities.</u>
Residential Zones / Medium Density Residential Zone / MRZ-P6	Waka Kotahi	370.271	Support in part	Policy MRZ-P6 is supported, but amendment is sought.	Retain Policy MRZ-P6 (Multi-unit housing) and seeks amendment.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P6	Waka Kotahi	370.272	Amend	Considers that multi-unit housing should be appropriately designed and insulated to mitigate noise effects from the existing environment in the interests of the human health of occupants. Considers that commercial activities should be encouraged and supported where appropriate and integrated with residential development.	Amend Policy MRZ-P6 (Multi-unit housing) as follows: Provide for multi-unit housing where it can be demonstrated that the development: ... 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site; <u>and</u> 5. <u>Where located in proximity to legally established activities that emit noise (such as State Highways), buildings for noise sensitive activities are designed to mitigate noise and vibration effects to occupants.</u> 6. <u>For higher density developments, options to incorporate mixed-uses such as commercial activities have been explored.</u>
Residential Zones / Medium Density Residential Zone / MRZ-P6	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.117	Support in part	MRZ-P6 is partially supported, but amendments are required for proposed residential developments that adjoin or are in close proximity to lawfully established non-residential activities where reverse sensitivity effects might occur.	Retain MRZ-P6 (Multi-unit housing) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P6	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.118	Amend	Considers that MRZ-P6 should be amended to better protect 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. Amendments are required for proposed residential developments that adjoin or are in close proximity to lawfully established non-residential activities where reverse sensitivity effects might occur. The following relief appropriately gives effect to design principle 1(c): 'The Site' of the National Medium Density Design Guide (Ministry for the Environment, May 2022) which encourages new development to respond to existing or proposed nearby non-residential activities.	Amend MRZ-P6 (Multi-unit housing) as follows:  Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfils the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site. 5. <u>Manages reverse sensitivity effects on existing lawfully established non-residential activities.</u>
Residential Zones / Medium Density Residential Zone / MRZ-P6	Envirowaste Services Ltd	373.10	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P6 (Multi-unit housing) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P6	Envirowaste Services Ltd	373.11	Amend	Considers that the collection of waste from multi-unit housing sites needs the waste storage areas to be accessed by rubbish trucks or conveniently walked to the kerb for pickup. Specific consideration of the accessibility of waste collection by collection trucks needs to be ensured.	Seeks that specific consideration of the accessibility of waste collection by collection truck be ensured in MRZ-P6 (Multi-unit housing).
Residential Zones / Medium Density Residential Zone / MRZ-P6	WCC Environmental Reference Group	377.323	Amend	Notes that an effect of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill is that more development is enabled further away from the City, with the bulk of Wellington's residential areas now zoned 'medium density'. To help mitigate this, the submitter seeks that there also be a need to ensure multi-unit developments reduce reliance on travel by private motor vehicle when considered for consenting.	Amend MRZ-P6 (Multi-unit housing) to add an additional point, as follows:  <u>"Reduce reliance on travel by private motor vehicle"</u>
Residential Zones / Medium Density Residential Zone / MRZ-P6	Kāinga Ora Homes and Communities	391.340	Oppose in part	MRZ-P6 is opposed and amendments are sought.	Opposes MRZ-P6 (Multi-unit housing) and seeks amendment.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P6	Kāinga Ora Homes and Communities	391.341	Amend	<p>Considers that MRZ-P6 should be amended to delete ‘multi-unit housing’ as a separate activity type from stand-alone houses or any other residential typology for the purposes of the zone rules and standards. Residential development should be considered on the basis of its effects and merits rather than specifically on typology or the scale/collective number of dwellings.</p> <p>The policy should therefore provide for residential activity beyond the permitted activity status and a framework that includes the outcome that the District Plan is seeking to achieve. Amendments are sought to the policy to allow reference to more than three residential units on a site as these are managed through a resource consent process.</p> <p>The direct reference to the design guide should be removed, as design guides should be removed from the Plan and treated as a nonstatutory tool outside of the District Plan. Amendments are therefore sought to articulate the urban design outcomes that are sought and to recognise changing amenity in accordance with the NPS-UD.</p> <p>If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, it is sought that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development. Kāinga Ora seeks the opportunity to review these guidelines if they are to remain a statutory document.</p>	<p>Amend MRZ-P6 (Multi-unit housing) as follows:</p> <p><del>Multi-unit housing</del> <u>Higher density residential development</u></p> <p>Provide for <del>multi-unit housing</del> <u>more than three residential units per site</u> where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> <li><del>Fulfills the intent of the Residential Design Guide;</del> <u>Achieves the following urban design outcomes:</u> <ol style="list-style-type: none"> <li><u>Provides an effective public private interface;</u></li> <li><u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u></li> <li><u>Provides high quality buildings;</u></li> <li><u>Responds to the natural environment.</u></li> </ol> </li> <li>Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants;</li> <li>Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and</li> <li><del>Is adequately able to be</del> <u>adequately able to be</u> serviced by three waters infrastructure or can address any constraints on the site.</li> </ol> <p><u>Note: Best practice urban design guidance is contained within Council’s Design Guidelines.</u></p>
Residential Zones / Medium Density Residential Zone / MRZ-P6	Willis Bond and Company Limited	416.70	Amend	<p>Considers that generally, a more permissive approach to multi-unit housing should be taken within the Medium Density Residential Zone provided the relevant height limits and building envelope controls are complied with.</p> <p>The Residential Design Guide should be non-statutory. [Refer to submission points made on ‘Design Guides’ and HRZ – P6].</p> <p>Lack of infrastructure should not limit housing development. It should just be a question of cost.</p> <p>[Refer to submission points made on SCA-O1 –SCA-O6].</p>	<p>Delete clause 1 and 4 of MRZ-P6 (Multi-unit housing) as follows:</p> <p>Multi-unit housing</p> <p>Provide for multi-unit housing where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> <li><del>Fulfills the intent of the Residential Design Guide;</del></li> <li>Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants;</li> <li>Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and</li> <li><del>Is adequately serviced by three waters infrastructure or can address any constraints on the site.</del></li> </ol>
Residential Zones / Medium Density Residential Zone / MRZ-P6	Te Rūnanga o Toa Rangatira	488.74	Support	Supports MRZ-P6 as enabling the collection of all kinds of waste, this will be beneficial in reducing waste pollution and enable more sustainable living.	Retain MRZ-P6 (Multi-unit housing) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P7	Fire and Emergency New Zealand	273.172	Support	Supports the policy as it provides for multi-unit housing and retirement villages where it can be demonstrated that the development can be adequately serviced by three waters infrastructure, or can address any constraints on the site.	Retain MRZ-P7 (Retirement villages) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P7	Kilmarston Developments Limited and Kilmarston Properties Limited	290.57	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P7 (Retirement Villages) as notified.

Sub-part / Chapter /Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P7	Retirement Villages Association of New Zealand Incorporated	350.116	Oppose in part	<p>Supports the inclusion of a retirement village specific policy in the Proposed Plan; however, considers that some of the clauses of this policy are inappropriate for the reasons set out in this submission, including that they conflict with the MDRS.</p> <p>References Clause 1 of MRZ-P7 seeks to 'fulfil the intent of the Residential Design Guide' - The Residential Design Guide makes no specific reference to retirement villages, and there is no guidance provided as to why the requirements that are applicable to non-retirement village activities apply in the same manner to retirement villages (despite retirement villages being a unique activity with substantially differing functional and operational needs).</p> <p>Considers that the 'intent' of the Residential Design Guide is not identified within the Proposed Plan, or the Design Guide itself, and as such no guidance is provided as to how to measure a development against this intent. Considers high quality developments can be encouraged through other mechanisms. It is noted that an additional clause (Clause 5 –consistency of intensity, scale and design with zone amenity values) is applicable to the retirement village policy (MRZ-P7) to those applicable to multi-unit housing (MRZ-P6).</p> <p>Considers that recognising that retirement villages and multiunit housing developments are assessed against the same provisions in many places throughout the Proposed Plan, and that they can be and frequently are constructed at similar scales, it is unclear why retirement villages are subject to additional provisions. The RVA considers this clause is inconsistent with the MDRS and should be deleted.</p> <p>Considers that MRZ-P7 does not appropriately provide for / recognise the functional and operational needs of retirement villages, and that they may require greater density than the planned urban built character to enable efficient provision of services, and have unique layouts and internal amenity needs to cater to the needs of residents.</p>	Opposes MRZ-P7 (Retirement villages) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P7	Retirement Villages Association of New Zealand Incorporated	350.117	Amend	<p>Supports the inclusion of a retirement village specific policy in the Proposed Plan; however, considers that some of the clauses of this policy are inappropriate for the reasons set out in this submission, including that they conflict with the MDRS. References Clause 1 of MRZ-P7 seeks to 'fulfil the intent of the Residential Design Guide' - The Residential Design Guide makes no specific reference to retirement villages, and there is no guidance provided as to why the requirements that are applicable to non-retirement village activities apply in the same manner to retirement villages (despite retirement villages being a unique activity with substantially differing functional and operational needs).</p> <p>Considers that the 'intent' of the Residential Design Guide is not identified within the Proposed Plan, or the Design Guide itself, and as such no guidance is provided as to how to measure a development against this intent. Considers high quality developments can be encouraged through other mechanisms. It is noted that an additional clause (Clause 5 –consistency of intensity, scale and design with zone amenity values) is applicable to the retirement village policy (MRZ-P7) to those applicable to multi-unit housing (MRZ-P6).</p> <p>Considers that recognising that retirement villages and multiunit housing developments are assessed against the same provisions in many places throughout the Proposed Plan, and that they can be and frequently are constructed at similar scales, it is unclear why retirement villages are subject to additional provisions. The RVA considers this clause is inconsistent with the MDRS and should be deleted.</p> <p>Considers that MRZ-P7 does not appropriately provide for / recognise the functional and operational needs of retirement villages, and that they may require greater density than the planned urban built character to enable efficient provision of services, and have unique layouts and internal amenity needs to cater to the needs of residents.</p>	<p>Amend MRZ-P7 (Retirement villages) as follows:  <del>Provide for retirement villages where it can be demonstrated that the development:</del>  <del>1. Fulfills the intent of the Residential Design Guide;</del>  <del>2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village;</del>  <del>3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development;</del>  <del>4. is adequately serviced by three waters infrastructure or can address any constraints on the site; and</del>  <del>5. Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone.</del>  <u>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u>  <u>2. Recognise the functional and operational needs of retirement villages, including that they:</u>  <u>a. May require greater density than the planned urban built character to enable efficient provision of services.</u>  <u>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p>
Residential Zones / Medium Density Residential Zone / MRZ-P7	Waka Kotahi	370.273	Support in part	Policy MRZ-P7 is supported, but amendment is sought.	Retain Policy MRZ-P7 (Retirement villages) and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P7	Waka Kotahi	370.274	Amend	Considers that multi-unit housing should be appropriately designed and insulated to mitigate noise effects from the existing environment in the interests of the human health of occupants. Considers that commercial activities should be encouraged and supported where appropriate and integrated with residential development including retirement villages. Considers that retirement villages should be suitably located to ensure that they are not car-centric developments. Consideration of location, access to services for residents with varying degrees of mobility should be included in any development proposal.	<p>Amend Policy MRZ-P7 (Retirement villages) as follows:  Provide for retirement villages where it can be demonstrated that the development:  ...  5. Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone.; and  <u>6. Is suitably located and designed to enable multi-modal connectivity; and</u>  <u>7. Where located in proximity to legally established activities that emit noise (such as State Highways), buildings for noise sensitive activities are designed to mitigate noise and vibration effects to occupants.</u></p>
Residential Zones / Medium Density Residential Zone / MRZ-P7	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.119	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P7 (Retirement villages) as notified..
Residential Zones / Medium Density Residential Zone / MRZ-P7	Envirowaste Services Ltd	373.12	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P7 (Retirement villages) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P7	Envirowaste Services Ltd	373.13	Amend	Considers that the collection of waste from retirement villages needs the waste storage areas to be accessed by rubbish trucks or conveniently walked to the kerb for pickup. Specific consideration of the accessibility of waste collection by collection trucks needs to be ensured.	Seeks that specific consideration of the accessibility of waste collection by collection trucks be ensured in MRZ-P7 (Retirement villages).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P7	Kāinga Ora Homes and Communities	391.342	Support in part	MRZ-P7 is generally supported, but an amendment is sought.	Retain MRZ-P7 (Retirement villages) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P7	Kāinga Ora Homes and Communities	391.343	Amend	<p>Considers that MRZ-P7 should be amended to remove direct reference to the design guide, as design guides should be removed from the Plan and treated as a non-statutory tool outside of the District Plan. Amendments are therefore sought to articulate the urban design outcomes that are sought and to recognise changing amenity in accordance with the NPSUD. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow.</p> <p>The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p>	<p>Amend MRZ-P7 (Retirement villages) as follows:</p> <p>Provide for retirement villages where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> <li><u>Fulfills the intent of the Residential Design Guide; Achieves the following urban design outcomes:</u> <ol style="list-style-type: none"> <li><u>Provides an effective public private interface;</u></li> <li><u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u></li> <li><u>Provides high quality buildings;</u></li> <li><u>Responds to the natural environment.</u></li> </ol> </li> <li>Includes outdoor space that is sufficient to cater for the needs of the residents of the village;</li> <li>Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development;</li> <li>Is <u>adequately able to be</u> serviced by three waters infrastructure or can address any constraints on the site; and</li> <li>Is of an intensity, scale and design that is consistent with the <u>amenity values anticipated and planned built form</u> for the Zone.</li> </ol> <p><u>Note: Best practice urban design guidance is contained within Council's Design Guidelines.</u></p>
Residential Zones / Medium Density Residential Zone / MRZ-P7	Metlifecare Limited	413.23	Support in part	Supports the provision of a specific policy for retirement villages.	Retain provision, subject to amendments, as outlined other submission points.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P7	Metlifecare Limited	413.24	Support in part	<p>As retirement villages have particular functional and operational needs which drive their built form it is appropriate to recognise and provide for this.</p> <p>However, Metlifecare seeks amendments to the policy for the following reasons:</p> <ul style="list-style-type: none"> <li>The policy provides for retirement villages where it can be demonstrated that the village “fulfils the intent of the Residential Design Guide”. Metlifecare opposes this requirement for the following reasons:</li> </ul> <p>(a) The Residential Design Guide does not refer to retirement village development or particular design intentions in relation to these villages. It is therefore difficult to determine how the Design Guide can be applied or how the criteria could be satisfied.</p> <p>(b) It is not appropriate for retirement village developments to be required to align with design goals that apply to residential development more generally because it fails to recognise the differing functional and operational needs of retirement villages.</p> <p>(c) It is also unclear what “fulfils the intent” of the design guide means, particularly in the context where there is no direct reference to retirement villages in the guide.</p> <ul style="list-style-type: none"> <li>Requiring retirement villages to be of an intensity, scale and design that is “consistent” with the amenity values anticipated for the zone is unnecessarily restrictive and does not recognise the functional and operational needs of a retirement village. In addition, as a retirement village site is often a larger site, there is an opportunity to provide more intensive development while avoiding adverse amenity effects on adjoining properties. The effects arising from exceedance of any of the relevant standards will be considered as part of any application for resource consent (as a restricted discretionary activity).</li> <li>Metlifecare also considers that the policy should refer to the functional and operational needs of retirement villages to ensure that the particular needs of this type of development are recognised in this zone. This is consistent with Metlifecare’s proposals in relation to strategic directions (above).</li> </ul>	<p>Amend MRS-P7 (Retirement villages) as follows: Retirement villages</p> <p>Provide for retirement villages where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> <li><del>Fulfils the intent of the Residential Design Guide;</del></li> <li>Includes outdoor space that is sufficient to cater for the needs of the residents of the village;</li> <li>Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development;</li> <li>Is adequately serviced by three waters infrastructure or can address any constraints on the site; and</li> <li>Is of an intensity, scale and design that is consistent in keeping with the amenity values anticipated for the Zone.</li> </ol> <p><u>Recognise the functional and operational needs of retirement villages, including that they:</u></p> <ol style="list-style-type: none"> <li><u>May require greater density than the planned urban built character to enable efficient provision of services.</u></li> <li><u>Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></li> </ol>
Residential Zones / Medium Density Residential Zone / MRZ-P8	Leeanne Templer	206.4	Amend	<p>Considers that MRZ does not contribute positively to a safe and accessible living environment, or positively to a changing urban environment or achieve attractive and safe streets (Per MRZ-P8) on Rama Crescent.</p> <p>Considers that Rama Crescent does not have the infrastructure for further intensification.</p> <p>Considers that there is a need to retain existing covenants on titles in Rama Crescent which protect views.</p> <p>Considers that there needs to be provision for onsite parking in Rama Crescent because public transport can’t enter and walking is tough.</p> <p>Considers that ambassadorial residencies on the street require privacy and further stories and intensification would compromise this.</p>	<p>Seeks that the application of MRZ-P8 (Residential Buildings and Structures) is amended so Rama Crescent and the streets above it are excluded from building height increases and intensification.</p>
Residential Zones / Medium Density Residential Zone / MRZ-P8	Fire and Emergency New Zealand	273.173	Support	<p>Supports the policy as it provides for a range of residential buildings and structures, including additions and alterations, that provide for healthy, safe and accessible living environments.</p>	<p>Retain MRZ-P8 (Residential buildings and structures) as notified.</p>

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P8	Kilmarston Developments Limited and Kilmarston Properties Limited	290.58	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P8 (Residential buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P8	Retirement Villages Association of New Zealand Incorporated	350.118	Oppose in part	Considers it is not clear whether MRZ-P8 applies to retirement villages, given MRZ-P7 is a more specific policy. The RVA seeks that this policy does not apply to retirement villages.	Opposes MRZ-P8 (Residential buildings and structures) and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P8	Retirement Villages Association of New Zealand Incorporated	350.119	Amend	Considers it is not clear whether MRZ-P8 applies to retirement villages, given MRZ-P7 is a more specific policy. The RVA seeks that this policy does not apply to retirement villages.	Amend MRZ-P8 (Residential buildings and structures) to clarify that it does not apply to retirement villages.
Residential Zones / Medium Density Residential Zone / MRZ-P8	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.120	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P8 (Residential buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P8	WCC Environmental Reference Group	377.324	Amend	Notes that an effect of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill is that more development is enabled further away from the City, with the bulk of Wellington's residential areas now zoned 'medium density'. To help mitigate this, the submitter seeks that there also be a need to ensure multi-unit developments reduce reliance on travel by private motor vehicle when considered for consenting.	Amend MRZ-P8 (Residential buildings and structures) to add an additional point, as follows:  "Reduce reliance on travel by private motor vehicle"
Residential Zones / Medium Density Residential Zone / MRZ-P8	Kāinga Ora Homes and Communities	391.344	Support	MRZ-P8 is generally supported.	Retain MRZ-P8 (Residential buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P9	Trelissick Park Group	168.23	Amend	Considers that MRZ-P9 is too vague and should be amended to require at least neutral or lesser stormwater runoff, compared with pre-development.	Amend MRZ-P9 (Permeable surface) to require neutral or lesser stormwater runoff, compared with pre-development.
Residential Zones / Medium Density Residential Zone / MRZ-P9	Tyers Stream Group	221.72	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks amendment to MRZ-P9 (Permeable surface) so that the level of permeable surface should be proportionate to the extent of hard surface increase from the development.
Residential Zones / Medium Density Residential Zone / MRZ-P9	Wellington City Council	266.132	Oppose in part	Considers that given this is not a building provision, but a three waters/infrastructure provision, it is more logical to locate this policy in the THW chapter. Note: MRZ-P9 (Permeable surface) and MRZ-S10 (Permeable surface) are to be relocated to THW – see new THW-P6 and THW-R7.	Delete MRZ-P9 (Permeable Surface) in its entirety. Consequential renumbering and amendments to updated policy references for MRZ-P10 to MRZ-P15 to reflect change in numbering.
Residential Zones / Medium Density Residential Zone / MRZ-P9	Kilmarston Developments Limited and Kilmarston Properties Limited	290.59	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P9 (Permeable surface ) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P9	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.121	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P9 (Permeable surface) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P9	WCC Environmental Reference Group	377.325	Support	The policy will assist with reducing the rate and amount of storm water run-off.	Retain MRZ-P9 (Permeable surface) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P9	Kāinga Ora Homes and Communities	391.345	Support in part	MRZ-P9 is generally supported, but an amendment is sought.	Retain MRZ-P9 (Permeable surface) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P9	Kāinga Ora Homes and Communities	391.346	Amend	Considers that MRZ-P9 should be amended to relate to sufficient permeable surface provision rather than a minimum. There may be instances where stormwater runoff effects can be mitigated by a lower level of permeable surface area and the policy should recognise this.	Amend MRZ-P9 (Permeable surface) as follows:  Require development to provide a <u>minimum level of sufficient permeable surface area</u> to assist with reducing the rate and amount of storm water run-off.
Residential Zones / Medium Density Residential Zone / MRZ-P10	Tyers Stream Group	221.73	Amend	Considers that new 'landscaping' should be required, not just 'sought'.	Amend MRZ-P10 (Vegetation and landscaping) as follows:  Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, <del>seek</del> <u>require</u> new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.
Residential Zones / Medium Density Residential Zone / MRZ-P10	Fire and Emergency New Zealand	273.174	Support in part	Supports the policy as it takes account of vegetation removal as a measure for the preventative mitigation of fire risk to property and life. It is important that property owners and occupiers are able to remove flammable vegetation, as required, to provide sufficient clearance to mitigate the potential for fire risk/spread between flammable vegetation and property	Support MRZ-P10 (Vegetation and landscaping), with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P10	Fire and Emergency New Zealand	273.175	Amend	Supports the policy as it takes account of vegetation removal as a measure for the preventative mitigation of fire risk to property and life. It is important that property owners and occupiers are able to remove flammable vegetation, as required, to provide sufficient clearance to mitigate the potential for fire risk/spread between flammable vegetation and property	Amend MRZ-P10 (Vegetation and landscaping) as follows:  Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, <u>except where it poses fire risk to the environment and the health and safety of people</u> , and where vegetation is proposed to be removed, seek new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.
Residential Zones / Medium Density Residential Zone / MRZ-P10	Kilmarston Developments Limited and Kilmarston Properties Limited	290.60	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P10 (Vegetation and landscaping) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P10	Hilary Watson	321.15	Amend	Considers that Newtown's vegetation and trees, including in private backyards, should be preserved as they are essential connectors for birdlife between the city's flourishing green belts and Zealandia. The trees on private properties and in parks also act as the components of the natural sump system in times of flooding, and prevent surface water runoff. The established Doctor Margaret Stanley also proposed a 30-300 rule, which states everyone should be able to see three trees from their house, every neighbourhood should have a 30 percent tree canopy and everyone should live less than 300 meters away from a green space.	Amend MRZ-P10 (Vegetation and landscaping) as follows:  <u>To</u> encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P10	Retirement Villages Association of New Zealand Incorporated	350.120	Oppose in part	Considers that the requirement to provide “equal or better quality” vegetation where existing vegetation is removed is unlikely to be feasible alongside residential intensification.	Opposes MRZ-P10 (Vegetation and landscaping) and seeks amendment to encourage new landscaping but delete reference to “equal or better quality”.
Residential Zones / Medium Density Residential Zone / MRZ-P10	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.122	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P10 (Vegetation and landscaping) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P10	WCC Environmental Reference Group	377.326	Support	The policy will assist with reducing unnecessary loss of vegetation, with benefits to biodiversity, pleasantness and amenity, as well as helping reduce the rate and amount of storm water run-off.	Retain MRZ-P10 (Vegetation and landscaping) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P10	Director-General of Conservation	385.81	Support	Supports the use of policy which encourages the retention of existing vegetation (including native vegetation) that would otherwise be unprotected under the Proposed District Plan.	Retain MRZ-P10 (Vegetation and landscaping) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P10	Kāinga Ora Homes and Communities	391.347	Oppose	MRZ-P10 is opposed as it may have the effect of applying blanket protections to non-indigenous vegetation and therefore seeks the deletion of this policy.	Delete MRZ-P10 (Vegetation and landscaping) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-P10	Metlifecare Limited	413.25	Oppose	Supports the provision of high quality landscaping to enhance the built environment, however the proposed policy MRZ-P10 goes much further than this, and is likely to be counter to the requirement in the NPS-UD to enable intensification.	Seeks to delete MRZ-P10 (Vegetation and landscaping).
Residential Zones / Medium Density Residential Zone / MRZ-P10	Metlifecare Limited	413.26	Oppose	Supports the provision of high quality landscaping to enhance the built environment, however the proposed policy MRZ-P10 goes much further than this, and is likely to be counter to the requirement in the NPS-UD to enable intensification.	Seeks add amend MRZ-P10 (Vegetation and landscaping) to add as follows:  <u>Encourage the provision and maintenance of landscaping to enhance the built environment.</u>
Residential Zones / Medium Density Residential Zone / MRZ-P11	Kilmarston Developments Limited and Kilmarston Properties Limited	290.61	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P11 (Attractive and safe streets and public open spaces) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P11	Retirement Villages Association of New Zealand Incorporated	350.121	Support	Supports MRZ-P11 as it aligns with Policy 3 of the MDRS.	Retain MRZ-P11 (Attractive and safe streets and public open spaces) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P11	Waka Kotahi	370.275	Support	Policy MRZ-P11 is supported.	Retain MRZ-P11 (Attractive and safe streets and public open spaces) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P11	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.123	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P11 (Attractive and safe streets and public open spaces) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P11	WCC Environmental Reference Group	377.327	Support	The policy will assist with improving liveability and attractiveness - designing for safety is highly important in built environments.	Retain MRZ-P11 (Attractive and safe streets and public open spaces) as notified.



# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P12	Prime Property Group	256.4	Oppose	<p>Spenmoor area defined in the district plan restricts any multi residential development in this area by seeking further assessments with respect to traffic.</p> <p>Considers that the street is no worse than others in Newlands that do not have a specific policy focussed on traffic effects and roading capacity.</p> <p>Works are scheduled which negate the need for the policy and further assessment of traffic effects</p> <p>[Refer to original submission for full reason].</p>	Delete provision MRZ-P12 (Roading capacity in the Spenmoor Street Area).
Residential Zones / Medium Density Residential Zone / MRZ-P12	Waka Kotahi	370.276	Support	Policy MRZ-P12 is supported.	Retain MRZ-P12 (Roading capacity in the Spenmoor Street Area) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P12	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.124	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P12 (Roading capacity in the Spenmoor Street Area) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P12	Kāinga Ora Homes and Communities	391.348	Support in part	MRZ-P12 is generally supported but an amendment is sought.	Retain MRZ-P12 (Roading capacity in the Spenmoor Street Area) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P12	Kāinga Ora Homes and Communities	391.349	Amend	Considers that MRZ-P12 should be amended to delete the reference to 'multi-unit housing' consistent with the rest of the submission.	<p>Amend MRZ-P12 (Roading capacity in the Spenmoor Street Area) as follows:</p> <p>Only allow <del>multi-unit housing</del> <b>more than three residential units per site</b> where it can be demonstrated that the local roading network has the capacity to accommodate any increase in traffic associated with the new development, and that the safety and efficiency of the roading network will be maintained.</p>
Residential Zones / Medium Density Residential Zone / MRZ-P13	Tapu-te-Ranga Trust	297.32	Support in part	Supports (in large) the inclusion of a provision which directs the development of their land, but would like it amended to be more enabling for the anticipated use of the land.	Retain MRZ-P13 (Tapu Te Ranga), but seeks amendment
Residential Zones / Medium Density Residential Zone / MRZ-P13	Tapu-te-Ranga Trust	297.33	Amend	Supports (in large) the inclusion of a provision which directs the development of their land, but would like it amended to be more enabling for the anticipated use of the land.	<p>Amend MRZ-P13 (Tapu Te Ranga) as follows:</p> <p><del>Facilitate</del> <b>Enable</b> the integrated development of the Tapu Te Ranga land in a manner that:</p> <ol style="list-style-type: none"> <li>1. Identifies and appropriately addresses any geo-technical and contamination issues;</li> <li>2. Incorporates planting and landscaping to provide visual screening and integrate development into the surrounding environment; and</li> <li>3. Fulfils the intent of the Residential Design Guide and Papakāinga Design Guide where relevant and applicable; and.</li> <li>4. Supports the long-term development aspirations for the site including Nohokāinga/Papakāinga, Marae, Urupā extension, Kāinga, and community buildings.</li> </ol>
Residential Zones / Medium Density Residential Zone / MRZ-P13	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.125	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P13 (Tapu Te Ranga) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P13	Taranaki Whānui ki te Upoko o te Ika	389.93	Amend	Seeks clarification of the use of papakāinga.	Amend MRZ-P13 (Tapu Te Ranga) to the following: ..... 3. Fulfills the intent of the Residential Design Guide and <del>Papakāinga</del> Papakāinga, Design Guide where relevant and applicable.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-P13	Kāinga Ora Homes and Communities	391.350	Support in part	MRZ-P13 is generally supported but an amendment is sought.	Retain MRZ-P13 (Tapu Te Ranga) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P13	Kāinga Ora Homes and Communities	391.351	Amend	Considers that MRZ-P13 should be amended to delete Design Guides within the District Plan. Kāinga Ora considers Design Guides to be too broad to be used as an assessment matter. A limited range of design criteria should be utilised instead and the focus for assessment should be effects beyond those anticipated by the zone in accordance with Policy 6 of the NPSUD.	Amend MRZ-P13 (Tapu Te Ranga) to delete reference to the Residential Design Guide and Papakāinga Design Guide and replace with the key design principles from these guides.
Residential Zones / Medium Density Residential Zone / MRZ-P13	Te Rūnanga o Toa Rangitira	488.75	Support in part	Supports reference to papakāinga design guide.	Retain MRZ-P13 (Tapu Te Ranga) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P14	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.126	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P14 (Community gardens, urban agriculture and waste minimisation) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P14	Envirowaste Services Ltd	373.14	Support	MRZ-P14 is supported as it will encourage the diversion of waste appropriately. The definition for community gardens does not allow for composting of food waste specifically, which may preclude the undertaking of food waste composting.	Retain MRZ-P14 (Community gardens, urban agriculture and waste minimisation) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P14	WCC Environmental Reference Group	377.328	Support	Considers that the policy will help compensate for residents having less available green space, and provide for community building and public health, as well as potential infrastructure for green waste recycling at a local scale.	Retain MRZ-P14 (Community gardens, urban agriculture and waste minimisation) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P14	Kāinga Ora Homes and Communities	391.352	Support	MRZ-P14 is generally supported.	Retain MRZ-P14 (Community gardens, urban agriculture and waste minimisation) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P14	VicLabour	414.29	Support	Supports provision for community gardens and urban agriculture and considers a green city and more community spaces is needed.	Retain MRZ-P14 (Community gardens, urban agriculture and waste minimisation) as notified. [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-P15	Avryl Bramley	202.38	Oppose	Considers that this provision is too wide and allows commercial usage creep.	Delete MRZ-P15 (Non residential activities and buildings) in it's entirety.
Residential Zones / Medium Density Residential Zone / MRZ-P15	Fire and Emergency New Zealand	273.176	Support	Supports the policy as it enables non-residential activities and buildings that support the needs of the local communities which provide for emergency service facilities to locate in this zone. This policy also supports non-residential activities that maintain the safety of the transport network and are adequately serviced by three waters infrastructure	Retain MRZ-P15 (Non-residential activities and buildings) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P15	Phillippa O'Connor	289.20	Amend	Considers that Non-residential activities (being activities already contemplated by the zone by way of restricted discretionary or discretionary activities, or ones that infringe the zone standards) should be able to be accommodated in the zone if they can demonstrate the requirements of the policy.	Amend MRZ-P15 (Non-residential activities and buildings) as follows:  <del>Only</del> Allow non-residential activities and buildings that:  1. Support the needs of local communities; 2. Are of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone; 3. Contribute positively to the urban environment and achieve attractive and safe streets; 4. Reduce reliance on travel by private motor vehicle; 5. Maintain the safety and efficiency of the transport network; and 6. Are adequately serviced by three waters infrastructure or can address any constraints on the site.
Residential Zones / Medium Density Residential Zone / MRZ-P15	Kilmarston Developments Limited and Kilmarston Properties Limited	290.62	Support	Supports the appropriate Medium Density Residential Zoning of their land.	Retain MRZ-P15 (Non-residential activities and buildings) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P15	Paihikara Ki Pōneke Cycle Wellington	302.40	Support in part	[No specific reason given beyond decision requested - refer to original submission].	Retain MRZ-P15 (Non-residential activities and buildings) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P15	Paihikara Ki Pōneke Cycle Wellington	302.41	Amend	Considers that MRZ-P15 should be amended, as multi-unit housing and other non-residential activities and building cannot require car parking as set out in the NPS-UD. Developments should provide adequate and appropriately located cycle and micromobility parking to align with infrastructure and transport objectives in the PDP.	Amend MRZ-P15 (Non-residential activities and buildings) as follows:  Only allow non-residential activities and buildings that: ... 6. Are adequately serviced by three waters infrastructure or can address any constraints on the site. <u>7. Provides an adequate and appropriately located area on site for cycle and micromobility parking and charging;</u> <u>8. Adequate cycle facilities are accessible, secure, and covered (protected from weather) by three waters infrastructure or can address any constraints on the site.</u>
Residential Zones / Medium Density Residential Zone / MRZ-P15	Woolworths New Zealand	359.41	Amend	Considers that MRZ-P15 should be amended to clarify wording relative to the discretionary activity status of various non-residential activities and buildings provided for within the Medium Density Residential zone as restricted discretionary activities, and the provision of all other activities as discretionary activities.	Amend MRZ-P15 (Non-residential activities and buildings) as follows:  <del>Only</del> Allow non-residential activities and buildings that:  1. Support the needs of local communities; 2. Are of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone; 3. Contribute positively to the urban environment and achieve attractive and safe streets; 4. Reduce reliance on travel by private motor vehicle; 5. Maintain the safety and efficiency of the transport network; <del>and</del> 6. Are adequately serviced by three waters infrastructure or can address any constraints on the site; <u>7. Can demonstrate an operational or functional need to locate within the zone.</u>
Residential Zones / Medium Density Residential Zone / MRZ-P15	Waka Kotahi	370.277	Support in part	Policy MRZ-P15 is supported, but amendment is sought.	Retain Policy MRZ-P15 (Non-residential activities and buildings) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-P15	Waka Kotahi	370.278	Amend	Considers that mixed-use activities should be encouraged in MRZ-P15 and supported where appropriate and integrated with residential development.	Amend Policy MRZ-P15 (Non-residential activities and buildings) as follows: Only allow non-residential activities and buildings that: ... 5. Maintain the safety and efficiency of the transport network; <del>and</del> 6. Are adequately serviced by three waters infrastructure or can address any constraints on the site; <u>and</u> 7. <u>Are integrated into residential developments where possible.</u>
Residential Zones / Medium Density Residential Zone / MRZ-P15	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.127	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-P15 (Non-residential activities and buildings) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P15	WCC Environmental Reference Group	377.329	Support	The policy will help enable facilities and services that support urban living.	Retain MRZ-P15 (Non-residential activities and buildings) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-P15	Kāinga Ora Homes and Communities	391.353	Support in part	MRZ-P15 is generally supported but an amendment is sought.	Retain MRZ-P15 (Non-residential activities and buildings) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P15	Kāinga Ora Homes and Communities	391.354	Amend	Considers that MRZ-P15 should be amended to clarify that servicing may change as a result of development. Changes are also sought to better recognise the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect.	Amend MRZ-P15 (Non-residential activities and buildings) as follows:  Only allow non-residential activities and buildings that:  1. Support the needs of local communities; 2. Are of an intensity, scale and design that is consistent with the <del>amenity values</del> <u>amenity values anticipated and planned built form</u> for the Zone; 3. Contribute positively to the urban environment and achieve attractive and safe streets; 4. Reduce reliance on travel by private motor vehicle; 5. Maintain the safety and efficiency of the transport network; and 6. Are <del>adequately able to be</del> <u>adequately able to be</u> serviced by three waters infrastructure or can address any constraints on the site.
Residential Zones / Medium Density Residential Zone / MRZ-P15	Ministry of Education	400.94	Support in part	Supports MRZ-P15 in part as it provides for non-residential activities in the MRZ.	Retain MRZ-P15 (Non-residential activities and buildings) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-P15	Ministry of Education	400.95	Amend	Seeks MRZ-P15 be amended to ensure that additional infrastructure (including educational facilities) are explicitly recognised and provided for within the MRZ.	Amend MRZ-P15 (Non-residential activities and buildings) as follows:  Only allow non-residential activities and buildings that: ... 6. Are adequately serviced by three waters infrastructure or can address any constraints on the site. 7. <u>Provides additional infrastructure to support the needs of the community</u>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	Victoria University of Wellington Students' Association	123.47	Oppose	Opposes MRZ-PREC01-P1 (Character Precincts - Maintenance of character) as notified.  The provision does not allow for more modern housing or work towards warmer or drier homes and instead maintains the status quo.	Opposes MRZ-PREC01-P1 (Character Precincts - Maintenance of character) as notified.  Seeks that the high standard of safety, accessibility, and warmth of dwellings is prioritised instead.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.19	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P1 (Maintenance of character) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	Waka Kotahi	370.279	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01-P1 (Maintenance of character) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	WCC Environmental Reference Group	377.330	Support	MRZ-PREC01-P1 is supported as it is considered that it clearly signals an intent to ensure alterations and developments in character precincts are done in a way that preserves the character that is an integral part of the city's identity	Retain MRZ-PREC01-P1 (Maintenance of character) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	Kāinga Ora Homes and Communities	391.355	Oppose	MRZ-PREC01-P1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-P1 (Maintenance of character) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	Lucy Harper and Roger Pemberton	401.54	Support	Supports the MRZ-PREC01-P1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P1 (Maintenance of character) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	Anita Gude and Simon Terry	461.25	Amend	Considers that the provisions are insufficient to manage the Mount Vicotira North Character Area.  [See original submission for full reasons]	Seeks that MRZ-PREC02-P1 (Maintenance of townscape values) is amended to require developers to conform to minimum standards specified in the design guide.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P1	Anita Gude and Simon Terry	461.26	Amend	Developers should be required to conform to "Guiding principles" specified in the design guide. As worded, the policies present more of an advisory note than a mandatory requirement. All developers should be required to conform to the "Guiding principles".	Amend Policy MRZ-PREC01-P1 (maintenance of character) to require developers conform to the "Guiding Principles" specified in the Design Guide.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Owen Watson	51.4	Support	Supports the presumption of non-demolition for pre-1930's buildings.	Retain MRZ-PREC01-P2 provisions relating to demolition of pre-1930s buildings as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Tim Bright	75.8	Not specified	No details supplied	[Not specified]
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Alan Olliver & Julie Middleton	111.6	Amend	Considers that heritage values need to be given stronger weighting in considering whether demolition is appropriate.  Considers that no. 3 under this policy is only acceptable if more is done to prevent 'demolition by neglect'.  [refer to original submission for further reasons]	Seeks that MRZ-PREC01-P2 (Restrictions on demolition) is amended to take into account the status of a building in the wider heritage context of the character precinct and Mount Victoria.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Victoria University of Wellington Students' Association	123.48	Oppose	Considers that MRZ-PREC01-P2 and related rules should be set aside as the protection of character prevents access to modern homes, or warmer and drier housing.	Delete MRZ-PREC01-P2 (Restrictions on demolition) in its entirety.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Victoria University of Wellington Students' Association	123.49	Amend	Considers that MRZ-PREC01-P2 should be amended to include post-1930s buildings as they may also meet the threshold of low contribution to the area and poor condition for demolition.	Amend MRZ-PREC01-P2 (Restrictions on demolition) to include post-1930s buildings (to allow for their demolition), if this is not deleted.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	LIVE WELLington	154.7	Support	Supports restrictions on demolition of pre-1930s buildings as stated in the proposed District Plan.  Considers that requiring a resource consent for this activity allows input and review of the value of the building and whether it should be demolished.	Retain MRZ-PREC01-P2 (Restrictions on demolition) as notified.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Jonothan and Tricia Briscoe	190.16	Amend	Considers that heritage values need to be given stronger weighting in deciding whether a building may be demolished.  Considers that MRZ-PREC01-P2.2. (Restrictions on demolition) is only acceptable if the WCC also takes action to prevent 'demolition by neglect', a strategy many property owners are known to resort to.	Seeks that the WCC and District Plan do not support 'demolition by neglect' and that there should be a presumption of non-demolition for pre-1930s buildings.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Jonothan and Tricia Briscoe	190.17	Not specified	Considers that the criteria referring to consistency in form and style with other pre-1930 buildings risks ignoring a unique characteristic of Mt Victoria's historic building patterns where original buildings are not consistent in form and style with their neighbours.  Considers that the criteria referring to the level of visibility does not take into account that a unique characteristic of Mt Victoria's historic building patterns is houses set back or barely visible from the street.	Seeks that MRZ-PREC01-P2 (Restrictions on demolition) takes into account the status of a building in the wider heritage context of the Character Precinct and Mt Victoria.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Jonothan and Tricia Briscoe	190.18	Not specified	Considers that if the extent of character 'overlay' in Mt Victoria is to be reduced to only 30% from the area covered by the current pre-1930s demolition rule, more needs to be done to protect what remains.	Not specified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Mike Camden	226.6	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that MRZ-PREC01-P2 (Demolition) be expanded to include consideration of environmental effects of demolition or removal and salvage.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Alan Fairless	242.20	Amend	Considers that Wellington's liveability, and its character and heritage, can be protected at the same time as new housing is added.  Considers that rather than wholesale deregulation and the widespread removal of protections, the District Plan needs to better recognise and provide for the protection of heritage from inappropriate development and better take into account the need to maintain and enhance amenity values.	Reinstate the Operative Plan's demolition controls in the pre-1930s character areas.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Alan Fairless	242.21	Amend	Considers that rather than wholesale deregulation and the widespread removal of protections, character and heritage can be considered as part of community dialogue.  The District Plan needs to better recognise and provide for the protection of heritage from inappropriate development and better take into account the need to maintain and enhance amenity values.	Seeks that the District Plan clearly identify community-based planning for intensification as a method for increasing housing supply within areas subject to the demolition controls (as revised by this submission) for pre-1930s character areas.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.20	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P2 (Restrictions on demolition) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.21	Amend	<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, if not Character Precincts, should be covered by the pre-1930's demolition rules.</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>If the following sites are not classified under a character precinct:</p> <p>Seeks that MRZ-PREC01-P2 (Restrictions on demolition) is amended to apply to 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>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Khoi Phan	326.13	Amend	<p>Only allow the demolition of pre-1930s buildings, including the demolition or removal of architectural features from the primary elevation of any pre-1930 building, where either:</p> <ol style="list-style-type: none"> <li>1. It can be demonstrated that the contribution of a building to the character of the area is low, with reference to: <ol style="list-style-type: none"> <li>a. The level of visibility of the existing building from surrounding public spaces;</li> <li>b. Whether the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area;</li> <li>c. The extent to which the existing building retains its original design features relating to form, materials, and detailing and the extent to which those features have been modified.</li> <li>d. whether the building is an integral part of a row of buildings that are consistent in form, scale, and siting; and</li> <li>e. Whether the building represents a rare or unique example of pre-1930s architecture;</li> </ol> </li> <li>2. The building is shown to be in a poor condition, particularly in terms of: <ol style="list-style-type: none"> <li>a. Its structural integrity, so that its retention is impractical or economically unviable;</li> <li>b. Whether the building presents a hazard; and</li> <li>c. Whether the building presents a risk to life in the event of an earthquake.</li> </ol> </li> </ol>	Amend MRZ-PREC-01-P2 (Restrictions on demolition) to replace 1930 with 1950.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Khoi Phan	326.14	Amend	[No specific reason given beyond decision requested - refer to original submission].	Clarify MRZ-PREC01-P2 (Restrictions on demolition) to define "poor condition".

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Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Waka Kotahi	370.280	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01-P2 (Restrictions on demolition) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	WCC Environmental Reference Group	377.331	Support	Considers that MRZ-PREC01-P2 clearly signals an intent to ensure re-use rather than demolition of buildings in character areas - important as part of reducing wastage, as well as preserving the character that is an integral part of the city's identity.	Retain MRZ-PREC01-P2 (Restrictions on demolition) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Kāinga Ora Homes and Communities	391.356	Oppose	MRZ-PREC01-P2 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-P2 (Restrictions on demolition) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Murray Pillar	393.19	Amend	Considers that there should be much wider coverage of the rule requiring a resource consent for demolishing pre-1930s dwellings in areas currently with that protection.	Seeks that there is much wider coverage of the MRZ-PREC01-P2 (Restrictions on demolition) provisions that require a resource consent for demolishing pre-1930s buildings.  [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Lucy Harper and Roger Pemberton	401.55	Support	Supports the MRZ-PREC01-P2 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P2 (Restrictions on demolition) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Wellington Heritage Professionals	412.75	Amend	Considers that the character areas should seek to preserve pre-1930 character, not original character as many buildings have had modifications prior to 1930 that are not original.  [See original submission for full reasons]	Amend MRZ-PREC01-P2 (Restrictions on demolition) as follows:  Only allow the demolition of pre-1930 buildings, including the demolition or removal of architectural features from the primary elevation of any pre-1930 building, where either:  1. It can be demonstrated that the contribution of the building to the character of the area is low, with reference to: ... c. The extent to which the existing building retains its original pre-1930 design features relating to form, materials, and detailing and the extent to which those features have been modified;
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P2	Anita Gude and Simon Terry	461.27	Support	Supports MRZ-PREC01-P2 in its entirety.  Considers that these provisions are well thought through.	Retain MRZ-PREC01-P2 (Restrictions on demolition) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	Victoria University of Wellington Students' Association	123.50	Amend	Considers that MRZ-PREC01-P3 with regards to 'provided that it does not detract from the character' poses further limits on what can be built in the area.	Seeks that the consideration 'provided that it does not detract from the character' is removed from MRZ-PREC01-P3 (Intensification).  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.22	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P3 (Intensification) as notified.



## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	Khoi Phan	326.15	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Remove the criteria in PREC01-P3 (Intensification) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	WCC Environmental Reference Group	377.332	Support	Considers that MRZ-PREC01-P3 enables intensification in a way that preserves character.	Retain MRZ-PREC01-P3 (Intensification) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	Kāinga Ora Homes and Communities	391.357	Oppose	MRZ-PREC01-P3 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-P3 (Intensification) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	Lucy Harper and Roger Pemberton	401.56	Support	Supports the MRZ-PREC01-P3 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P3 (Intensification) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P3	VicLabour	414.30	Oppose	Opposes the provision as the submitter considers that the protection of Character should not be cast over the need for higher density housing.	Delete MRZ-PREC01-P3 (Intensification)
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P4	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.23	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P4 (Ongoing use and repair and maintenance) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P4	WCC Environmental Reference Group	377.333	Support	Considers that MRZ-PREC01-P4 supports sustainable use of buildings in character areas.	Retain MRZ-PREC01-P4 (On-going use and repair and maintenance) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P4	Kāinga Ora Homes and Communities	391.358	Oppose	MRZ-PREC01-P4 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-P4 (On-going use and repair and maintenance) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P4	Lucy Harper and Roger Pemberton	401.57	Support	Supports the MRZ-PREC01-P4 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P4 (On-going use and repair and maintenance) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P5	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.24	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P5 (Car parking and accessory buildings) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P5	Waka Kotahi	370.281	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01-P5 (Car parking and accessory buildings) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P5	WCC Environmental Reference Group	377.334	Support	Considers that MRZ-PREC01-P5 important as character can be adversely impacted by poorly designed car parking and garaging.	Retain MRZ-PREC01-P5 (Car parking and accessory buildings) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P5	Kāinga Ora Homes and Communities	391.359	Oppose	MRZ-PREC01-P5 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-P5 (Car parking and accessory buildings) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P5	Lucy Harper and Roger Pemberton	401.58	Support	Supports the MRZ-PREC01-P5 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P5 (Car parking and accessory buildings) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P6	Claire Nolan, James Fraser, Bidy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.25	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-P6 (Special features) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P6	Waka Kotahi	370.282	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01-P6 (Special features) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P6	WCC Environmental Reference Group	377.335	Support	Considers that MRZ-PREC01-P6 is important, as these features contribute to the character of the area just as buildings do.	Retain MRZ-PREC01-P6 (Special features) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-P6	Lucy Harper and Roger Pemberton	401.59	Support	Supports the MRZ-PREC01-P6 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-P6 (Special features) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-P1	Waka Kotahi	370.283	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC02-P1 (Maintenance of townscape values) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-P1	Kāinga Ora Homes and Communities	391.360	Oppose	MRZ-PREC02-P1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-P1 (Maintenance of townscape values) in its entirety.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-P1	Lucy Harper and Roger Pemberton	401.60	Support	Supports the MRZ-PREC02-P1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02-P1 (Maintenance of townscape values) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-P1	Anita Gude and Simon Terry	461.28	Amend	Considers that the provisions are insufficient to manage the Mount Victoria North Character Area.  [See original submission for full reasons]	Amend MRZ-PREC02-P1 (Maintenance of townscape values) is amended to include the following requirement that "Applicants must demonstrate that the provisions of this Design Guide have been acknowledged and interpreted and their objectives satisfied".
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-P1	Waka Kotahi	370.284	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC03-P1 (Managing development) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-P1	Kāinga Ora Homes and Communities	391.361	Oppose	MRZ-PREC03-P1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC03-P1 (Managing development) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-P1	Lucy Harper and Roger Pemberton	401.61	Support	Supports the MRZ-PREC03-P1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-P1 (Managing development) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R1	Phillippa O'Connor	289.21	Amend	Considers #64 Kelburn Parade should have provision for non-residential activities on the ground floor because it is close to the university.  [See original submission for full details]	Seeks that provision is made for small scale non-residential activity on the ground floor of 64 Kelburn Parade.
Residential Zones / Medium Density Residential Zone / MRZ-R1	WCC Environmental Reference Group	377.336	Support	Considers that the rule will help compensate for residents having less available green space, and provide for community building and public health, as well as potential infrastructure for green waste recycling at a local scale.	Retain MRZ-R1 (Community gardens) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R1	VicLabour	414.31	Support	Supports provision for community gardens and urban agriculture and considers a green city and more community spaces is needed.	Retain MRZ-R1 (Community gardens) as notified. [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-R2	Ara Poutama Aotearoa the Department of Corrections	240.14	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain MRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R2	Tapu-te-Ranga Trust	297.34	Support	Supports the inclusion of this rule and recognition of Tapu-te-Ranga land and the identification of specific matters relevant to the development of the site. These matters are all relevant and are addressed individually above.	Retain MRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R2	Transpower New Zealand Limited	315.185	Amend	Considers that on the basis the National Grid is a qualifying matter, MRZ-R2 should be amended to clarify activities subject to the rule are subject to the qualifying matter area provisions. Considers the note would assist with plan interpretation and application.	<p>Amend Rule MRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as follows:</p> <p>MRZ-R2 Residential activities, excluding retirement villages, supported residential care activities and boarding houses</p> <p>1. Activity status: Permitted Where: a. No more than three residential units occupy the site, except in MRZ-PREC03 where there is no limit.</p> <p>2. Activity status: Restricted Discretionary Where: a. Compliance with MRZ-R2.1.a cannot be achieved. Matters of discretion are: 1. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6; 2. For any site within the Spenmoor Street Area: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P12; and 3. For the Tapu Te Ranga land: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P13.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R2.2.a is precluded from being either publicly or limited notified. Note:</p> <p><u>Activities subject to MRZ-R2 shall comply with, and are subject to, the relevant provisions for qualifying matter areas.</u></p>
Residential Zones / Medium Density Residential Zone / MRZ-R2	Khoi Phan	326.16	Amend	[No specific reason given beyond decision requested - refer to original submission].	<p>Amend MRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than <del>three</del> <u>six</u> residential units occupy the site, except in MRZ-PREC03 where there is no limit.</p>
Residential Zones / Medium Density Residential Zone / MRZ-R2	Waka Kotahi	370.285	Support	Rule MRZ-R2 is supported.	Retain MRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R2	WCC Environmental Reference Group	377.337	Support	Considers that MRZ-R2 will help enable facilities and services that are suited to a residential setting.	Retain MRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R2	Kāinga Ora Homes and Communities	391.362	Support in part	MRZ-R2 is partially supported but amendments are sought.	Retain MRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R2	Kāinga Ora Homes and Communities	391.363	Amend	Considers that MRZ-R2 should be amended so that changes can be made to provide for better clarity in regard to the intention of the rule and notification preclusions.	Amend MRZ-R2.1 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as follows: 1. Activity status: Permitted where: a. No more than three residential units occupy the site; <del>and, except in MRZ-PREC03 where there is no limit.</del> b. <u>Compliance with the following standards is achieved:</u> i. <u>MRZ-S1;</u> ii. <u>MRZ-S3;</u> iii. <u>MRZ-S4 only in relation to the rear/side yard boundary setback;</u> iv. <u>MRZ-S5;</u> v. <u>MRZ-S7.</u>
Residential Zones / Medium Density Residential Zone / MRZ-R2	Kāinga Ora Homes and Communities	391.364	Amend	Considers that MRZ-R2 should be amended so that changes can be made to provide for better clarity in regard to the intention of the rule and notification preclusions. An additional Restricted Discretionary activity status is proposed.	Amend MRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as follows:  <u>2. Activity Status: Restricted Discretionary where compliance with MRZ-R1.a. cannot be achieved.</u>  <u>Matters of discretion are:</u> <u>1. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> <u>2. The development contributes to a safe and attractive public realm and streetscape;</u> <u>3. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</u> <u>4. The degree to which development delivers quality on-site amenity and occupant privacy that is appropriate for its scale; and</u>  <u>where compliance with MRZ-R1.b. cannot be achieved.</u> <u>5. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</u>
Residential Zones / Medium Density Residential Zone / MRZ-R2	Kāinga Ora Homes and Communities	391.365	Amend	Considers that MRZ-R2 should be amended so that changes can be made to provide for better clarity in regard to the intention of the rule and notification preclusions. An additional Notification status is proposed.	Amend MRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as follows: ... <u>Notification status:</u> <u>1. An application for resource consent which complies with MRZ-R1.a. but does not comply with MRZR1.b. is precluded from being publicly notified.</u> <u>2. An application for resource consent made which does not comply with MRZ-R1.a. but complies with MRZ-R1.b. is precluded from being either publicly or limited notified.</u> <u>3. An application for resource consent made which does not comply with MRZ-R1.a. and MRZ-R1.b. but complies with MRZ-S1 and MRZ-S5 is precluded from being either publicly notified.</u>
Residential Zones / Medium Density Residential Zone / MRZ-R2	Anita Gude and Simon Terry	461.29	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend MRZ-R2 (Residential Activities...) to make it clear that the Restricted Discretionary provisions are only available in the Townscape Precincts if the burden of proof is placed with the developer, in respect to MRZ-P2 (Housing Supply and Choice) and MRZ-P3 (Housing Needs).

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R2	Craig Palmer	492.2	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R3	Waka Kotahi	370.286	Support in part	Submitter supports the permitted activity standards for home business as it limits potential traffic effects on the roading network. Submitter also supports the restricted discretionary activity status for where the standards are not met.	Retain Rule MRZ-R3 (Home business) and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R3	Waka Kotahi	370.287	Amend	Submitter has sought changes to standards that apply to the permitted rule of MRZ-R3.	Seeks to amend Rule MRZ-R3.1 (Home business) to align with requested changes to the referenced standards in the rule.
Residential Zones / Medium Density Residential Zone / MRZ-R3	WCC Environmental Reference Group	377.338	Support	Considers that MRZ-R3 will help enable businesses that are suited to a residential setting.	Retain MRZ-R3 (Home business) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R3	Kāinga Ora Homes and Communities	391.366	Support in part	MRZ-R3 is generally supported, particularly the preclusion of public notification but an amendment is sought.	Retain MRZ-R3 (Home business) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R3	Kāinga Ora Homes and Communities	391.367	Amend	Considers that MRZ-R3 should be amended to recognise changing urban environments and amenity in accordance with the NPSUD.	Amend MRZ-R3.2 (Home business) as follows: ... Matters of discretion are: 1. The extent to which the intensity and scale of the activity adversely impacts on the <u>planned urban built form amenity values</u> of nearby residential properties and the surrounding neighbourhood. 2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood. ...
Residential Zones / Medium Density Residential Zone / MRZ-R3	Craig Palmer	492.3	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R3 (Home business) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R3	Craig Palmer	492.4	Support in part	Supports MRZ-R3 (Home business) facilitating individuals being able to conduct a business from their principal place of residence.	Retain Supports MRZ-R3 (Home business) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R3	Craig Palmer	492.5	Amend	Considers that MRZ-R3 (Home business) should be amended to reduce the proposed numbers working and those visiting as they are out of proportion to a home-based business.  Considers that the MRZ-R3 exception to exclusive residential use needs to be tailored to small and non-intrusive ventures that can be readily monitored. The right of neighbours to have quiet enjoyment at all times needs to be upheld as having paramount importance.	Amend MRZ-R3.1.b. (Home Business) as follows: ... b. No more than <del>four</del> <u>three</u> people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed <del>10</del> <u>6</u> people at any one time;
Residential Zones / Medium Density Residential Zone / MRZ-R3	Craig Palmer	492.6	Amend	Considers that the HRZ-R3 exception to exclusive residential use needs to be tailored to small and non-intrusive ventures that can be readily monitored. The right of neighbours to have quiet enjoyment at all times needs to be upheld as having paramount importance.	Seeks that MRZ-R3 (Home Business) is amended to include the mandatory notification and consultation provisions of the Prostitution Reform Act 2003 need to be added as a caveat.
Residential Zones / Medium Density Residential Zone / MRZ-R3	Craig Palmer	492.7	Amend	Considers that the MRZ-R3 exception to exclusive residential use needs to be tailored to small and non-intrusive ventures that can be readily monitored. The right of neighbours to have quiet enjoyment at all times needs to be upheld as having paramount importance.	Not specified.
Residential Zones / Medium Density Residential Zone / MRZ-R3	Craig Palmer	492.8	Amend	Considers that the potential loss of tenancies for commercial property owners paying higher rates should be considered.	Seeks that MRZ-R3.2 (Home Business) is amended to include the potential loss of tenancies for commercial property owners paying higher rates as a matter of discretion [inferred decision requested]

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R4	Oranga Tamariki	83.8	Support	Oranga Tamariki support the Permitted activity status for supported residential care activities. It provides flexibility for Oranga Tamariki to establish homes (up to 10 residents) in residential zones.  Residential zones are considered an appropriate zone for Oranga Tamariki homes.	Retain MRZ-R4.1 (Supported residential care activities) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R4	Oranga Tamariki	83.9	Support	Oranga Tamariki support the Restricted Discretionary activity status for supported residential care activities exceeding 10 residents. Oranga Tamariki consider it acceptable for Council to consider the effects on the amenity values of the wider area as a result of the intensity and scale of the activity.  Oranga Tamariki also support the preclusion of public notification for supported residential care activities exceeding 10 residents.	Retain MRZ-R4.2 (Supported residential care activities) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R4	Ara Poutama Aotearoa the Department of Corrections	240.15	Oppose in part	Considers that should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", then Ara Poutama requests that the enabled activities policies and permitted land use activity rules applying to supported residential care activities in the Medium Density Residential, High Density Residential, Large Lot Residential and Corrections zones are retained as notified.  The permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities. Such activities are an important component of the rehabilitation and reintegration process for people under Ara Poutama's supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety.	Retain MRZ-R4 (Supported residential care activities) as notified if "supported residential care activity" definition and references to term are retained.
Residential Zones / Medium Density Residential Zone / MRZ-R4	Khoi Phan	326.17	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend MRZ-R4 (Supported residential care activities) as follows:  1. Activity status: Permitted  Where:  a. The maximum occupancy does not exceed <del>10-20</del> residents.
Residential Zones / Medium Density Residential Zone / MRZ-R4	WCC Environmental Reference Group	377.339	Support	Considers that MRZ-R4 will help enable facilities and services that are suited to a residential setting.	Retain MRZ-R4 (Supported residential care activities) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R4	Kāinga Ora Homes and Communities	391.368	Support in part	MRZ-R4 is generally supported but an amendment is sought.	Retain MRZ-R4 (Supported residential care activities) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R4	Kāinga Ora Homes and Communities	391.369	Amend	Considers that MRZ-R4 should be amended to recognise changing urban environments and amenity in accordance with the NPS-UD, and to preclude both public and limited notification as the activity is residential in nature and anticipated within the zone.	Amend MRZ-R4.2 (Supported residential care activities) as follows: ... Matters of discretion are: 1. The extent to which the intensity and scale of the activity adversely impacts on the <u>planned urban built form</u> amenity values of nearby residential properties and the surrounding neighbourhood.  Notification status: An application for resource consent made in respect of rule MRZ-R4.2.a is precluded from being <u>either publicly or limited</u> notified.

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R4	Craig Palmer	492.9	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R4 (Supported residential care activities) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R5	Khoi Phan	326.18	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend MRZ-R5 (Boarding houses) as follows: ② 1. Activity status: Permitted  Where: a. The maximum occupancy does not exceed <del>10</del> 20 guests per night.
Residential Zones / Medium Density Residential Zone / MRZ-R5	WCC Environmental Reference Group	377.340	Support	Considers that MRZ-R5 will help enable facilities and services that are suited to a residential setting.	Retain MRZ-R5 (Boarding houses) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R5	Kāinga Ora Homes and Communities	391.370	Support in part	MRZ-R5 is generally supported but an amendment is sought.	Retain MRZ-R5 (Boarding houses) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R5	Kāinga Ora Homes and Communities	391.371	Amend	Considers that MRZ-R5 should be amended to recognise changing urban environments and amenity in accordance with the NPS-UD, and to preclude both public and limited notification as the activity is residential in nature and anticipated within the zone.	Amend MRZ-R5.2 (Boarding houses) as follows: ... Matters of discretion are: 1. The extent to which the intensity and scale of the activity adversely impacts on the <u>planned urban built form amenity values</u> of nearby residential properties and the surrounding neighbourhood.  Notification status: An application for resource consent made in respect of rule MRZ-R5.2.a is precluded from being <u>either publicly or limited</u> notified.
Residential Zones / Medium Density Residential Zone / MRZ-R5	Craig Palmer	492.10	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R5 (Boarding houses) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R6	Airbnb	126.7	Support	Supports the approach to visitor accommodation in the residential zone.	Retain MRZ-R6 (Visitor Accomodation) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R6	Khoi Phan	326.19	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend MRZ-R6 (Visitor accommodation) as follows:  1. Activity status: Permitted  Where: 2. The maximum occupancy does not exceed <del>10</del> 20 guests per night.
Residential Zones / Medium Density Residential Zone / MRZ-R6	Kāinga Ora Homes and Communities	391.372	Support in part	MRZ-R6 is generally supported but an amendment is sought.	Retain MRZ-R6 (Visitor accommodation) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R6	Kāinga Ora Homes and Communities	391.373	Amend	Considers that MRZ-R6 should be amended to recognise changing urban environments and amenity in accordance with the NPS-UD.	Amend MRZ-R6.2 (Visitor accommodation) as follows: ... Matters of discretion are: 1. The extent to which the intensity and scale of the activity adversely impacts on the <u>planned urban built form amenity values</u> of nearby residential properties and the surrounding neighbourhood. ..



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R6	Craig Palmer	492.11	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R6 (Visitor accommodation) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R7	Waka Kotahi	370.288	Support in part	The submitter supports the permitted activity status for childcare service activities for up to 10 children, the effects of larger scale activities of this nature should be assessed through a resource consent and the RD activity status for childcare activities exceeding 10 children at a time is considered appropriate.	Retain Rule MRZ-R7 (Childcare services) and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R7	Waka Kotahi	370.289	Amend	Considers that traffic effects should be added as a matter of discretion as childcare activities can generate high volumes of traffic. Considers that in urban areas, childcare services should be located and designed to facilitate alternative transport modes – e.g located in densely populated areas with good walking connections. In addition, considers a matter of discretion should be included to support multi-use development, provision to include childcare facilities into residential developments where possible	Amend Rule MRZ-R7 (Childcare services) as follows:  1. Activity status: Restricted Discretionary Where: a. Compliance with MRZ-R7.1.a or MRZ-R7.1.b cannot be achieved. Matters of discretion are: 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood; <u>and</u> 2. The extent to which childcare facilities are integrated into residential development; 3. Expected traffic generation and effects on the road network; and 4. How alternative modes will be supported.
Residential Zones / Medium Density Residential Zone / MRZ-R7	WCC Environmental Reference Group	377.341	Support	Considers that MRZ-R7 will help enable facilities and services that are suited to a residential setting.	Retain MRZ-R7 (Childcare services) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R7	Kāinga Ora Homes and Communities	391.374	Support in part	MRZ-R7 is generally supported but an amendment is sought.	Retain MRZ-R7 (Childcare services) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R7	Kāinga Ora Homes and Communities	391.375	Amend	Considers that MRZ-R7 should be amended to recognise changing urban environments and amenity in accordance with the NPS-UD.	Amend MRZ-7.2 (Childcare services) as follows: ... Matters of discretion are: 1. The extent to which the intensity and scale of the activity adversely impacts on the <u>planned urban built form amenity values</u> of nearby residential properties and the surrounding neighbourhood. ...
Residential Zones / Medium Density Residential Zone / MRZ-R7	Ministry of Education	400.96	Support	Supports that the District Plan continues to outline exclusions for childcare facilities in relevant rules in residential zones.	Retain MRZ-R7 (Childcare services) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R7	Craig Palmer	492.12	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R7 (Childcare services) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R8	Retirement Villages Association of New Zealand Incorporated	350.122	Support	Supports the inclusion of a retirement village specific rule, and for applications under this rule being precluded from being publicly notified. However, considers that retirement villages as an activity should be a permitted activity (with the construction of the retirement villages being a restricted discretionary activity). Permitted activity status recognises that retirement villages are residential activities and provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Retain MRZ-R8 (Retirement village) and seeks amendments as outlined below.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R8	Retirement Villages Association of New Zealand Incorporated	350.123	Support in part	Supports the inclusion of a retirement village specific rule, and for applications under this rule being precluded from being publicly notified. However, considers that retirement villages as an activity should be a permitted activity (with the construction of the retirement villages being a restricted discretionary activity). Permitted activity status recognises that retirement villages are residential activities and provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Retain MRZ-R8 (Retirement village) and seeks amendment
Residential Zones / Medium Density Residential Zone / MRZ-R8	Retirement Villages Association of New Zealand Incorporated	350.124	Amend	Supports the inclusion of a retirement village specific rule, and for applications under this rule being precluded from being publicly notified. However, considers that retirement villages as an activity should be a permitted activity (with the construction of the retirement villages being a restricted discretionary activity). Permitted activity status recognises that retirement villages are residential activities and provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Amend MRZ-R8 (Retirement village) as follows: Activity status: <del>Restricted Discretionary</del> <u>Permitted</u>  <del>Matters of discretion are:</del> <del>The matters in MRZ P2, MRZ P3 and MRZ P7.</del>  <del>Notification status: An application for resource consent made in respect of rule MRZ R8.1 is precluded from being publicly notified.</del>
Residential Zones / Medium Density Residential Zone / MRZ-R8	Retirement Villages Association of New Zealand Incorporated	350.125	Support in part	Supports the inclusion of a retirement village specific rule, and for applications under this rule being precluded from being publicly notified. However, considers that retirement villages as an activity should be a permitted activity (with the construction of the retirement villages being a restricted discretionary activity). Permitted activity status recognises that retirement villages are residential activities and provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Retain MRZ-R8 (Retirement village) and seeks amendment
Residential Zones / Medium Density Residential Zone / MRZ-R8	Retirement Villages Association of New Zealand Incorporated	350.126	Amend	Supports the inclusion of a retirement village specific rule, and for applications under this rule being precluded from being publicly notified. However, considers that retirement villages as an activity should be a permitted activity (with the construction of the retirement villages being a restricted discretionary activity). Permitted activity status recognises that retirement villages are residential activities and provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Amend MRZ-R8 (Retirement village) as follows: Activity status: <del>Restricted Discretionary</del> <u>Permitted</u>  <del>Matters of discretion are:</del> <del>The matters in MRZ P2, MRZ P3 and MRZ P7.</del>  <del>Notification status: An application for resource consent made in respect of rule MRZ R8.1 is precluded from being publicly notified.</del>
Residential Zones / Medium Density Residential Zone / MRZ-R8	Waka Kotahi	370.290	Support in part	Supports the Restricted Discretionary Activity status for retirement villages.	Retain Rule MRZ-R8 (Retirement village) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R8	Waka Kotahi	370.291	Amend	Supports provided earlier submission point on MRZ-P7 is implemented.	Retain MRZ-R8 (Retirement Village) as notified, provided changes to MRZ-P7 are made as per earlier submission point.
Residential Zones / Medium Density Residential Zone / MRZ-R8	WCC Environmental Reference Group	377.342	Support	Considers that MRZ-R8 will help enable facilities and services that are suited to a residential setting.	Retain MRZ-R8 (Retirement village) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R8	Kāinga Ora Homes and Communities	391.376	Support	MRZ-R8 is generally supported.	Retain MRZ-R8 (Retirement village) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R8	Metlifecare Limited	413.27	Oppose in part	<p>The submitter states that a retirement village use requires resource consent as a restricted discretionary activity. The matters of discretion are policies MRZ-P2 (housing supply and choice), P3 (Housing needs) and P7 (Retirement Villages). Each of these policies relates to the provision of housing and the design of the housing development (in this case a retirement village).</p> <p>The construction of a retirement village also requires resource consent as a restricted discretionary activity. The matters of discretion are broader but also include policies MRZ-P2, P3 and P7.</p> <p>This means that when a resource consent is required for a retirement village, an applicant will be required to apply for a resource consent to enable both the construction and use of a retirement village. It is unnecessary to require two consents to be obtained that require consideration of the same criteria. It is also unclear why the use should require resource consent.</p> <p>Retirement villages should be a permitted activity (while their construction remains a restricted discretionary activity). The applicant will still need to provide the same information for a new retirement village development and it will be assessed against the same criteria.</p>	Seeks to amend the activity status of retirement villages to: Permitted and Delete the matters of discretion and notification status.
Residential Zones / Medium Density Residential Zone / MRZ-R8	Craig Palmer	492.13	Oppose	<p>Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.</p> <p>Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.</p>	Seeks that MRZ-R8 (Retirement village) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R9	Waka Kotahi	370.292	Support in part	Rule MRZ-R9 is supported, but amendment is sought.	Retain Rule MRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R9	Waka Kotahi	370.293	Amend	Considers that commercial activities should be included as a restricted discretionary activity in MRZ-R9. Considers that access to appropriately located and scaled commercial activities improves amenity for residents in urban environments and creates walkable environments. Supports this rule provided that commercial services are included and MRZ-P15 is revised to include provision for integrated residential developments.	Amend Rule MRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) as follows: Community facility, <u>commercial activity</u> health care facility, emergency facility, education facility (excluding child care services)
Residential Zones / Medium Density Residential Zone / MRZ-R9	WCC Environmental Reference Group	377.343	Support	Considers that MRZ-R9 will help enable facilities and services that are suited to a residential setting.	Retain MRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R9	Kāinga Ora Homes and Communities	391.377	Support	MRZ-R9 is generally supported.	Retain MRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R9	Ministry of Education	400.97	Support in part	Supports MRZ-R9 in part.	Retain MRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) with amendment.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R9	Ministry of Education	400.98	Amend	Seeks MRZ-R9 be amended. The submitter seeks to replace 'education facilities' with 'educational facilities' to keep definitions consistent throughout the plan.	Amend MRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) as follows:  Community facility, health care facility, emergency facility, educational facility (excluding childcare services)  1. Activity status: Restricted Discretionary Matters of discretion are: The matters in MRZ-P15.  Notification status: An application for resource consent made in respect of rule MRZ-R9.1 is precluded from being publicly notified.
Residential Zones / Medium Density Residential Zone / MRZ-R9	Craig Palmer	492.14	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Anne Lian	132.11	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled or Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Ingo Schommer	133.10	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled or Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Olivier Reuland	134.13	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled or Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Grant Buchan	143.18	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled, Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Braydon White	146.17	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled, Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Cameron Vannisselroy	157.10	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled, Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Amos Mann	172.20	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled, Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Patrick Wilkes	173.19	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled, Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Pete Gent	179.14	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled, Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Peter Nunns	196.15	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled or Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Andrew Flanagan	198.6	Amend	Considers that small-scale commercial activity should not be a discretionary activity. These activities could and do bring life and charm to all parts of the city.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled or Restricted Discretionary.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R10	Richard W Keller	232.12	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled, Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Gabriela Roque-Worcel	234.10	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled or Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Woolworths New Zealand	359.42	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain MRZ-R10 (All other activities) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Waka Kotahi	370.294	Support	Rule MRZ-R10 is supported.	Retain Rule MRZ-R10 (All other activities) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Henry Bartholomew Nankivell Zwart	378.16	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled, Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Matthew Tamati Reweti	394.15	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled, Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	David Cadman	398.14	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled, Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Alicia Hall on behalf of Parents for Climate Aotearoa	472.16	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) of Discretionary be changed to Permitted, or Controlled, or Restricted Discretionary.
Residential Zones / Medium Density Residential Zone / MRZ-R10	Jonathan Markwick	490.18	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for MRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled or Restricted Discretionary.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-R10	Craig Palmer	492.15	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R10 (All other activities) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R11	Fire and Emergency New Zealand	273.177	Support	Supports the rule as the maintenance and repair of buildings and structures within the MRZ is a permitted activity.	Retain MRZ-R11 (Maintenance and repair of buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R11	Kāinga Ora Homes and Communities	391.378	Support	MRZ-R11 is generally supported.	Retain MRZ-R11 (Maintenance and repair of buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R11	Craig Palmer	492.16	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R11 (Maintenance and repair of buildings and structures) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R12	Fire and Emergency New Zealand	273.178	Support	Supports the policy as the demolition or removal of buildings and structures within the MRZ is a permitted activity.	Retain MRZ-R12 (Demolition or removal of buildings and structures) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R12	Greater Wellington Regional Council	351.250	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain MRZ-R12 (Demolition or removal of buildings and structures) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R12	Greater Wellington Regional Council	351.251	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend MRZ-R12 (Demolition or removal of buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.
Residential Zones / Medium Density Residential Zone / MRZ-R12	Kāinga Ora Homes and Communities	391.379	Support	MRZ-R12 is generally supported.	Retain MRZ-R12 (Demolition or removal of buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R12	Craig Palmer	492.17	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R12 (Demolition or removal of buildings and structures) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R13	Monique Zorn	205.1	Oppose	Considers that the removal of front yard standards reduces the ability to meet the objectives and policies in the MRZ. 11m high developments on front boundaries are more appropriate in central city, centres and inner residential areas. Construction of buildings on the front boundary of a property creates risks and hazards for footpath users, such as doors opening onto streets and garages opening directly onto paths.  Buildings on the front boundaries undermines the streets amenity.  The residential design guide leans positively towards a landscaped and active front yard, not an absence of a front yard.  The side yard standard has the effect of allowing 11m maximum height to be closer to the neighbouring property, reducing neighbours residential amenity.  The removal of the side yard standard also reduces the practical utility area in which to put rubbish bins, bikes or household goods, rear property access, maintenance of side properties without trespassing and may reduce emergency service access.  The removal of side yard standards changes the way utilities can be configured and laid.  The removal of this side yard standard of 1m across all residential zones will compromise residential amenity and good neighbourly relations.  [Refer to original submission for full reason]	Opposes MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) to the extent that front and side yards are not required and seeks amendment,

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R13	Monique Zorn	205.2	Amend	<p>Considers that the removal of front yard standards reduces the ability to meet the objectives and policies in the MRZ.</p> <p>11m high developments on front boundaries are more appropriate in central city, centres and inner residential areas.</p> <p>Construction of buildings on the front boundary of a property creates risks and hazards for footpath users, such as doors opening onto streets and garages opening directly onto paths.</p> <p>Buildings on the front boundaries undermines the streets amenity.</p> <p>The residential design guide leans positively towards a landscaped and active front yard, not an absence of a front yard.</p> <p>The side yard standard has the effect of allowing 11m maximum height to be closer to the neighbouring property, reducing neighbours residential amenity.</p> <p>The removal of the side yard standard also reduces the practical utility area in which to put rubbish bins, bikes or household goods, rear property access, maintenance of side properties without trespassing and may reduce emergency service access.</p> <p>The removal of side yard standards changes the way utilities can be configured and laid.</p> <p>The removal of this side yard standard of 1m across all residential zones will compromise residential amenity and good neighbourly relations.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) is amended so that the front and side yard setbacks established in MRZ-S4 (Boundary setbacks) apply.</p>
Residential Zones / Medium Density Residential Zone / MRZ-R13	Leeanne Templer	206.5	Amend	<p>Considers that Rama Crescent does not have the infrastructure for further intensification.</p> <p>Considers that there is a need to retain existing covenants on titles in Rama Crescent which protect views.</p> <p>Considers that there needs to be provision for onsite parking in Rama Crescent because public transport can't enter and walking is tough.</p> <p>Considers that ambassadorial residencies on the street require privacy and further stories and intensification would compromise this.</p>	<p>Seeks amendment to exclude Rama Crescent and the streets above it from the application of MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) so that it is not permitted in Rama cres and excluded from building height increases and intensification.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R13	Transpower New Zealand Limited	315.186	Amend	Considers that on the basis the National Grid is a qualifying matter, MRZ-R13 should be amended to clarify activities subject to the rule are subject to the qualifying matter area provisions. Considers the note would assist with plan interpretation and application.	Amend Rule MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows:  MRZ-R13 Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site  1. Activity status: Permitted ...  Notification status: An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S1, MRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being publicly notified. An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S6, MRZ-S7, MRZ-S8, MRZ-S9 or MRZ-S10 is precluded from being either publicly or limited notified.  <u>Note: Activities subject to MRZ-R13 shall comply with, and are subject to, the relevant provisions for qualifying matter areas.</u>
Residential Zones / Medium Density Residential Zone / MRZ-R13	Khoi Phan	326.20	Amend	Considers that apartment buildings should permit up to 15 units per site without resource consent.	Amend the title of MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows:  Construction, addition or alteration of buildings and structures where no more than <del>three</del> <u>fifteen</u> residential units occupy the site
Residential Zones / Medium Density Residential Zone / MRZ-R13	Bruce Rae	334.4	Amend	Considers that MRZ-R13 should be amended to include two omitted relevant matters in qualifying matters. The first matter is that there is no indication of a minimum site size to which this rule applies, or how cross leases are to be treated - Many once ample sites have been subdivided, some into areas 300 m2 or even less. The addresses 85, 85A,87, 87A & 89 marine parade in Seatoun (ignoring other overlays) are considered as an example. 85 & 85A have been subdivided, 85 is 812m2, with a smaller front site of 392m2 at 85A 87 & 87A are 2 houses on one cross leased site with an area of 926m2 89 appears to have had an area for an additional house subdivided from the rear of the site, but retains an area of 2852m2. The second matter is that no account is taken of the effects of topography, the most severe of these is shading and overlooking from sites on a south-facing slope.	Amend MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows:  1. Activity status: Permitted  Where: <u>a. The site is of a minimum area of 400m2 and</u> <u>b. The site does not have a south-facing slope of steeper than 15° and</u> <u>c. <del>a</del> Compliance with the following standards is achieved:</u> ...  Amend MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows:
Residential Zones / Medium Density Residential Zone / MRZ-R13	Waka Kotahi	370.295	Support in part	Support permitted activity status of MRZ-R13 to construct up to three dwellings that comply with standards, provided that further weighting assessment is done on restrictions on character precincts, mount Victoria north townscape precinct and oriental bay height precinct as well, and provided that changes are made to standards as per our submission points.	Retain MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-R13	Waka Kotahi	370.296	Amend	Support permitted activity status of MRZ-R13 to construct up to three dwellings that comply with standards, provided that further weighting assessment is done on restrictions on character precincts, mount Victoria north townscape precinct and oriental bay height precinct as well, and provided that changes are made to standards as per our submission points.	Retain MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R13	WCC Environmental Reference Group	377.344	Amend	Considers that it should be evident that the Residential Design Guide applies to all residential buildings.	Amend the matters of Discretion under MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) to add a new matter of discretion:  "The Residential Design Guide"
Residential Zones / Medium Density Residential Zone / MRZ-R13	Kāinga Ora Homes and Communities	391.380	Support in part	MRZ-R13 is generally supported but an amendment is sought.	Retain MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R13	Kāinga Ora Homes and Communities	391.381	Amend	Considers that MRZ-R13 should be amended to allow the rule to apply to all buildings not just those associated with no more than three residential units on a site. A further amendment is sought to delete reference to MRZ-P10 which is opposed.	Amend MRZ-13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows:  Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site  1. Activity Status: Permitted where: <u>a. There are no more than three residential units on a site; and</u> <u>b. Compliance with the following standards is achieved:</u> ...  2. Activity status Restricted Discretionary where: a. Compliance with any of the requirements of MRZ-R13.1.a and MRZ-R13.1.b <del>cannot be</del> <u>are not</u> achieved.  Matters of discretion are: 2. The matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P8, MRZ-P9, <del>MRZ-P10</del> and MRZ-P11; <u>and</u> <u>3. where compliance with MRZ-R13.1.a is not achieved, the matters in MRZ-P6.</u>
Residential Zones / Medium Density Residential Zone / MRZ-R13	KiwiRail Holdings Limited	408.117	Amend	Considers that for health and safety reasons, a setback for structures from the rail corridor boundary is sought. KiwiRail seek that the railway corridor be identified as a qualifying matter and be applied to require a building setback for structures from the rail corridor boundary.  KiwiRail seek amendment to this rule to ensure compliance with the requested rail corridor boundary setback standard (MRZ-S4) is required.	Amend HRZ-R13.1 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows:  1. Activity status: Permitted  Where: a. Compliance with the following standards is achieved: i. MRZ-S1; ii. MRZ-S3; iii. MRZ-S4 only in relation to the rear yard <u>and rail corridor</u> boundary setbacks; iv. ... ...

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R13	KiwiRail Holdings Limited	408.118	Amend	Considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with. This amendment is sought in addition to the amendment sought in relation to MRZ-R13.1.	Amend MRZ-R13.2 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows:  2. Activity status: Restricted discretionary  Where: a. Compliance with any of the requirement of MRZ-R13.1.a cannot be achieved. Matters of discretion are: 1. ... 2. ... <b>3. The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</b>
Residential Zones / Medium Density Residential Zone / MRZ-R13	Rachel Underwood	458.6	Amend	Considers inappropriate to include the standards for setbacks and side yards when implementing MRZ-R13 .	Seeks to amend MRZ-R13 (Outdoor living space for multi-unit housing) as follows: Compliance with the following standards is achieved: MRZ-S1; MRZ-S3; <del>MRZ-S4 only in relation to the rear yard boundary setback;</del> MRZ-S5...  [inferred decision requested].
Residential Zones / Medium Density Residential Zone / MRZ-R13	Craig Palmer	492.18	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R14	Stratum Management Limited	249.18	Amend	The non-notification statement for this rule precludes public notification. Given that any multi-unit development is subject to this rule, and that it specifies a range of standards that apply to multi-unit development, where a proposal meets these standards, it should be processed on a non-notified basis.	Amend the notification status under MRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) by adding the following:  <u>An application for resource consent made in respect of rule MRZ-R14.1 that meets the standards specified is precluded from being either publicly or limited notified.</u>
Residential Zones / Medium Density Residential Zone / MRZ-R14	Wellington City Council	266.133	Amend	Considers the notification clauses for 4 or more household units need to align with Sch 3A, cl 5 of the RMA. This also needs to reflect the building standards	Amend the notification clause of MRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) as follows:  Notification status: <del>An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.</del>  <u>An application for resource consent made in respect of rule MRZ-R14.1 which results from non-compliance with MRZ-S2, MRZ-S3, MRZ-S4 or MRZ-S5, is precluded from being publicly notified.</u>  <u>An application for resource consent made in respect of rule MRZ-R14.1 which results from non-compliance with MRZ-S12, MRZ-S13 or MRZ-S14, is precluded from being either publicly or limited notified.</u>
Residential Zones / Medium Density Residential Zone / MRZ-R14	Khoi Phan	326.21	Amend	Considers that apartment buildings should be allowed to be maintained and fixed without the need of resource consents.	Amend MRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) as follows:  1. Activity status: <del>Restricted Discretionary Permitted</del> ... ...

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R14	Retirement Villages Association of New Zealand Incorporated	350.127	Oppose in part	<p>Supports the construction of buildings or structures for a retirement village being a restricted discretionary activity under MRZ-R14. Does not oppose the inclusion of the matters of discretion in Clause 1 relating to the extent and effect on non-compliance with the height, height in relation to boundary, setbacks and building coverage standards. However, considers that the matters of discretion in Clause 2, are not appropriate except for the reference to MRZ-P7 (subject to the submission points on that policy). The listed policies are broad and not specific to the effects of retirement villages that require management.</p> <p>Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects provided by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites.</p> <p>Supports MRZ-R14 being precluded from being publicly notified, but in accordance with Schedule 3A (5)(2) of the Act Considers that a retirement village that is compliant with MRZ-S2 – MRZ-S5 should also be precluded from limited notification.</p>	Retain MRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) and seeks amendment
Residential Zones / Medium Density Residential Zone / MRZ-R14	Retirement Villages Association of New Zealand Incorporated	350.128	Amend	<p>Supports the construction of buildings or structures for a retirement village being a restricted discretionary activity under MRZ-R14. Does not oppose the inclusion of the matters of discretion in Clause 1 relating to the extent and effect on non-compliance with the height, height in relation to boundary, setbacks and building coverage standards. However, considers that the matters of discretion in Clause 2, are not appropriate except for the reference to MRZ-P7 (subject to the submission points on that policy). The listed policies are broad and not specific to the effects of retirement villages that require management.</p> <p>Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects provided by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites.</p> <p>Supports MRZ-R14 being precluded from being publicly notified, but in accordance with Schedule 3A (5)(2) of the Act Considers that a retirement village that is compliant with MRZ-S2 – MRZ-S5 should also be precluded from limited notification.</p>	<p>Amend MRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) as follows:</p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for any infringed standard:</p> <ul style="list-style-type: none"> <li>i. MRZ-S2;</li> <li>ii. MRZ-S3;</li> <li>iii. MRZ-S4;</li> <li>iv. MRZ-S5;</li> <li>v. MRZ-S12 for multi-unit housing only;</li> <li>vi. MRZ-S13 for multi-unit housing only; and</li> <li>vii. MRZ-S14 for multi-unit housing only; and</li> </ul> <p>2. <u>For multi-unit housing, The</u> matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, MRZ-P7, MRZ-P8, MRZ-P10 and MRZ-P11.</p> <p>3. <u>For retirement villages:</u></p> <ul style="list-style-type: none"> <li>i. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u></li> <li>ii. <u>The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</u></li> <li>iii. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u></li> <li>iv. <u>When assessing the matters in 1(i) – (iv), and 3(i) – (iii), consider:</u> <ul style="list-style-type: none"> <li>a. <u>The need to provide forefficient use of larger sites; and</u></li> <li>b. <u>The functional and operational needs of the retirement village.</u></li> <li>v. <u>The positive effects of the construction, development and use of the retirement village.</u></li> </ul> </li> </ul> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.</p> <p><u>An application for resource consent for a retirement village where compliance is achieved with MRZ-S2, MRZ-S3, MRZ-S4 and MRZ-S5 is precluded from being limited notified.</u></p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R14	Retirement Villages Association of New Zealand Incorporated	350.129	Support in part	<p>Supports the construction of buildings or structures for a retirement village being a restricted discretionary activity under MRZ-R14. Does not oppose the inclusion of the matters of discretion in Clause 1 relating to the extent and effect on non-compliance with the height, height in relation to boundary, setbacks and building coverage standards. However, considers that the matters of discretion in Clause 2, are not appropriate except for the reference to MRZ-P7 (subject to the submission points on that policy). The listed policies are broad and not specific to the effects of retirement villages that require management.</p> <p>Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects provided by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites.</p> <p>Supports MRZ-R14 being precluded from being publicly notified, but in accordance with Schedule 3A (5)(2) of the Act Considers that a retirement village that is compliant with MRZ-S2 – MRZ-S5 should also be precluded from limited notification.</p>	<p>Amend MRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) as follows:</p> <p>1. Activity status: Restricted Discretionary Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for any infringed standard:</p> <ul style="list-style-type: none"> <li>i. MRZ-S2;</li> <li>ii. MRZ-S3;</li> <li>iii. MRZ-S4;</li> <li>iv. MRZ-S5;</li> <li>v. MRZ-S12 for multi-unit housing only;</li> <li>vi. MRZ-S13 for multi-unit housing only; and</li> <li>vii. MRZ-S14 for multi-unit housing only; and</li> </ul> <p>2. For multi-unit housing, <del>the</del> matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, <del>MRZ-P7</del>, MRZ-P8, MRZ-P10 and MRZ-P11.</p> <p>3. For retirement villages:</p> <ul style="list-style-type: none"> <li>i. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u></li> <li>ii. <u>The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</u></li> <li>iii. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u></li> <li>iv. <u>When assessing the matters in 1(i) – (iv), and 3(i) – (iii), consider:</u> <ul style="list-style-type: none"> <li>a. <u>The need to provide forefficient use of larger sites; and</u></li> <li>b. <u>The functional and operational needs of the retirement village.</u></li> </ul> </li> <li>v. <u>The positive effects of the construction, development and use of the retirement village.</u></li> </ul> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.</p> <p><u>An application for resource consent for a retirement village where compliance is achieved with MRZ-S2, MRZ-S3, MRZ-S4 and MRZ-S5 is precluded from being limited notified.</u></p>
Residential Zones / Medium Density Residential Zone / MRZ-R14	Waka Kotahi	370.297	Support in part	Support restricted discretionary activity status for multi-unit housing or a retirement village – if changes are made to standards as per our submission points.	Retain MRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) and make changes to standards as per earlier submissions.
Residential Zones / Medium Density Residential Zone / MRZ-R14	Waka Kotahi	370.298	Amend	Support restricted discretionary activity status for multi-unit housing or a retirement village – if changes are made to standards as per our submission points.	Retain MRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) and make changes to standards as per earlier submissions.
Residential Zones / Medium Density Residential Zone / MRZ-R14	Kāinga Ora Homes and Communities	391.382	Support in part	MRZ-R14 is partially supported, particularly the preclusion of public notification. Amendments are sought to preclude limited notification for developments that comply with the relevant standards.	Retain MRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R14	Kāinga Ora Homes and Communities	391.383	Amend	Considers that MRZ-R14 should be amended to preclude limited notification for developments that comply with the relevant standards. The inclusion of multi-unit housing is opposed, as this can be managed through MRZ-R13 in accordance with the amendments sought to that rule.	<p>Amend MRZ-14 (Construction of buildings or structures for multi-unit housing or a retirement village) as follows:</p> <p>MRZ-R14 Construction of buildings for <del>multi-unit housing</del> or a retirement village</p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:</p> <ul style="list-style-type: none"> <li>i. MRZ-S2;</li> <li>ii. MRZ-S3;</li> <li>iii. MRZ-S4;</li> <li>iv. MRZ-S5;</li> <li>v. MRZ-S12 <del>for multi-unit housing only;</del></li> <li>vi. MRZ-S13 <del>for multi-unit housing only;</del></li> <li>vii. MRZ-S14 <del>for multi-unit housing only;</del></li> </ul> <p>2. The matters in MRZ-P2, MRZ-P3, MRZ-P5, <del>MRZ-P6</del>, MRZ-P7, MRZ-P8, <del>MRZ-P10</del> and MRZ-P11</p> <p>Notification status:</p> <p>An application for resource consent made in respect of rule MRZ-R14 is precluded from being publicly notified.</p> <p><u>An application for resource consent made in respect of rule MRZ-R14 that complies with the relevant standards is precluded from public and limited notification.</u></p>
Residential Zones / Medium Density Residential Zone / MRZ-R14	Metlifecare Limited	413.28	Support in part	Supports the construction of retirement villages as a restricted discretionary activity because it recognises that retirement village development is compatible with residential environments.	Retain provision, subject to amendments, as outlined other submission points.
Residential Zones / Medium Density Residential Zone / MRZ-R14	Metlifecare Limited	413.29	Amend	Supports the construction of retirement villages as a restricted discretionary activity because it recognises that retirement village development is compatible with residential environments.	<p>Amend MRZ-R14 as follows:</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for any infringed standard:</p> <ul style="list-style-type: none"> <li>i. MRZ-S2;</li> <li>ii. MRZ-S3;</li> <li>iii. MRZ-S4;</li> <li>iv. MRZ-S5;</li> <li>...</li> </ul> <p>2. The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 (for multi-unit housing only), MRZ-P7 (for retirement villages only), MRZ-P8 (for multi-unit housing only), MRZ-P10, and MRZ-P11, <u>MRZ-P1X1 and MRZ-P1Y1 (for retirement villages only).</u></p>
Residential Zones / Medium Density Residential Zone / MRZ-R14	Survey & Spatial New Zealand Wellington Branch	439.37	Amend	Considers that since this rule makes all multi-unit housing a RD activity and refers back to broad policies as matters of discretion, Council's scope is too broad for an RD activity. Considers this may risk failing to meet S77B, and Council is already required to consider relevant policies under 104(1)(b).	<p>Amend MRZ-R14 to:</p> <p>2. The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, MRZ-P7, <del>MRZ-P8</del>, MRZ-P10 and <del>MRZ-P11</del>.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R14	Survey & Spatial New Zealand Wellington Branch	439.38	Amend	Considers that preclusion from public notification only does not comply with Clause 5(2) of Schedule 3A, which requires both limited and public notification be excluded for any resource consent for 4+ units that comply with the MDRS.	Amend MRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) to:  Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified. <u>An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being limited notified where the proposal complies with MRZ-S2 to MRZ-S9.</u> <u>An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being limited notified where the proposal complies with MRZ-S2 to MRZ-S5 and MRZ-S12 to MRZ-S14.</u>
Residential Zones / Medium Density Residential Zone / MRZ-R14	Craig Palmer	492.19	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R15	Craig Palmer	492.20	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R15 (Fences and standalone walls) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R16	Wellington City Council	266.134	Amend	Considers this rule change provides for small structures on legal road (up to 1.5m high) as a Permitted Activity. This will reduce consenting requirements. It is noted that structures on legal road are covered by the encroachment licence process. Considers there is a consequential amendment to update the Restricted Discretionary rule.	Amend MRZ-R16 (Buildings and structures over legal road) as follows:  <u>1. Activity status: Permitted</u>  <u>Where:</u>  <u>a. It is a retaining wall of less than 1.5m in height above ground level.</u>  <del>2. Activity Status: Restricted Discretionary</del>  <u>Where:</u>  <u>1. Compliance with any of the requirements of MRZ-R16.1.a cannot be achieved.</u>  (...)
Residential Zones / Medium Density Residential Zone / MRZ-R16	Fire and Emergency New Zealand	273.179	Support in part	Supports the rule as the development on or over a legal road is a restricted discretionary activity and development must ensure that highway access and safety is maintained for all road users. Fire and Emergency relies on the safe and efficient operation of the transport network to respond to emergency call outs. It is therefore critical that buildings and structures on legal roads do not hinder the ability for FENZ to respond to emergency call outs effectively and efficiently for firefighting and other rescue operations. A further matter of discretion is therefore sought	Supports MRZ-R16 (Buildings and structures on or over a legal road), with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R16	Fire and Emergency New Zealand	273.180	Amend	Supports the rule as the development on or over a legal road is a restricted discretionary activity and development must ensure that highway access and safety is maintained for all road users. Fire and Emergency relies on the safe and efficient operation of the transport network to respond to emergency call outs. It is therefore critical that buildings and structures on legal roads do not hinder the ability for FENZ to respond to emergency call outs effectively and efficiently for firefighting and other rescue operations. A further matter of discretion is therefore sought	Amend MRZ-R16 (Buildings and structures on or over a legal road) as follows: ... Matters of discretion are restricted to: ... 3. Maintaining safe access and safety for road users, including pedestrians; <del>and</del> 4. The matters in MRZ-P8, MRZ-P10 and MRZ-P11; <u>and</u> 5. <u>Maintaining the ability for emergency services, including fire appliances, to access the property for firefighting purposes.</u>
Residential Zones / Medium Density Residential Zone / MRZ-R16	Waka Kotahi	370.299	Support in part	Rule MRZ-R16 is supported, but amendment is sought.	Retain Rule MRZ-R16 (Buildings and structures on or over a legal road) and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-R16	Waka Kotahi	370.300	Amend	Considers that amendments to Rule MRZ-R16 are required to ensure visibility over the road corridor.	Amend MRZ-R16 (Buildings and structures on or over a legal road) as follows:  1. Activity status: Restricted Discretionary Where the legal road is controlled by Waka Kotahi, written approval has been provided from Waka Kotahi authorising the building or structure.  Matters of discretion are: ...
Residential Zones / Medium Density Residential Zone / MRZ-R16	Kāinga Ora Homes and Communities	391.384	Support	MRZ-R16 is supported.	Retain MRZ-R16 (Buildings and structures on or over a legal road) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R16	Craig Palmer	492.21	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R16 (Buildings and structures on or over a legal road) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-R17	Fire and Emergency New Zealand	273.181	Support	Supports the policy as the addition or alteration to buildings and structures within the MRZ is provided for as a permitted or restricted discretionary activity. FENZ has existing stations in the Medium Density Residential Zone which may require future extension or alteration.	Retain MRZ-R17 (Construction of any other building or structure, including additions and alterations) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-R17	Retirement Villages Association of New Zealand Incorporated	350.130	Support in part	Supports additions and alterations to retirement villages being provided for as a permitted or restricted discretionary activity under MRZ-R17. Considers the matters of discretion need to align with those for new retirement villages. Supports MRZ-R17.2a being precluded from being publicly notified, but in accordance with Schedule 3A(5)(s) of the Act Considers that alterations and additions to retirement villages that are compliant with MRZ-S2 – MRZ-S5 should also be precluded from limited notification.	Retain MRZ-R17 (Construction of any other building or structure, including additions and alterations) and seeks amendments.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R17	Retirement Villages Association of New Zealand Incorporated	350.131	Amend	Supports additions and alterations to retirement villages being provided for as a permitted or restricted discretionary activity under MRZ-R17. Considers the matters of discretion need to align with those for new retirement villages. Supports MRZ-R17.2a being precluded from being publicly notified, but in accordance with Schedule 3A(5)(s) of the Act Considers that alterations and additions to retirement villages that are compliant with MRZ-S2 – MRZ-S5 should also be precluded from limited notification.	<p>Amend MRZ-R17 (Construction of any other building or structure, including additions and alterations) as follows:</p> <p>1. Activity status: Permitted Where: ... vi. MRZ-S12 <u>for multi-unit housing</u>; vii. MRZ-S13 <u>for multi-unit housing</u>; and viii. MRZ-S14 <u>for multi-unit housing</u>.</p> <p>2. Activity status: Restricted Discretionary ... 2. The matters in MRZ-P9, MRZ-P10, MRZ-P11 and MRZ-P15 (this clause is not applicable to retirement villages); <del>and</del> 3. The matters in MRZ-P6, MRZ-P7 and HRZ-P8 for additions and alterations to multi-unit housing <del>or a retirement village</del>; and 4. <u>For additions and alterations to retirement villages:</u> i. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u> ii. <u>The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</u> iii. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R17.2a is precluded from being publicly notified.</p> <p>An application for resource consent for additions and alterations to a retirement village where compliance is achieved with MRZ-S2, MRZ-S3, MRZ-S4 and MRZ-S5 is precluded from being limited notified.</p>
Residential Zones / Medium Density Residential Zone / MRZ-R17	WCC Environmental Reference Group	377.345	Amend	Considers that it should be evident that the Residential Design Guide applies to all residential buildings.	<p>Amend the matters of Discretion under MRZ-R17 (Construction of any other building or structure, including additions and alterations) to add a new matter of discretion:</p> <p><u>"The Residential Design Guide"</u></p>
Residential Zones / Medium Density Residential Zone / MRZ-R17	Kāinga Ora Homes and Communities	391.385	Support in part	MRZ-R17 is generally supported, particularly the preclusion of public notification. Amendments are sought.	Retain MRZ-R17 (Construction of any other building or structure, including additions and alterations) with amendment.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-R17	Kāinga Ora Homes and Communities	391.386	Amend	Considers that MRZ-R17 should be amended to remove reference to policies which are opposed and reference to multi-unit housing. There is also a reference to HRZ-P8 which is incorrect.	Amend MRZ-17 (Construction of any other building or structure, including additions and alterations) as follows:  1. Activity status: Permitted Where: Compliance with the following standards is achieved: i. MRZ-S2; ii. MRZ-S3; iii. MRZ-S4; iv. MRZ-S5; v. MRZ-S6; and vi. MRZ-S12; <del>vii. MRZ-S13; and</del> <del>viii. MRZ-S14.</del>  2. Activity Status: Restricted Discretionary Where: a. Compliance is not achieved with any of the requirements of MRZ-R17.1.a <del>cannot be achieved.</del>  Matters of Discretion are: 1. The extent and effect on non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 2. The matters in MRZ-P9, <del>MRZ-P10</del> ; MRZ-P11 and MRZ-P15; and The matters in MRZ-P6, MRZ-P7 and <del>MRZ-P8</del> for additions and alterations to <del>multi-unit housing or</del> a retirement village.
Residential Zones / Medium Density Residential Zone / MRZ-R17	Metlifecare Limited	413.30	Support in part	Supports additions and alterations being a permitted activity to allow minor alterations such as ramps for accessibility and new covered decks without a resource consent.	Retain MRZ-R17 as notified, subject to amendments, as outlined other submission points.
Residential Zones / Medium Density Residential Zone / MRZ-R17	Metlifecare Limited	413.31	Amend	Reason not specified [please refer to original submission].	Retain MRZ-R17 (Construction of any other building or structure, including additions and alterations) as notified, while recognising that not all of the standards will be applicable, as follows:  a. Compliance with the following standards is achieved ( <u>as applicable</u> ):
Residential Zones / Medium Density Residential Zone / MRZ-R17	Craig Palmer	492.22	Oppose	Opposes the preclusion of limited notification in the rule and accordingly notification of neighbouring property owners and residents.  Considers that without local knowledge, discretionary powers cannot be exercised with all the implications weighed in the balance.	Seeks that MRZ-R17 (Construction of any other building or structure, including additions and alterations) be amended to be able to be limited notified to request identification of faults and improvements to address local conditions.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R1	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.26	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R1 (Maintenance and repair of buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R1	WCC Environmental Reference Group	377.346	Support	Considers that MRZ-PREC01-R1 supports sustainable use of buildings in character areas.	Retain MRZ-PREC01-R1 (Maintenance and repair of buildings and structures) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R1	Kāinga Ora Homes and Communities	391.387	Oppose	MRZ-PREC01-R1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R1 (Maintenance and repair of buildings and structures) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R1	Lucy Harper and Roger Pemberton	401.62	Support	Supports the MRZ-PREC01-R1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-R1 (Maintenance and repair of buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R2	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.27	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R2 (Construction, addition, and alteration of accessory buildings) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R2	WCC Environmental Reference Group	377.347	Support	Considers that MRZ-PREC01-R2 supports sustainable use of buildings in character areas.	Retain MRZ-PREC01-R2 (Construction, addition, and alteration of accessory buildings) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R2	Kāinga Ora Homes and Communities	391.388	Oppose	MRZ-PREC01-R2 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R2 (Construction, addition, and alteration of accessory buildings) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R2	Lucy Harper and Roger Pemberton	401.63	Support	Supports the MRZ-PREC01-R2 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-R2 (Construction, addition, and alteration of accessory buildings) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Heritage New Zealand Pouhere Taonga	70.33	Support in part	Supports the provision and suggests amendments to reduce ambiguity.	Retain MRZ-PREC01-R3 (Demolition or removal of buildings and structures) with amendments
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Heritage New Zealand Pouhere Taonga	70.34	Amend	Considers that MRZ-PREC01-R3 provides for the demolition or removal of buildings and structures as a permitted activity, and this is in contrast to MRZ-PREC01-R4 (Demolition of any building or part of an building, excluding accessory buildings, constructed prior to 1930), which addresses the demolition of pre-1930 buildings.  Considers that to avoid ambiguity, MRZ-PREC01-R3 should be amended to refer to post-1930 buildings.	Amend MRZ-PREC01-R3 (Demolition or removal of buildings and structures) as follows:  MRZ-PREC01-R3: Demolition or removal of buildings and structures, <u>except those buildings addressed in MRZ-PREC01-R4.</u>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.28	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R3 (Demolition or removal of buildings and structures) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Kimberley Vermaey	348.10	Amend	MRZ-PREC01-R3 should be clarified so that it only applies to buildings constructed after the 1930s. Otherwise this rule may clash with MRZ-PREC01-R4 which requires resource consent for buildings constructed prior to 1930.	Amend MRZ-PREC01-R3 (Demolition or removal of buildings and structures) to only apply to buildings constructed after the 1930s.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Greater Wellington Regional Council	351.252	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain MRZ-PREC01-R3 (Demolition or removal of buildings and structures) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Greater Wellington Regional Council	351.253	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend MRZ-PREC01-R3 (Demolition or removal of buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	WCC Environmental Reference Group	377.348	Support	Considers that MRZ-PREC01-R3 enabled change and development in character areas.	Retain MRZ-PREC01-R3 (Demolition or removal of buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R3	Kāinga Ora Homes and Communities	391.389	Oppose	MRZ-PREC01-R3 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R3 (Demolition or removal of buildings and structures) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Victoria University of Wellington Students' Association	123.51	Oppose	Considers that MRZ-PREC01-R4 should be set aside as the protection of character prevents access to modern homes, or warmer and drier housing.	Delete MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) in its entirety.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Historic Places Wellington	182.28	Support	Strongly supports the rule that demolition within a Character Precinct is a restricted discretionary activity for pre- 1930 buildings	Retain MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as notified.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Avryl Bramley	202.39	Amend	Considers that the pre 1930's non demolition rules are reinstated and that it should be extended to other building cohorts that are durable.	Seeks amendment to demolition rules and protocols to ensure that demolition is a last resort and that the maximum amount of removal or recyclable activity is undertaken.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Wellington's Character Charitable Trust	233.17	Support in part	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.	Seeks that MRZ-PREC01-R4 is retained as notified, but should apply to an extended area comprising all existing pre-1930s character areas (Appendix 1 of Chapter 5 of the Operative District Plan).  [Inferred Decision Requested]
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.29	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Khoi Phan	326.22	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend the title of MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as follows:  Demolition of any building or part of any building, excluding accessory buildings, constructed prior to <del>1930</del> <u>1950</u>

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Khoi Phan	326.23	Amend	<p>Considers that it can be demonstrated that the contribution of a building to the character of the area is low, with reference to:</p> <p>a. The level of visibility of the existing building from surrounding public spaces;                      b. Whether the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area;                      c. The extent to which the existing building retains its original design features relating to form, materials, and detailing and the extent to which those features have been modified.</p>	<p>Amend MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as follows:</p> <p>Activity status: <del>Restricted Discretionary</del> <u>Permitted</u></p> <p>Matters of discretion are:                      The matters contained in MRZ-PREC01-P2.</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Waka Kotahi	370.301	Not specified	<p>[Submitter has provided a neutral position on this provision]</p> <p>Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.</p>	<p>Retain MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	WCC Environmental Reference Group	377.349	Support	<p>Considers that MRZ-PREC01-R4 enables change and development in character areas in a way that contributes to, or preserves, character.</p>	<p>Retain MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as notified.</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Kāinga Ora Homes and Communities	391.390	Oppose	<p>MRZ-PREC01-R4 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.</p>	<p>Delete MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) in its entirety.</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Lucy Harper and Roger Pemberton	401.64	Support	<p>Supports the MRZ-PREC01-R4 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.</p> <p>The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.</p>	<p>Retain MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as notified.</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R4	Christina Mackay	478.13	Support	<p>Supports the rule that demolition within Character Precincts as a restricted discretionary activity for pre-1930 buildings (MRZ-PREC01- R4) in order to support the conservation/regeneration of character housing</p>	<p>Retain MRZ-PREC01-R4 (Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930) as notified.</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.30	Support	<p>[No specific reason given beyond decision requested - refer back to original submission]</p>	<p>Retain MRZ-PREC01-R5 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) as notified.</p>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	Bruce Rae	334.5	Amend	<p>Considers that MRZ-PREC01-R5 should be amended to clarify wording. The phrasing of this section is unhelpful, as it implies the existence of a 'permitted' category where the standards are observed.</p> <p>MRZ-PREC01-R5 also mentions at 3. 'The Residential Design Guide Character Precincts appendix', but not the main Residential Design Guide. Wording here should either be clarified or split into two sections, one where multi-unit housing standards apply and another where they don't.</p>	<p>Amend MRZ-PREC01-R (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) as follows:</p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. <u>In cases where there is no compliance with all relevant the standards listed below</u> the extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for the infringed standard:                      ...</p> <p>3. The Residential Design Guide <u>together with its</u> Character Precincts Appendix; and                      ...</p>

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	Waka Kotahi	370.302	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC01-R5 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	WCC Environmental Reference Group	377.350	Support	Considers that MRZ-PREC01-R5 enables change and development in character areas in a way that contributes to, or preserves, character.	Retain MRZ-PREC01-R5 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	Kāinga Ora Homes and Communities	391.391	Oppose	MRZ-PREC01-R5 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R5 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	Lucy Harper and Roger Pemberton	401.65	Support	Supports the MRZ-PREC01-R5 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-R5 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	Investore Property Limited	405.46	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain MRZ-PREC01-R5.1 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R5	Investore Property Limited	405.47	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend MRZ-PREC01-R5.1 (Construction, addition or alteration of any buildings or structures, excluding accessory buildings) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R6	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.31	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R6 (Fences and standalone walls) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R6	WCC Environmental Reference Group	377.351	Support	Considers that MRZ-PREC01-R6 enables change and development in character areas in a way that contributes to, or preserves, character.	Retain MRZ-PREC01-R6 (Fences and standalone walls) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R6	Kāinga Ora Homes and Communities	391.392	Oppose	MRZ-PREC01-R6 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R6 (Fences and standalone walls) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R6	Lucy Harper and Roger Pemberton	401.66	Support	Supports the MRZ-PREC01-R6 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-R6 (Fences and standalone walls) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R7	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.32	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-R7 (Buildings and structures on or over a legal road) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R7	Waka Kotahi	370.303	Not specified	[Submitter has provided a neutral position on this provision]  Considers that amendments to Rule MRZPREC01-R7 are required to ensure visibility over the road corridor.	Neutral position on Rule MRZPREC01-R7 (Buildings and structures on or over a legal road) and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R7	Waka Kotahi	370.304	Amend	Considers that amendments to Rule MRZPREC01-R7 are required to ensure visibility over the road corridor.	Amend Rule MRZPREC01-R7 (Buildings and structures on or over a legal road) as follows: 1. Activity status: Restricted Discretionary <u>Where the legal road is controlled by Waka Kotahi, written approval has been provided from Waka Kotahi authorising the building or structure.</u>
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R7	WCC Environmental Reference Group	377.352	Support	Considers that MRZ-PREC01-R7 enables change and development in character areas in a way that contributes to, or preserves, character.	Retain MRZ-PREC01-R7 (Buildings and structures on or over a legal road) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R7	Kāinga Ora Homes and Communities	391.393	Oppose	MRZ-PREC01-R7 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC01-R7 (Buildings and structures on or over a legal road) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-R7	Lucy Harper and Roger Pemberton	401.67	Support	Supports the MRZ-PREC01-R7 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-R7 (Buildings and structures on or over a legal road) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R1	Kāinga Ora Homes and Communities	391.394	Oppose	MRZ-PREC02-R1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-R1 (Maintenance and repair of buildings and structures) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R1	Lucy Harper and Roger Pemberton	401.68	Support	Supports the MRZ-PREC02-R1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02-R1 (Maintenance and repair of buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R2	Greater Wellington Regional Council	351.254	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain MRZ-PREC02-R2 (Demolition or removal of buildings and structures) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R2	Greater Wellington Regional Council	351.255	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend MRZ-PREC02-R2 (Demolition or removal of buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R2	Kāinga Ora Homes and Communities	391.395	Oppose	MRZ-PREC02-R2 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-R2 (Demolition or removal of buildings and structures) in its entirety.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R2	Lucy Harper and Roger Pemberton	401.69	Support	Supports the MRZ-PREC02-R2 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02-R2 (Demolition or removal of buildings and structures).
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R2	Anita Gude and Simon Terry	461.30	Amend	Considers that MRZ-PREC02-R2 not having parallel provisions to MRZ-PREC01-P2 (Restrictions on demolition) is an anomaly and should be amended so that demolition is a restricted discretionary activity.	Amend MRZ-PREC02-R2 (Demolition or removal of buildings and structures) so that demolition is a restricted discretionary activity (not a permitted activity).
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R3	Waka Kotahi	370.305	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC02-R3 (Demolition or removal of buildings and structures) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R3	Kāinga Ora Homes and Communities	391.396	Oppose	MRZ-PREC02-R3 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-R3 (Construction, addition or alteration of any buildings or structures) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R3	Lucy Harper and Roger Pemberton	401.70	Support	Supports the MRZ-PREC01-R3 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-R3 (Demolition or removal of buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R3	Lucy Harper and Roger Pemberton	401.71	Support	Supports the MRZ-PREC02-R3 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02-R3 (Construction, addition or alteration of any buildings or structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R3	Investore Property Limited	405.48	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Seeks to retain MRZ-PREC02-R3.1 (Construction, addition or alteration of any buildings or structures) and an amendment.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R3	Investore Property Limited	405.49	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend MRZ-PREC02-R3.1 (Construction, addition or alteration of any buildings or structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R4	Kāinga Ora Homes and Communities	391.397	Oppose	MRZ-PREC02-R4 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-R4 (Fences and standalone walls) in its entirety.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R4	Lucy Harper and Roger Pemberton	401.72	Support	Supports the MRZ-PREC02-R4 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02-R4 (Fences and standalone walls) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R5	Laura Gaudin	279.4	Support	Supports there being character precincts where construction of buildings/structures requires resource consent as a restricted discretionary activity (with consideration given to Residential Design Guide Character Precincts appendix).	Retain MRZ-PREC01-R5 (Construction, addition or alteration of any buildings...) as notified (with Restricted Discretionary activity status).
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R5	Waka Kotahi	370.306	Amend	Considers that amendments to Rule MRZ-PREC02-R5 are required to ensure visibility over the road corridor.	Amend Rule MRZ-PREC02-R5 (Buildings and structures on or over a legal road) as follows: 1. Activity status: Restricted Discretionary <u>Where the legal road is controlled by Waka Kotahi, written approval has been provided from Waka Kotahi authorising the building or structure.</u> Matters of discretion are:
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R5	Kāinga Ora Homes and Communities	391.398	Oppose	MRZ-PREC02-R5 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC02-R5 (Buildings and structures on or over a legal road) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC02-R5	Lucy Harper and Roger Pemberton	401.73	Support	Supports the MRZ-PREC02-R5 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC02-R5 (Buildings and structures on or over a legal road) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R1	Kāinga Ora Homes and Communities	391.399	Oppose	MRZ-PREC03-R1 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC03-R1 (Maintenance and repair of buildings and structures) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R1	Lucy Harper and Roger Pemberton	401.74	Support	Supports the MRZ-PREC03-R1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-R1 (Maintenance and repair of buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R2	Kāinga Ora Homes and Communities	391.400	Oppose	MRZ-PREC03-R2 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC03-R2 (Demolition or removal of buildings and structures) in its entirety.



## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R2	Lucy Harper and Roger Pemberton	401.75	Support	Supports the MRZ-PREC03-R2 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-R2 (Demolition or removal of buildings and structures) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R3	Kāinga Ora Homes and Communities	391.401	Oppose	MRZ-PREC03-R3 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC03-R3 (Additions or alterations to existing buildings, structures or accessory buildings) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R3	Lucy Harper and Roger Pemberton	401.76	Support	Supports the MRZ-PREC03-R3 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-R3 (Additions or alterations to existing buildings, structures or accessory buildings) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R4	Waka Kotahi	370.307	Not specified	[Submitter has provided a neutral position on this provision]  Considers that further weighting exercise is required in order to justify the inclusion, nature and extent of provisions related to special character.	Retain MRZ-PREC03-R4 (Fences and standalone walls) subject to further evaluation and weighting exercise to determine extent of protection required on balance with achieving the outcomes of the NPS-UD.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R4	Kāinga Ora Homes and Communities	391.402	Oppose	MRZ-PREC03-R4 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC03-R4 (Construction, alteration or addition to buildings, structures or accessory buildings that are not Permitted Activities) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R4	Lucy Harper and Roger Pemberton	401.77	Support	Supports the MRZ-PREC03-R4 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-R4 (Construction, alteration or addition to buildings, structures or accessory buildings that are not Permitted Activities) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R4	Investore Property Limited	405.50	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain MRZ-PREC03-R4.1 (Construction, addition or alteration of any buildings, structures or accessory buildings that are not Permitted Activities) and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R4	Investore Property Limited	405.51	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend MRZ-PREC03-R4.1 (Construction, addition or alteration of any buildings, structures or accessory buildings that are not Permitted Activities) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R5	Wellington City Council	266.135	Amend	Considers there is an error in the rule which is old drafting.	Amend MRZ-PREC-03-R5.1 (Fences and standalone walls) as follows:  (...)  Where: 1. Compliance with <del>MRZ-PREC-03-S6</del> <del>MRZ-OBPH26</del> is achieved.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R5	Wellington City Council	266.136	Amend	Considers there is an error in the rule which is old drafting.	Amend MRZ-PREC-03-R5.2 (Fences and standalone walls) as follows:  (...)  Where: 1. Compliance with MRZ-PREC-03-S6 MRZ-OBPHS6 is achieved.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R5	Kāinga Ora Homes and Communities	391.403	Oppose	MRZ-PREC03-R5 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC03-R5 (Fences and standalone walls) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R5	Lucy Harper and Roger Pemberton	401.78	Support	Supports the MRZ-PREC03-R5 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-R5 (Fences and standalone walls) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R6	Waka Kotahi	370.308	Not specified	Neutral and considers that amendments to Rule MRZ-PREC03-R6 are required to ensure visibility over the road corridor.	Retain MRZ-PREC03-R6 (Buildings and structures on or over a legal road) with amendments.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R6	Waka Kotahi	370.309	Amend	Neutral but considers that amendments to Rule MRZ-PREC03-R6 are required to ensure visibility over the road corridor.	Amend Rule MRZ-PREC03-R6 (Buildings and structures on or over a legal road) as follows: 1. Activity status: Restricted Discretionary <u>Where the legal road is controlled by Waka Kotahi, written approval has been provided from Waka Kotahi authorising the building or structure.</u> Matters of discretion are:
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R6	Kāinga Ora Homes and Communities	391.404	Oppose	MRZ-PREC03-R6 is opposed, consistent with the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter.	Delete MRZ-PREC03-R6 (Buildings and structures on or over a legal road) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-R6	Lucy Harper and Roger Pemberton	401.79	Support	Supports the MRZ-PREC03-R6 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-R6 (Buildings and structures on or over a legal road) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S1	David Stevens	151.9	Oppose	Opposes the surrounding area of Khandallah being medium density four storey with a height limit of 14m.  Considers that there is not overwhelming demand for housing or business given the limited public transport options available.  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 surrounding area of Khandallah should be zoned Medium Density Residential Zone, with a storey /11m maximum height limit throughout.  [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / MRZ-S1	David Stevens	151.10	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.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S1	Cameron Vannisselroy	157.11	Amend	Amend MRZ-S1 (Building height control 1 where no more than three residential units occupy the site) to be consistent with the Coalition for More Homes' Alternative medium density residential standards	Amend MRZ-S1 (Building height control 1 where no more than three residential units occupy the site) to be consistent with the Coalition for More Homes' Alternative medium density residential standard recommendations.
Residential Zones / Medium Density Residential Zone / MRZ-S1	Leeanne Templer	206.6	Amend	Opposes the height limit of 11m in MRZ-S1 in Rama Crescent and the streets above it.  Considers that Rama Crescent does not have the infrastructure for further intensification.  Considers that there is a need to retain existing covenants on titles in Rama Crescent which protect views.  Considers that there needs to be provision for onsite parking in Rama Crescent because public transport can't enter and walking is tough.  Considers that ambassadorial residencies on the street require privacy and further stories and intensification would compromise this.	Seeks an amendment to MRZ-S1 (Building Height Controls) so that that Rama Crescent and streets above Rama Crescent are exempt from the 11m Height Limit.
Residential Zones / Medium Density Residential Zone / MRZ-S1	Richard W Keller	232.13	Amend	Amend MRZ-S1 (Building height control 1 where no more than three residential units occupy the site) to be consistent with the Coalition for More Homes' Alternative medium density residential standards	Amend MRZ-S1 (Building height control 1 where no more than three residential units occupy the site) to be consistent with the Coalition for More Homes' Alternative medium density residential standards
Residential Zones / Medium Density Residential Zone / MRZ-S1	Wellington City Council	266.137	Amend	Considers there is a need to amend exemptions to MRZ-S1 (Height control area 1)	Amend MRZ-S1 (Building height control 1) exemptions as follows: (...)  This standard does not apply to: a. Fences or standalone walls; b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically.
Residential Zones / Medium Density Residential Zone / MRZ-S1	Everard Aspell	270.7	Not specified	Considers that allowing building heights of 11-21 metres in the inner city suburbs of Mount Victoria, Mount Cook, Thorndon, Berhampore, Newtown and Aro Valley will create shading, privacy issues, loss of green areas, reduced property values; will forever change the streetscape and will not reflect the character of the area.	Seeks that intensification is restricted to brownfield sites.
Residential Zones / Medium Density Residential Zone / MRZ-S1	Fire and Emergency New Zealand	273.182	Support in part	Supports the standard to the extent that it provides a maximum height of 11m for any building. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. FENZ however seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. FENZ considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations	Supports MRZ-S1 (Building height control 1), with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S1	Fire and Emergency New Zealand	273.183	Amend	Supports the standard to the extent that it provides a maximum height of 11m for any building. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. FENZ however seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. FENZ considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations	Amend MRZ-S1 (Building height control 1) as follows:  <u>Clause 1 does not apply to hose drying towers up to 15m in height.</u>
Residential Zones / Medium Density Residential Zone / MRZ-S1	Phillippa O'Connor	289.22	Amend	Considers that the Western Side of Kelburn Parade, especially #64 Kelburn Parade should have maximum building height increased because:  - 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.  [See original submission for full details]	Seeks that Standard MRZ-S1 (Building height control 1) is amended so that the western side of Kelburn Parade has a maximum height limit of 21m as a permitted activity.
Residential Zones / Medium Density Residential Zone / MRZ-S1	Phillippa O'Connor	289.23	Oppose	Considers this dual-standard approach is unnecessary, and that the more permissive height standard in the MRZ should be enabled irrespective of scale of the development.	Seeks that standards MRZ-S1 (Building height control 1) and MRZ-S2 (Building height control 2) building height control are combined so that there are not different height standards for 1-3 residential units and multi unit developments.
Residential Zones / Medium Density Residential Zone / MRZ-S1	Johanna Carter	296.11	Amend	Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.  [Refer to original submission for full reason]	Seeks that MRZ-S1 (Building height control 1...) is amended to adequately control the adverse impacts that will result from higher density development.
Residential Zones / Medium Density Residential Zone / MRZ-S1	Khoi Phan	326.24	Amend	Considers that MRZ-S1 should be amended so that structures do not exceed 16 metres in height and the 15 degree slope are removed.	Amend MRZ-S1 (Building height control 1) as follows:  1. Buildings and structures must not exceed 11 16 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, <del>where the entire roof slopes 15° or more</del> , as shown in Diagram 5 below: ... ...
Residential Zones / Medium Density Residential Zone / MRZ-S1	Richard Benge	327.3	Amend	Considers that the MRZ height control area 2 (14m) at 33 Hiropi Street is too restrictive, and that Height control area 3 from the DDP would have been more appropriate. (Option C)  [Refer to original submission for full reasons]	Amend the Medium Density Residential Zone chapter to reinstate Height control area 3 (21m). [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-S1	Waka Kotahi	370.310	Support	Standard MRZ-S1 is supported as it is consistent with the MDRS.	Retain Standard MRZ-S1 (Building height control 1: 1. where no.) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S1	Kāinga Ora Homes and Communities	391.405	Support in part	MRZ-S1 is generally supported and it is acknowledged that the standard is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. However, amendments are sought to allow this standard to apply to all residential units regardless of how many are on a site and to be more enabling for residential units located within close proximity to train stations and local centres.	Retain MRZ-S1 (Building height control 1: 1. where no more than three residential units occupy the site; or 2. For the construction, addition or alteration of any buildings or structures in a Character Precinct or Mount Victoria North Townscape Precinct.) with amendment.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S1	Kāinga Ora Homes and Communities	391.406	Amend	Considers that MRZ-S1 should be amended to allow this standard to apply to all residential units regardless of how many are on a site and to be more enabling for residential units located within close proximity to train stations and local centres. Consistent with the rest of the submission, the deletion of Character Precincts and associated provisions from zone chapters and as a qualifying matter is sought.	Amend MRZ-S1 (Building height control 1: - where no more than three residential units occupy the site; or - For the construction, addition or alteration of any buildings or structures in a Character Precinct or Mount Victoria North Townscape Precinct.) as follows:  Building height control 1: <del>1. where no more than three residential units occupy the site; or</del> <del>2. For the construction, addition or alteration of any buildings or structures in a Character Precinct or Mount Victoria North Townscape Precinct.</del>  1. ...  <u>Except where:</u>  <u>2. In areas identified as having a height control of 18m in the planning maps, the height must not exceed 18 metres above ground level except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 1 below:</u>  ...
Residential Zones / Medium Density Residential Zone / MRZ-S1	Donna Yule	421.2	Oppose	Opposes the blanket policy of Medium Density 3 Storey Residential housing in all residential areas - the height limits are too high.  Considers that 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.  Many more 3 storey development means a whole suburb except for those on the hills will be in permanent shadows.  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.	Not specified.
Residential Zones / Medium Density Residential Zone / MRZ-S1	Catharine Underwood	481.7	Oppose in part	Considers that the current height control areas in Brooklyn should be removed until a proper character/heritage assessment has been completed. There are a few protected buildings in Brooklyn, but no character precinct compared to other suburbs. Brooklyn has some older well built houses and street scapes that are worth the protection.	Seeks that MRZ-S1 (Maximum height) of 11m be removed in Brooklyn, until a character/heritage assessment has been completed.
Residential Zones / Medium Density Residential Zone / MRZ-S1	Catharine Underwood	481.8	Amend	Considers that the current height control areas in Brooklyn should be removed until a proper character/heritage assessment has been completed. There are a few protected buildings in Brooklyn, but no character precinct compared to other suburbs. Brooklyn has some older well built houses and street scapes that are worth the protection.	Seeks that the Operative District Plan height controls be reinstated in Brooklyn.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-S1	Jonathan Markwick	490.19	Support	Supports the increase in building height controls around the Johnsonville centre, including those east of the motorway.	Retain MCZ-S1 (Maximum height) around Johnsonville Centre as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Lilias Bell	50.2	Support	Supports Proposed District Plan heights for Colway Street in Ngaio.	Retain MRZ-S2 as notified.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S2	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	204.10	Oppose	<p>Considers the impact of 14m height limit on neighbouring properties.</p> <p>Considers that 14m height limit is inappropriate for the character of the area.</p> <p>Considers the loss of solar access leading to damp homes and less energy efficient, loss of Biodiversity to the Newtown area, loss of wellbeing, and loss of Privacy to our family homes.</p>	Opposes Standard MRZ-S2.1.b (Maximum building height) of 14 between Adelaide Road, Stoke Street and Kenwyn Terrace and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-S2	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	204.11	Amend	<p>Considers the impact of 14m height limit on neighbouring properties.</p> <p>Considers that 14m height limit is inappropriate for the character of the area.</p> <p>Considers the loss of solar access leading to damp homes and less energy efficient, loss of Biodiversity to the Newtown area, loss of wellbeing, and loss of Privacy to our family homes.</p>	Amend the height control in the area between Adelaide Road, Stoke Street and Kenwyn Terrace from 14m to 11m.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Leeanne Templer	206.7	Amend	<p>Opposes Height Areas in MRZ-S2 for Rama Crescent and the streets above it.</p> <p>Considers that Rama Crescent does not have the infrastructure for further intensification.</p> <p>Considers that there is a need to retain existing covenants on titles in Rama Crescent which protect views.</p> <p>Considers that there needs to be provision for onsite parking in Rama Crescent because public transport can't enter and walking is tough.</p> <p>Considers that ambassadorial residencies on the street require privacy and further stories and intensification would compromise this.</p>	Seeks an amendment to MRZ-S2 (Building Height Control 2) so that that Rama Crescent and streets above Rama Crescent are excluded from building height increased and intensification.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Ruapapa Limited	225.4	Support	<p>Considers that there are many reasons such as steep side streets and lack of access for emergency vehicles which render more intense and higher levels of development inappropriate.</p> <p>[Refer to original submission for further reason]</p>	Retain MRZ-S2.1.b (Height Area 2 - 11m) for streets branching off of Oriental Parade as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S2	Wellington's Character Charitable Trust	233.18	Oppose	<p>Opposes Height Control Area 2 - MRZ-S2 (14m) in the residential area of Khandallah.</p> <p>Considers that similar suburbs mainly have 11m height controls.</p> <p>11m Height Control is more appropriate for housing demand and level of commercial activity.</p> <p>[Refer to original submission for full reason]</p>	Opposes MRZ-S2 (Building height control 2: For multi-unit housing or a retirement village: or Other buildings and structures) - Height control area 2 - 14m in Khandallah.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Wellington's Character Charitable Trust	233.19	Amend	<p>Considers that the maximum height in the residential area of Khandallah should be 11m</p>	Seeks that MRZ-S2 (Building height control 2: For multi-unit housing or a retirement village: or Other buildings and structures) - Height control area 2 - is reduced to 11 metres in Khandallah.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Pukepuke Pari Residents Incorporated	237.5	Support	<p>Supports a height limit of 11m for Hay Street.</p> <p>Considers that Hay Street has many qualifying matters which would exempt it from intensification.</p> <p>There are limited benefits that don't outweigh the consequences of intensification in Oriental Bay.</p> <p>Considers that there would be significant costs related to preparing the area for intensification.</p> <p>The Hay Street Heritage Report 2021 identifies a high concentration of higher quality character streetscape of Hay St.</p> <p>[Refer to original submission for full reason]</p>	Retain MRZ-S2 (Building height control 2) - with Hay Street, including the Hay Street extension, within Height Area 2 (11m), as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Richard Martin	244.3	Support	<p>Supports the 11m Height Area within the MRZ in Hay Street and Baring Street.</p> <p>A 21m height limit would not work due to steep contours, history of slips, inadequate drainage, and inadequate infrastructure.</p> <p>Considers that Hay Street has unique characteristics that made 21m height limit a poor idea.</p> <p>Considers that Baring Street is prone to slips, has no identifiable owner, limited room for access.</p> <p>[Refer to original submission for full reason]</p>	Retain MRZ-S2 (Maximum height) as notified, with Hay Street and Baring Street within Height control area 2 (11m).
Residential Zones / Medium Density Residential Zone / MRZ-S2	Paul Ridley-Smith	245.3	Support	<p>Supports a height limit of 11m for Hay Street.</p> <p>Considers that Hay Street has many qualifying matters which would exempt it from intensification.</p> <p>Considers that there are significant structural issues with the area, limited vehicle space water/drainage issues and heritage value in Hay Street.</p> <p>[Refer to original submission for full reason]</p>	Retain MRZ-S2 (Maximum height) as notified, with Hay Street and Baring Street within Height control area 2 (11m).



## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S2	Everard Aspell	270.8	Not specified	Considers that allowing building heights of 11-21 metres in the inner city suburbs of Mount Victoria, Mount Cook, Thorndon, Berhampore, Newtown and Aro Valley will create shading, privacy issues, loss of green areas, reduced property values; will forever change the streetscape and will not reflect the character of the area.	Seeks that intensification is restricted to brownfield sites.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Fire and Emergency New Zealand	273.184	Support in part	Seeks the inclusion of an exemption for hose drying towers to enable the efficient functioning of FENZ in establishing and operating fire stations	Supports MRZ-S2 (Building height control 2), with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Fire and Emergency New Zealand	273.185	Amend	As noted in the previous submission point, seeks the inclusion of an exemption for hose drying towers to enable the efficient functioning of FENZ in establishing and operating fire stations	Amend MRZ-S2 (Building height control 2) as follows: <u>Clause 1 does not apply to hose drying towers up to 15m in height.</u>
Residential Zones / Medium Density Residential Zone / MRZ-S2	Onslow Residents Community Association	283.8	Oppose in part	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.	Opposes MRZ-S2 (Building height control 2: For multi-unit housing or a retirement village: or Other buildings and structures) with respect to Khandallah being in Height Control Area 2 (14m).
Residential Zones / Medium Density Residential Zone / MRZ-S2	Onslow Residents Community Association	283.9	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.	Seeks that Khandallah is moved to Height control Area 1 (11m) under MRZ-S2 (Building height control 2: For multi-unit housing or a retirement village: or Other buildings and structures).
Residential Zones / Medium Density Residential Zone / MRZ-S2	Phillippa O'Connor	289.24	Amend	Considers that the Western Side of Kelburn Parade, especially #64 Kelburn Parade should have maximum building height increased because:  - 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.  [See original submission for full details]	Seeks that Standard MRZ-S2 (Building height control 2) is amended so that the western side of Kelburn Parade has a maximum height limit of 21m as a permitted activity.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Phillippa O'Connor	289.25	Oppose	Considers this dual-standard approach is unnecessary, and that the more permissive height standard in the MRZ should be enabled irrespective of scale of the development.	Seeks that standards MRZ-S1 (Building height control 1) and MRZ-S2 (Building height control 2) building height control are combined so that there are not different height standards for 1-3 residential units and multi unit developments.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Johanna Carter	296.12	Amend	Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.  [Refer to original submission for full reason]	Seeks that MRZ-S2 (Building height control 2...) is amended to adequately control the adverse impacts that will result from higher density development.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Wilma Sherwin	306.6	Oppose	Opposes 14m Height Limit in Khandallah under MRZ-S2 and wants development heights kept to 11m. Heights of 14m are out of character for what is an outer suburb.	Opposes Khandallah being classified as MRZ-S2 (Building Height Control) - Height Area 2 (14m).
Residential Zones / Medium Density Residential Zone / MRZ-S2	Wilma Sherwin	306.7	Amend	Opposes 14m Height Limit in Khandallah under MRZ-S2 and wants development heights kept to 11m. Heights of 14m are out of character for what is an outer suburb.	Seeks that Khandallah be classified as MRZ-S2 (Building Height Control) - Height Area 1 (11m).

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S2	Retirement Villages Association of New Zealand Incorporated	350.132	Oppose in part	Supports MRZ-S2 and the additional building height that it enables for retirement villages located in the Height Area 2 to the extent it is consistent with the MDRS. However the standard fails to provide for roof variation height.	Opposes MRZ-S2 (Building height control 2) and seeks amendment.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Retirement Villages Association of New Zealand Incorporated	350.133	Amend	Supports MRZ-S2 and the additional building height that it enables for retirement villages located in the Height Area 2 to the extent it is consistent with the MDRS. However the standard fails to provide for roof variation height.	Amend MRZ-S2 to provide for roof variation height in line with the MDRS.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Waka Kotahi	370.311	Support	Standard MRZ-S2 is supported as it provides for up to four storeys for multi-units.	Retain Standard MRZ-S2 (Building height control 2: 1.For multi-unit...) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Kāinga Ora Homes and Communities	391.407	Oppose	MRZ-S2 is opposed as it offers two separate height standards, and should be deleted. An amendment to MRZ-S1 is sought to allow that standard to cover all areas and provide for greater height limits in areas with high accessibility to public transport, commercial amenity and community services.	Delete MRZ-S2 (Building height control 2: 1. For multi-unit housing or a retirement village: or 2. Other buildings and structures.) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Metlifecare Limited	413.32	Support in part	Supports the 11m height limit that is proposed to be applied to sites across the Medium Density Residential zone.	Retain provision, subject to amendments, as outlined other submission points.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Metlifecare Limited	413.33	Amend	Considers that retire village buildings should be able to be established up to three storeys (or 11m) excluding any pitched roof, rather than the Height Area 1 limit that has been applied.  This is consistent with the minimum building height anticipated by the Amendment Act. This also allows the design of retirement villages to be in keeping with the surrounding area as they can have variable roof pitches.	Amend the Height Area 1 limit to read as follows:  <u>11m above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more.</u>
Residential Zones / Medium Density Residential Zone / MRZ-S2	Newtown Residents' Association	440.21	Oppose	Considers that 21m height are unnecessary in Newtown. Residential streets outside the suburban centre should be be zoned medium density.	Opposes Newtown being classified as HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village).
Residential Zones / Medium Density Residential Zone / MRZ-S2	Newtown Residents' Association	440.22	Oppose	Considers that 14m height are unnecessary in Newtown and should be reduced to 11m.	Opposes Newtown being classified as MRZ-S2 (Building Height Control) - Height Area 2 (14m).
Residential Zones / Medium Density Residential Zone / MRZ-S2	Newtown Residents' Association	440.23	Oppose	Considers that 14m height are unnecessary in Berhampore and should be reduced to 11m.	Opposes Berhampore being classified as MRZ-S2 (Building Height Control) - Height Area 2 (14m).
Residential Zones / Medium Density Residential Zone / MRZ-S2	Catharine Underwood	481.9	Oppose in part	Considers that the current height control areas in Brooklyn should be removed until a proper character/heritage assessment has been completed. 11 metres is too tall for most of the Brooklyn area and doesn't appear to take topography into consideration or the existing street scape. There are a few protected buildings in Brooklyn, but no character precinct compared to other suburbs. Brooklyn has some older well built houses and street scapes that are worth the protection.	Seeks that MRZ-S2 (Height control area 1) of 11m be removed in Brooklyn, until a character/heritage assessment has been completed.
Residential Zones / Medium Density Residential Zone / MRZ-S2	Catharine Underwood	481.10	Oppose in part	Considers that the current height control areas in Brooklyn should be removed until a proper character/heritage assessment has been completed. 14 metres is too tall for most of the Brooklyn area and doesn't appear to take topography into consideration or the existing street scape. There are a few protected buildings in Brooklyn, but no character precinct compared to other suburbs. Brooklyn has some older well built houses and street scapes that are worth the protection, such as McKinley Crescent, Jefferson Street and Todman Street.	Seeks that MRZ-S2 (Height control area 2) of 14m be removed in Brooklyn, until a character/heritage assessment has been completed.
Residential Zones / Medium Density Residential Zone / MRZ-S3	James Barber	56.3	Oppose	Considers that there should be no height in relation to boundary requirements for low to medium density housing.	Delete MRZ-S3 (Height in relation to boundary) in its entirety. [Inferred Decision Requested]
Residential Zones / Medium Density Residential Zone / MRZ-S3	Ann Mallinson	81.5	Not specified	Considers that developers should not be allowed to build without a requirement not to intrude on the sunlight of neighbouring buildings. The extra heating that will be used by the affected buildings will badly affect our carbon emissions.	Not Specified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S3	Interprofessional Trust	96.6	Oppose	Considers that recession plane requirements should be removed from the PDP.	Seeks that MRZ-S3 (Height in relation to boundary) is deleted.
Residential Zones / Medium Density Residential Zone / MRZ-S3	Cameron Vannisselroy	157.12	Amend	Amend MRZ-S3 (Height in relation to boundary) to be consistent with the Coalition for More Homes' Alternative medium density residential standards	Amend MRZ-S3 (Height in relation to boundary) to be consistent with the Coalition for More Homes' Alternative medium density residential tandard recommendations.
Residential Zones / Medium Density Residential Zone / MRZ-S3	Richard W Keller	232.14	Amend	Amend MRZ-S3 (Height in relation to boundary) to be consistent with the Coalition for More Homes' Alternative medium density residential standards	Amend MRZ-S3 (Height in relation to boundary) to be consistent with the Coalition for More Homes' Alternative medium density residential standards
Residential Zones / Medium Density Residential Zone / MRZ-S3	Wellington City Council	266.138	Amend	Considers there is a need to amend exemptions to MRZ-S3 (Height in relation to boundary) to enable minor 'height in relation to boundary' intrusions.	Amend MRZ-S3 (Height in relation to boundary) exemptions as follows:  This standard does not apply to: a. (...) b. (...) c. (...); <u>d. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</u> <u>e. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically.</u>
Residential Zones / Medium Density Residential Zone / MRZ-S3	Fire and Emergency New Zealand	273.186	Amend	As per the previous two submission points, seeks an exemption for hose drying towers regarding height in relation to boundary standards.	Supports MRZ-S3 (Height in relation to boundary), with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-S3	Fire and Emergency New Zealand	273.187	Amend	As per the previous two submission points, seeks an exemption for hose drying towers regarding height in relation to boundary standards.	Amend MRZ-S3 (Height in relation to boundary) as follows:  ...  This standard does not apply to:  ...  c. Existing or proposed internal boundaries within a site; <del>and</del> d. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; <del>and</del> <u>d. Hose drying towers up to 15m in height.</u>
Residential Zones / Medium Density Residential Zone / MRZ-S3	Johanna Carter	296.13	Amend	Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.  Considers that the height in relation to boundary should be modified to take into account the orientation of the boundary.  [Refer to original submission for full reason]	Seeks that MRZ-S3 (Height in relation to boundary) is amended to take into account boundary orientation to adequately control the adverse impacts that will result from higher density development..
Residential Zones / Medium Density Residential Zone / MRZ-S3	James Coyle	307.13	Support	Recession planes are supported as long as building height, length and front yards feel appropriate.	Retain MRZ-S3 (Height in relation to boundary) as notified. [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-S3	Khoi Phan	326.25	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Delete MRZ-S3 (Height in relation to boundary) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-S3	Retirement Villages Association of New Zealand Incorporated	350.134	Amend	Supports MRZ-S3 to the extent it is consistent with the MDRS. However, it is considered that additional exclusions should be integrated with the standard to reflect that some developments may occur adjacent to less sensitive zones.	Amend MRZ-S3 (Height in relation to boundary) so that it does not apply to boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones.
Residential Zones / Medium Density Residential Zone / MRZ-S3	Waka Kotahi	370.312	Support	Standard MRZ-S3 is supported as it is consistent with the MDRS.	Retain Standard MRZ-S3 (Height in relation to boundary) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S3	WCC Environmental Reference Group	377.353	Support	Considers that MRZ-S3 is reasonable in terms of enabling development whilst providing for some mitigation of shading on adjacent properties.	Retain MRZ-S3 (Height in relation to boundary) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S3	Kāinga Ora Homes and Communities	391.408	Support in part	MRZ-S3 is generally supported but an amendment is sought.	Retain MRZ-S3 (Height in relation to boundary) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-S3	Kāinga Ora Homes and Communities	391.409	Amend	Considers that MRZ-S3 should be amended to recognise the amended height limits sought through the amendment to MRZ-S1 and ensure development is suitably enabled. An amendment is also sought to remove reference to MRZ-S2 which is opposed.	Amend MRZ-S3 (Height in relation to boundary) as follows: 1. For any site where MRZ-S1 or MRZ-S2.1.a applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 2 below ; ... 2. For any site where MRZ-S2.1.b or MRZ-S1.2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 6 metres vertically above ground level along all boundaries; and ...
Residential Zones / Medium Density Residential Zone / MRZ-S3	Kirsty Woods	437.7	Amend	Considers that the current standards for Medium Density Residential fail to address effects adequately, including loss of sunlight. Heights from which recession planes on the southern boundary of a new development are measured should also be adjusted down to minimise loss of sun from the north of neighbouring properties.	Amend MRZ-S3 (Height in relation to boundary) as follows: 1. For any site where MRZ-S1 or MRZ-S2.1.a applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 2 below <u>its northern boundary, and 2 metres vertically above ground level along its southern, eastern and western boundaries;</u> [amendment to diagram will be required] 2. For any site where MRZ-S2.1.b applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above <u>ground level along all boundaries its northern boundary, and 2 metres vertically along its eastern, western and southern boundaries; and</u>
Residential Zones / Medium Density Residential Zone / MRZ-S3	Newtown Residents' Association	440.24	Amend	Considers that MRZ-S3 should be amended, as it is too limited and does not provide enough protection from shade. It is considered that: - Buildings not directly adjacent to the park or otherwise seperated from the park boundary can still cast a shadow across an open space. - Height in relation to boundary controls do not prevent the remaining bulk of the building from casting significant shade. - The days and hours this standard applies are too restrictive. the 30% shade limit will often be reached with only minor changes to the maximum permitted height between 10am to 3pm at either of the equinoxes. - Peak usage for primary and secondary school aged children is after school, so 3pm is too early for them; the time should extend to at least 4pm and preferably 4.30pm. Carrara Park has two boundaries where adjacent properties are MRZ (14m). Despite the height in relation to boundary standard (5m x 60° recession plane) that applies to development on these properties, the park may not be protected enough from shade. [Refer to original submission for full reason]	Amend MRZ-S3 (Height in relation to boundary) as follows: ... 3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. 4. For any site where MRZ-S1, MRZ-S2.1.a or MRZ-S2.1.b applies that is located within 60m of a site <u>in the Natural Open Space Zone, Open Space Zone, or Sport and Active Recreation Zone: all buildings and structures must be designed and located to maintain sunlight access to a minimum of 70% of the open space site area during 10am to 4.30pm at either of the equinoxes (i.e. 21 March or 23 September) and at midwinter i.e. 23 June.</u> ...

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S3	Jonathan Markwick	490.20	Amend	Considers that in MRZ, all height-to-boundary or recession plane controls for sites with a street frontage of less than 15m should be scrapped to ensure that these rules do not prevent development on small sites.	Amend MRZ-S3 (Height in relation to boundary) to remove all height-to-boundary or recession plane controls for sites with a street frontage of less than 15m
Residential Zones / Medium Density Residential Zone / MRZ-S4	Karen Serjeantson	43.3	Amend	Considers that one side of the house should be allowed a five to six metre 'breathing'/'virtual road' space.	Seeks that a yard separation of 5-6 metres is provided along one boundary (inferred decision requested).
Residential Zones / Medium Density Residential Zone / MRZ-S4	James Barber	56.4	Oppose	Considers that there should be no set-back requirements in low to medium density housing.	Delete MRZ-S4 (Boundary setbacks) in its entirety. [Inferred Decision Requested]
Residential Zones / Medium Density Residential Zone / MRZ-S4	James Barber	56.5	Amend	Prefers housing opening to street, as opposed to a 1.5m courtyard surrounded by high fencing.  Setback space can otherwise be used for communal or private greenspaces.	Amend MRZ-S4 (Boundary setbacks) so that front and side yard requirements are removed for all developments in the MRZ. [Inferred Decision Requested]
Residential Zones / Medium Density Residential Zone / MRZ-S4	Tim Bright	75.9	Amend	Considers that buildings and structures must be set back from the relevant boundary by the minimum depth listed.	Seeks that the yard setbacks at MRZ-S4 are reinstated for developments of one to three units. [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-S4	Nico Maiden	77.2	Support in part	Considers smaller front setbacks will allow for bigger backyards and better streetscapes.	Retain MRZ-S4 (Boundary setbacks) as notified with respect to 1-3 units, with no front yard requirement.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Nico Maiden	77.3	Amend	Considers smaller front setbacks will allow for bigger backyards and better streetscapes.	Amend MRZ-S4 (Boundary setbacks) with respect to 4 or more units, with the front yard requirement reduced to 1 metre or less.
Residential Zones / Medium Density Residential Zone / MRZ-S4	David Stephen	82.5	Amend	Considers that the front and side boundary setbacks in the MRZ should be reinstated.	Retain MRZ-S4 (Boundary setbacks) as notified, with requirement to provide front and side yards for developments of 1 to 3 units.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Hugh Good	90.5	Support	Considers that Medium Density front and side yard setbacks should not be reinstated.	Supports removal of front and side yards in the Medium Density Residential Zone.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Ian Law	101.5	Amend	Considers that the front and side boundary setbacks in the MRZ should be reinstated.	Retain MRZ-S4 (Boundary setbacks) as notified, with requirement to provide front and side yards for developments of 1 to 3 units.  [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / MRZ-S4	Pam Wilson	120.6	Amend	[No specific reason given beyond decision requested - refer to original submission].	Retain MRZ-S4 (Boundary setbacks) as notified, with requirement to provide front and side yards for developments of 1 to 3 units [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / MRZ-S4	AdamsonShaw	137.9	Amend	Considers that MRZ-S4 should be amended as the current standards in the Operative District Plan are more permissive than the PDP yard/setback standards.	Amend MRZ-S4 (Boundary setbacks) so that the front setback is 1.5 metres, or 10 metres less half the width of the road, which ever is the lesser.
Residential Zones / Medium Density Residential Zone / MRZ-S4	AdamsonShaw	137.10	Amend	Considers that MRZ-S4 should be amended as the current standards in the Operative District Plan are more permissive than the PDP yard/setback standards.	Amend MRZ-S4 (Boundary setbacks) so that there is no side or rear yard setback requirement except that, a minimum width of 1 metre must be maintained between buildings where a residential building (other than an accessory building) on an adjoining site is sited less than 1 metre from the boundary.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Janice Young	140.6	Amend	Considers that the front and side yard setbacks should be reinstated in the MRZ.	Seeks that the front and side yard set-backs at MRZ-S4 (Boundary setbacks) are reinstated for developments of 1 to 3 units.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Grant Buchan	143.19	Support	Considers that front and side setbacks should be removed. Front yards rarely get used as living space and the side areas of buildings is simply dead space.  Many of the housing typologies that have existed, without complaint, in Wellington for 100 or more years have directly fronted the street or shared walls with adjacent houses or other buildings.	Retain MRZ-S4 (Boundary setbacks) as notified (with no Front or Side setbacks for MRZ houses of 1-3 storeys).  [Inferred decision requested].
Residential Zones / Medium Density Residential Zone / MRZ-S4	David Stevens	151.11	Amend	Opposes the removal of front and side yard setbacks for all MRZ and other developments.  Considers that existing homeowners have a fundamental right to sunlight and reasonable privacy on their sections. Without front and side yard setbacks, Medium Density development will impact on the quality of life for these existing homeowners, as well as having a potentially significant reduction on property values.	Retain MRZ-S4 (Boundary setbacks) as notified, with requirement to provide front and side yards for developments of 1 to 3 units.  [Inferred decision requested].

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S4	Vivienne Morrell	155.11	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that more of a transition zone than 1m is allowed for between Character Precincts or Heritage areas and other zones.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Cameron Vannisselroy	157.13	Amend	Amend MRZ-S4 (Boundary setbacks) to be consistent with the Coalition for More Homes' Alternative medium density residential standards	Amend MRZ-S4 (Boundary setbacks) to be consistent with the Coalition for More Homes' Alternative medium density residential standards
Residential Zones / Medium Density Residential Zone / MRZ-S4	Zaffa Christian	174.4	Oppose	Opposes MRZ-S4 (Boundary setbacks) as notified, which allows the ability to be able to build to the fence/boundary line.  Opposes this plan based on the recommendations made by Michael Fowler that one metre needs to be maintained in order to minimise damage in an earthquake.  Building this close with high-medium rise buildings, also contravenes the sunshine clause currently being upheld by the environmental commission.	Opposes MRZ-S4 (Boundary setbacks) as notified, in relation to developments of 1-3 household units.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Jon Gaupset	175.4	Amend	Opposes MRZ-S4 (Boundary setbacks) as notified, which allows the ability to be able to build to the fence/boundary line.  Opposes this plan based on the recommendations made by Michael Fowler that one metre needs to be maintained in order to minimise damage in an earthquake.  Building this close with high-medium rise buildings, also contravenes the sunshine clause currently being upheld by the environmental commission.	Opposes MRZ-S4 (Boundary setbacks) as notified, in relation to developments of 1-3 household units.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Avryl Bramley	202.40	Oppose	Considers that this has been the case in the past and has been a recipe for disaster leaving individual homeowners trying to wrench enforcement compliance out of builders who think they have a right to trespass on adjoining properties and or demolish structures they do not own.	Seeks that MRZ-S4 is amended to require boundary setbacks.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-S4	Avryl Bramley	202.41	Amend	Considers that this has been the case in the past and has been a recipe for disaster leaving individual homeowners trying to wrench enforcement compliance out of builders who think they have a right to trespass on adjoining properties and or demolish structures they do not own.	Seeks reinstatement of side yards in residential areas.  [Inferred reinstatement of front and side yards for 1 -3 units in MRZ-S4].

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S4	Monique Zorn	205.3	Amend	<p>Considers that the removal of front yard standards reduces the ability to meet the objectives and policies in the MRZ.</p> <p>11m high developments on front boundaries are more appropriate in central city, centres and inner residential areas.</p> <p>Construction of buildings on the front boundary of a property creates risks and hazards for footpath users, such as doors opening onto streets and garages opening directly onto paths.</p> <p>Buildings on the front boundaries undermines the streets amenity.</p> <p>The residential design guide leans positively towards a landscaped and active front yard, not an absence of a front yard.</p> <p>The side yard standard has the effect of allowing 11m maximum height to be closer to the neighbouring property, reducing neighbours residential amenity.</p> <p>The removal of the side yard standard also reduces the practical utility area in which to put rubbish bins, bikes or household goods, rear property access, maintenance of side properties without trespassing and may reduce emergency service access.</p> <p>The removal of side yard standards changes the way utilities can be configured and laid.</p> <p>The removal of this side yard standard of 1m across all residential zones will compromise residential amenity and good neighbourly relations.</p> <p>[Refer to original submission for full reason]</p>	Amend MRZ-S4 (Boundary setbacks) so that front and side yard requirements apply for 1 - 3 residential units.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Russell Taylor	224.2	Oppose	Considers that multi unit developments need to be encouraged	Seeks that MRZ-S4 (Boundary setbacks) not apply to multi unit developments.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Richard W Keller	232.15	Amend	Amend MRZ-S4 (Boundary setbacks) to be consistent with the Coalition for More Homes' Alternative medium density residential standards	Amend MRZ-S4 (Boundary setbacks) to be consistent with the Coalition for More Homes' Alternative medium density residential standards
Residential Zones / Medium Density Residential Zone / MRZ-S4	Victoria Stace	235.4	Amend	Considers that yard setbacks enable adjacent property owners of wooden structures gain access for repairs and maintenance to their structures.	Seeks that MRZ-S4 (Boundary setbacks) is amended to require 1.5m front yard setback and 1m side yard setback for all properties in the zone, including sites with 1 - 3 dwellings.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Paul Ridley-Smith	245.4	Support in part	Supports the minimum yard setbacks of 1.5m (front yard) and 1m (side yards) in all residential zones. Considers that this enables adjacent property owners of wooden structures gain access for repairs and maintenance to their structures.	Supports MRZ-S4 (Building setbacks) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Paul Ridley-Smith	245.5	Amend	Considers that the minimum yard setbacks of 1.5m (front yard) and 1m (side yards) should apply in all residential zones as this enables adjacent property owners of wooden structures gain access for repairs and maintenance to their structures.	Seeks that MRZ-S4 is amended to require 1.5m front yard setback and 1m side yard setback for all properties in the zone, including sites with 1 - 3 dwellings.  [Inferred decision requested]

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S4	Wellington City Council	266.139	Amend	Considers it necessary amend the standard so it only relates to 4+ units. Add exemption to standard for uncovered decks and uncovered structures no more than 500mm in height above ground level and eaves up to 600mm in width.	Amend MRZ-S4 (Boundary setbacks) exemptions as follows:  This standard does not apply to: <u>a. Developments of 1-3 household units with respect to the front and side yard set-back requirements;</u> b. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; <del>and</del> c. Fences or standalone walls; <u>c. Uncovered decks and uncovered structures no more than 500mm in height above ground level;</u> <u>d. Eaves up to 600mm in width;</u> e. Multi-unit housing; and f. Retirement villages.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Onslow Residents Community Association	283.10	Amend	Opposes the removal of MRZ front and side yard setbacks.  It is important that the District Plan distinguishes the outer suburbs amenity from the inner city and metropolitan areas in order to retain choices for the city residents, to do otherwise destroys existing character for no reasonable gain in development capacity.  [Refer to original submission for full reason]	Seeks that MRZ-S4 (Boundary setbacks) is amended to require 1.5m front yard setback and 1m side yard setback for all properties, including sites with 1 - 3 dwellings.  [Inferred decision requested]
Residential Zones / Medium Density Residential Zone / MRZ-S4	Johanna Carter	296.14	Amend	Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.  Considers that the yard standard needs to be revised to provide for better privacy between residential units/sites.  [Refer to original submission for full reason]	Seeks that MRZ-S4 (Boundary setbacks) is amended to increase setbacks to improve privacy between homes.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Wilma Sherwin	306.8	Amend	Considers that the front and side boundary setbacks in the MRZ should be reinstated.	Retain MRZ-S4 (Boundary setbacks) as notified, with requirement to provide front and side yards for developments of 1 to 3 units.
Residential Zones / Medium Density Residential Zone / MRZ-S4	James Coyle	307.14	Amend	Considers that resource consent should be required when front yards are larger than 4m and less than 1.5m for all building types.	Retain MRZ-S4 (Boundary setbacks) as notified, with requirement to require resource consents for front yards larger than 4m and less than 1.5m
Residential Zones / Medium Density Residential Zone / MRZ-S4	James Coyle	307.15	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that front yard design be specific depending on the orientation of the street.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Rimu Architects Ltd	318.25	Amend	Considers that MRZ-S4 should be amended to have an exception for low decks or eaves. Both the front & side yard requirements are more restrictive than current rules. There are also no exceptions for low decks or eaves. A wall 1m clear of the boundary with an eave up to 600 wide above is consistent with other regulatory requirements, so keeping the side yard requirement but allowing a 600 eave (as at GRUZ-S4) would be reasonable, as would that provision's allowance for low decks.	Amend MRZ-S4 (Boundary setbacks) as follows: ... This standard does not apply to: a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; <del>and</del> b. Fences or standalone walls; <del>and</del> <u>c. Uncovered decks no more than 500mm in height above ground level; and</u> <u>d. Eaves up to 600mm in width.</u>
Residential Zones / Medium Density Residential Zone / MRZ-S4	Khoi Phan	326.26	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend MRZ-S4 (Boundary setbacks) as follows:  Yard            Minimum depth Front <del>1.5 metres</del> <u>1.0 metre</u> Side <del>1 metre</del> <u>0.5 metre</u> Rear <del>1 metre</del> <u>0.5 metre</u> (excluded on corner sites) ....



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested										
Residential Zones / Medium Density Residential Zone / MRZ-S4	Mt Cook Mobilised	331.13	Amend	Considers that There should be enough space in the side-yard, or backyard, to allow for the placement of a domestic emergency water tank, along with space to sit and enjoy the outdoors. A 1,000 litre tank is likely to be 1m wide, and the PDP proposes 1m side-yard setback requirements only. Sufficient space is needed to be able to walk past a water tank.	Amend MRZ-S4 (Boundary setbacks) to allow for a 1m wide emergency water tank to fit in a side yard.										
Residential Zones / Medium Density Residential Zone / MRZ-S4	Retirement Villages Association of New Zealand Incorporated	350.135	Support	Supports MRZ-S4 and the boundary setbacks which reflect the setback density standard	Retain MRZ-S4 (Boundary setbacks) as notified.										
Residential Zones / Medium Density Residential Zone / MRZ-S4	Waka Kotahi	370.313	Support in part	Standard MRZ-S4 is supported, but amendment is sought.	Retain Standard MRZ-S4 (Boundary setbacks) and seeks amendment.										
Residential Zones / Medium Density Residential Zone / MRZ-S4	Waka Kotahi	370.314	Amend	Considers that all boundary setbacks should have immediate legal effect to align with the MDRS requirements, and to avoid confusion where boundary setbacks are applied from both the operative and district plan. Notes that the intention of the NPS-UD is to enable urban environments to evolve and change, enabled by the national standards.	Seeks to amend MRZ-S4 (Boundary setbacks) to ensure it has immediate legal effect.										
Residential Zones / Medium Density Residential Zone / MRZ-S4	WCC Environmental Reference Group	377.354	Amend	Considers that the boundary setbacks do not provide for efficient use of land, and will continue to perpetuate the poor land use practice of infill without regard to long term liveability. The submitter seeks that the requirement for a frontage setback be removed, along with side yard requirements. The submitter seeks a greater rear yard set back which they consider will help get our medium and high density zones on a track towards a better, more efficient yet useable urban form for the years to come.	Amend MRZ-S4 (Boundary setbacks) to: - Remove the minimum depth front yard requirement - Remove the side yard requirement for the first 20m from the street frontage to the back. - Increase the rear yard requirement to 8m.										
Residential Zones / Medium Density Residential Zone / MRZ-S4	Kāinga Ora Homes and Communities	391.410	Support	MRZ-S4 is supported.	Retain MRZ-S4 (Boundary setbacks) as notified.										
Residential Zones / Medium Density Residential Zone / MRZ-S4	KiwiRail Holdings Limited	408.119	Amend	<p>Considers that building setbacks are essential to address significant safety hazards associated with the operational rail corridor.</p> <p>The Proposed Plan enables a 1m setback from side and rear boundaries shared with the rail corridor under MRZ-S4, increasing the risk that poles, ladders, or even ropes for abseiling equipment, could protrude into the rail corridor and increasing the risk of collision with a train or electrified overhead lines.</p> <p>KiwiRail consider that a 5m setback would be more appropriate in providing for vehicular access to the rear of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. An increased setback would provide for the unhindered operation of buildings, including higher rise structures and for the safer use of outdoor deck areas at height. This in turn fosters visual amenity, as lineside properties can be regularly maintained.</p> <p>KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures.</p>	<p>Amend MRZ-S4 (Boundary setbacks) as follows:</p> <p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1"> <thead> <tr> <th><u>Yard Boundary</u></th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> <tr> <td><u>Rail corridor</u></td> <td><u>5 metres</u></td> </tr> </tbody> </table>	<u>Yard Boundary</u>	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<u>Rail corridor</u>	<u>5 metres</u>
<u>Yard Boundary</u>	Minimum depth														
Front	1.5 metres														
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Rear	1 metre (excluded on corner sites)														
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## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S4	Donna Yule	421.3	Oppose	<p>Opposes having 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 the can afford to move elsewhere with sun &amp; outdoor space.</p>	Not specified.
Residential Zones / Medium Density Residential Zone / MRZ-S4	Johnsonville Community Association	429.32	Amend	<p>Considers that one major recent decision by the Council has been to remove the building front and side setback requirements in the current District Plan. Permitting buildings onto the boundary is a significant loss of neighbourhood amenity and is likely to further reduce the natural light next to high buildings.</p>	<p>Seeks that MRZ-S4 (Boundary setbacks) is amended to require 1.5m front yard setback and 1m sideyard setback for all properties in the zone, including sites with 1 - 3 dwellings.</p> <p>[Inferred Decision Requested]</p>
Residential Zones / Medium Density Residential Zone / MRZ-S4	Meredith Robertshawe	444.4	Amend	<p>Seeks that MRZ-S4 has front and side yard boundaries retained to retain existing streetscape and visual amenity effects; and minimise potential dominance, lack of privacy and shading effects on adjoining sites.</p> <p>I seek the reinstatement of front and side yard boundaries for:</p> <p>a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;</p> <p>b. Fences or standalone walls.</p> <p>Considers that this will ensure that space between separate buildings will be retained, and increase the amenity value for neighbourhoods where medium density building is allowed.</p>	<p>Amend MRZ-S4 (Boundary setbacks) to reinstate the front and side yard set-backs for developments of 1 to 3 units.</p>
Residential Zones / Medium Density Residential Zone / MRZ-S4	Meredith Robertshawe	444.5	Amend	<p>Seeks that MRZ-S4 has front and side yard boundaries retained to retain existing streetscape and visual amenity effects; and minimise potential dominance, lack of privacy and shading effects on adjoining sites.</p> <p>Seeks the reinstatement of front and side yard boundaries for:</p> <p>a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;</p> <p>b. Fences or standalone walls.</p> <p>Considers that this will ensure that space between separate buildings will be retained, and increase the amenity value for neighbourhoods where medium density building is allowed.</p>	<p>Amend MRZ-S4 (Boundary setbacks) as follows:</p> <p>...</p> <p><del>This standard does not apply to-</del></p> <p><del>a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and</del></p> <p><del>b. Fences or standalone walls.</del></p> <p>...</p>
Residential Zones / Medium Density Residential Zone / MRZ-S4	Greater Brooklyn Residents Association Inc's	459.8	Amend	<p>Considers it appropriate to amend front setbacks to two metres as per the Operative District Plan.</p>	<p>Amend MRZ-S4 (Boundary Setbacks) as follows:</p> <p>Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <p>Front - <del>1.5 metres</del> 2 metres</p> <p>[Inferred decision requested]</p>
Residential Zones / Medium Density Residential Zone / MRZ-S4	Catharine Underwood	481.1	Oppose	<p>Considers that the removal of front and side yard setbacks for medium density residential standards compliant development will negatively affect the street scape of suburban Wellington.</p>	<p>Seeks that front and side yard setbacks in MRZ-S4 (Boundary setbacks) apply to residential units that comply with the medium density residential standards.</p>

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S4	Catharine Underwood	481.23	Amend	Considers that all new buildings in the suburbs should have a minimum set back of 2m to give room for a green corridor. Side yards are a good place for rubbish bins, compost bins or sheds to store bikes and other toys. This practice should be adopted for the sake of climate change, the biodiversity crisis and emissions off setting.	Amend MRZ-S4 (Boundary setbacks) to have a minimum setbacks of 2m and at least 1.5m in the inner city.
Residential Zones / Medium Density Residential Zone / MRZ-S5	Wellington City Council	266.140	Amend	Considers it is necessary to add exemption to standard for uncovered decks and uncovered structures no more than 500mm in height about ground level and eaves up to 600mm in width.	Amend MRZ-S5 (Building coverage) as follows:  <u>This standard does not apply to:</u> <u>a. Uncovered decks and uncovered structures no more than 500mm in height above ground level;</u> <u>and</u> <u>b. Eaves up to 600mm in width.</u> <u>c. Multi-unit housing; and</u> <u>d. Retirement villages.</u>
Residential Zones / Medium Density Residential Zone / MRZ-S5	Johanna Carter	296.15	Amend	Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.  Considers that the building coverage requirement is going from 35% to 50% is a significant increase in this zone and will have a huge impact of the feeling of openness in the area increasing overall building bulk.  Considers that either retaining the 35% coverage but allow for a 15% deck coverage under particular conditions is a better option.  [Refer to original submission for full reason]	Seeks that MRZ-S5 (Building coverage) is amended from 50% to 35% to adequately control the adverse impacts that will result from higher density development. An additional 15% for decks could be permitted in particular conditions.
Residential Zones / Medium Density Residential Zone / MRZ-S5	Khoi Phan	326.27	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend MRZ-S5 (Building coverage) as follows:  <u>1. Maximum building coverage must not exceed 50% 70% of the net site area.</u>
Residential Zones / Medium Density Residential Zone / MRZ-S5	Retirement Villages Association of New Zealand Incorporated	350.136	Support	Supports MRZ-S5 and the maximum building coverage which reflects the building coverage density standard of the Act.	Retain MRZ-S5 (Building coverage) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S5	Waka Kotahi	370.315	Support	Standard MRZ-S5 is supported as it is consistent with the MDRS.	Retain Standard MRZ-S5 (Building coverage) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S5	Kāinga Ora Homes and Communities	391.411	Support	MRZ-S5 is supported.	Retain MRZ-S5 (Building coverage) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S5	Metlifecare Limited	413.34	Support	Supports the maximum building coverage is 50% of the net site area.	Retain MRZ-S5 (Building Coverage) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S6	Richard W Keller	232.16	Amend	Considers that the addition of the Coalition for More Homes' alternative recommendations for outdoor living space and green space should be adopted.	Amend MRZ-S6 (Outdoor living space per unit) to be consistent with the Coalition for More Homes' Alternative medium density residential standards
Residential Zones / Medium Density Residential Zone / MRZ-S6	Johanna Carter	296.16	Amend	Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.  [Refer to original submission for full reason]	Seeks that MRZ-S6 (Outdoor living space (per unit)) is amended to adequately control the adverse impacts that will result from higher density development.
Residential Zones / Medium Density Residential Zone / MRZ-S6	Retirement Villages Association of New Zealand Incorporated	350.137	Support	Supports the exclusion of retirement villages from MRZ-S6.	Retain MRZ-S6 (Outdoor living space (per unit)) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S6	Retirement Villages Association of New Zealand Incorporated	350.138	Amend	Supports the exclusion of retirement villages from MRZ-S6. If retirement villages are regulated by the standard, the standard should be amended to enable the communal outdoor living spaces of retirement villages to count towards the amenity standard	Should MRZ-S6 (Outdoor living space (per unit)) be amended to be subject to retirement villages following notification, seeks that the MRZ-S6 (Outdoor living space (per unit)) is amended as follows:  <u>For retirement units, clause 1 and 2 apply with the following modifications:</u> <u>a. the outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</u> <u>b. a retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</u>
Residential Zones / Medium Density Residential Zone / MRZ-S6	Envirowaste Services Ltd	373.15	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain MRZ-S6 (Outdoor living space (per unit)) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-S6	Envirowaste Services Ltd	373.16	Amend	Considers that bin storage should have a specific and acknowledged location on site that is outside an outdoor living space.	Amend MRZ-S6 (Outdoor living space (per unit)) as follows:  1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that: a. Where located at ground level, has no dimension less than 3 metres; b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; c. Is accessible from the residential unit; d. May be: i. grouped cumulatively by area in 1 communally accessible location; or ii. located directly adjacent to the unit; and e. Is free of buildings, parking spaces, and servicing <u>(including waste facilities)</u> and maneuvering areas.
Residential Zones / Medium Density Residential Zone / MRZ-S6	WCC Environmental Reference Group	377.355	Support	Considers that provision for outdoor living space is an important part of ensuring a healthy and pleasant environment for people living in higher density areas.	Retain MRZ-S6 (Outdoor living space (per unit)) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S6	Kāinga Ora Homes and Communities	391.412	Support in part	MRZ-S6 is generally supported and it is acknowledged that that this standard is directly taken from the MDRS, however seek that the standard is more enabling, but an amendment is sought.	Retain MRZ-S6 (Outdoor living space (per unit)) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-S6	Kāinga Ora Homes and Communities	391.413	Oppose	Considers that MRZ-S6 should be amended to be more enabling. MRZ-S13 for multi-unit housing is a more enabling outdoor living space requirement which is considered appropriate for all residential units as it provides sufficient onsite space and amenity. Amendments are sought to replace MRZ-S6 with MRZ-S13 and delete reference to multi-unit housing and retirement villages.	Delete MRZ-S6 (Outdoor living space (per unit)) including the exclusion for multiunit housing and retirement villages and replace with MRZS13 which should then be deleted.
Residential Zones / Medium Density Residential Zone / MRZ-S6	Metlifecare Limited	413.35	Support	Considers the outdoor living space (per unit) and outlook space (per unit) requirements do not apply to retirement village development. This appropriately recognises that these types of developments are designed for elderly residents and generally have communal outdoor spaces (which are maintained by the village provider) rather than individual backyard or outdoor living areas that would need to be maintained by the residents.	Retain MRZ-S6 (Outdoor living space (per unit)) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S7	AdamsonShaw	137.11	Amend	Considers that MRZ-S7 is one of the main limitations to intensification of development and dwelling density in the established residential areas as the requirement to provide a 4m deep outlook space is too much.  Considers that the depth of the outlook space should be reduced to 3m so that the complying outdoor living space can double as outlook space.	Amend MRZ-S7.3.a (Outlook space (per unit)) so that, if possible, the depth of the outlook space is reduced to 3m from 4m.
Residential Zones / Medium Density Residential Zone / MRZ-S7	AdamsonShaw	137.12	Support in part	Considers that the 4m width requirement is ok in MRZ-S7.	Retain the MRZ-S7 (Outlook space (per unit)) 4m width requirement as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S7	Johanna Carter	296.17	Amend	Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.  [Refer to original submission for full reason]	Seeks that MRZ-S7 (Outlook space (per unit)) is amended to adequately control the adverse impacts that will result from higher density development.
Residential Zones / Medium Density Residential Zone / MRZ-S7	Retirement Villages Association of New Zealand Incorporated	350.139	Support	The RVA supports the exclusion of retirement villages from MRZ-S7.	Retain MRZ-S7 (Outlook space (per unit)) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S7	Retirement Villages Association of New Zealand Incorporated	350.140	Amend	The RVA supports the exclusion of retirement villages from MRZ-S7. If the standard is amended and retirement villages are regulated by this standard, the standard should ensure that outlook space requirements are provided that are appropriate for retirement villages.	Should MRZ-S7 (Outlook space (per unit)) be amended to be subject to retirement villages following notification, seeks that the MRZ-S7 (Outlook space (per unit)) is amended as follows:  <u>For retirement units, clauses 1 – 9 apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</u>
Residential Zones / Medium Density Residential Zone / MRZ-S7	WCC Environmental Reference Group	377.356	Support	Considers that provision for outdoor living space is an important part of ensuring a healthy and pleasant environment for people living in higher density areas.	Retain MRZ-S7 (Outlook space (per unit)) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S7	Kāinga Ora Homes and Communities	391.414	Support in part	MRZ-S7 is generally supported and it is acknowledged that that this standard is directly taken from the MDRS, however seek that the standard is more enabling, but an amendment is sought.	Retain MRZ-S7 (Outlook space (per unit)) with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-S7	Kāinga Ora Homes and Communities	391.415	Oppose	Considers that MRZ-S7 should be amended to be more enabling. MRZ-S14 for multi-unit housing is a more enabling provision which provides sufficient outlook space and is considered to be appropriate for all residential units regardless of the number on a site.	Delete MRZ-S7 (Outlook space (per unit)) including the exclusion for multiunit housing and retirement villages and replace with MRZS14 which should then be deleted.
Residential Zones / Medium Density Residential Zone / MRZ-S7	Metlifecare Limited	413.36	Support	Considers the policy recognises that there are a range of units within a retirement village including care units where the provision of outlook space should not unnecessarily constrain the design of these care facilities.	Retain MRZ-S7 (Outlook space (per unit)) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S7	Craig Palmer	492.23	Oppose	Considers that MRZ-S7 (Outlook space (per unit)) avoids specifying access to direct sunlight within principal living rooms.  The very small living spaces allowed for under MRZ-S12 (Minimum residential unit size for multi-unit housing), i.e. 35m2 to 55m2, necessitate a counterbalancing measure to ensure that direct sunlight prevents claustrophobia and depression from living in confined shaded spaces. In Wellington direct sunlight enjoyed indoors is crucially important.  [Refer to original submission for full detail].	Seeks that provision is made to ensure that principal living rooms enjoy a minimum of two hours of direct sunlight from June to August.
Residential Zones / Medium Density Residential Zone / MRZ-S7	Craig Palmer	492.24	Amend	Considers that MRZ-S7 (Outlook space (per unit)) avoids specifying access to direct sunlight within principal living rooms.  The very small living spaces allowed for under MRZ-S12 (Minimum residential unit size for multi-unit housing), i.e. 35m2 to 55m2, necessitate a counterbalancing measure to ensure that direct sunlight prevents claustrophobia and depression from living in confined shaded spaces. In Wellington direct sunlight enjoyed indoors is crucially important.  [Refer to original submission for full detail].	Seeks that provision is made to ensure that principal living rooms enjoy a minimum of two hours of direct sunlight from June to August.
Residential Zones / Medium Density Residential Zone / MRZ-S8	Interprofessional Trust	96.7	Amend	Considers that the 20% glazing standard has no support in science and that glass is not an insulating cladding.  [Refer to original submission for further details]	Seeks that the 20% glazing standard is amended to say 15-50% glass when oriented 90° of north and 20% max for other orientations, excluding shopfronts [Refer to submission for further details].

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S8	Retirement Villages Association of New Zealand Incorporated	350.141	Support	Supports the exclusion of retirement villages from MRZ-S8.	Retain MRZ-S8 (Windows to street) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S8	Retirement Villages Association of New Zealand Incorporated	350.142	Amend	Supports the exclusion of retirement villages from MRZ-S8. If the standard is amended and retirement villages are regulated by this standard, the standard should be amended to apply to retirement units that face a public street only.	Should MRZ-S8 (Windows to street) be amended to be subject to retirement villages following notification, seeks that MRZ-S8 (Windows to street) to only apply to retirement villages that face a public street.
Residential Zones / Medium Density Residential Zone / MRZ-S8	Waka Kotahi	370.316	Support	Standard MRZ-S8 is supported as it is consistent with the MDRS.	Retain Standard MRZ-S8 (Outlook space (per unit)) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S8	WCC Environmental Reference Group	377.357	Support	Considers that MRZ-S8 will help ensure attractiveness at street level, as well as provide for passive surveillance: designing for safety is highly important in built environments.	Retain MRZ-S8 (Windows to street) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S8	Kāinga Ora Homes and Communities	391.416	Support	MRZ-S8 is supported.	Retain MRZ-S8 (Windows to street) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S8	Metlifecare Limited	413.37	Support	The submitter states the medium density residential standard related to window glazing does not apply to retirement village development. This standard is therefore supported.	Retain MRZ-S8 (Windows to street) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S9	Richard W Keller	232.17	Amend	Considers that the addition of the Coalition for More Homes' alternative recommendations for outdoor living space and green space should be adopted.	Amend MRZ-S9 (Landscaped area) to be consistent with the Coalition for More Homes' Alternative medium density residential standards
Residential Zones / Medium Density Residential Zone / MRZ-S9	Phillippa O'Connor	289.26	Not specified	Considers that 'landscaped area' could benefit from a definition.	Seeks clarity on the interpretation of 'landscaped area' as it relates to standard MRZ-S9 (Landscaped area).
Residential Zones / Medium Density Residential Zone / MRZ-S9	Johanna Carter	296.18	Amend	Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.  [Refer to original submission for full reason]	Seeks that MRZ-S9 (Landscaped area) is amended to adequately control the adverse impacts that will result from higher density development.
Residential Zones / Medium Density Residential Zone / MRZ-S9	Retirement Villages Association of New Zealand Incorporated	350.143	Support	Supports the exclusion of retirement villages from MRZ-S9.	Retain MRZ-S9 (Landscaped area) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S9	Retirement Villages Association of New Zealand Incorporated	350.144	Amend	Supports the exclusion of retirement villages from MRZ-S9. If the standard is amended and retirement villages are regulated by this standard, the standard should be amended to apply to retirement units.	Should MRZ-S9 (Landscaped area) be amended to be subject to retirement villages following notification, seeks that MRZ-S9 (Landscaped area) to only apply to retirement units.
Residential Zones / Medium Density Residential Zone / MRZ-S9	WCC Environmental Reference Group	377.358	Support	Considers that MRZ-S9 will help provide a biophilic environment for residents, along with benefits to biodiversity, pleasantness and amenity, as well as helping reduce the rate and amount of storm water run-off.	Retain MRZ-S9 (Landscaped area) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S9	Kāinga Ora Homes and Communities	391.417	Support	MRZ-S9 is supported.	Retain MRZ-S9 (Landscaped area) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S9	Metlifecare Limited	413.38	Support	The submitter states that it is appropriate that no landscape area standard applies to retirement village development. Retirement villages have well landscaped and maintained grounds for residents. Regulating this on a per unit basis would be inappropriate, and would not enable the efficient use of the site.	Retain MRZ-S9 (Landscaped areas) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S10	Rod Halliday	25.31	Amend	Considers that 30% permeable surface is too high, considering the MDRZ allows for 50% site coverage and other standards require 20% landscape area of grass or plants.	Seeks that the first point in MRZ-S10 (Permeable surface area) be amended to require a minimum of 20% of net surface area be permeable.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S10	Zoe Ogilvie-Burns	131.9	Support in part	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Anne Lian	132.12	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Ingo Schommer	133.11	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Olivier Reuland	134.14	Support in part	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Grant Buchan	143.20	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Add a new permeability standard in the Medium Density Residential Zone requiring that a minimum 30-40% of sites should be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Braydon White	146.18	Support	Supports requirement for permeability of 30-40% of the site.	Retain MRZ-S10 (Permeable surface area), such as that a minimum 30-40% of sites should be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Jill Ford	163.12	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Amos Mann	172.21	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Patrick Wilkes	173.20	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Pete Gent	179.15	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	James Harris	180.10	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Peter Nunns	196.16	Support in part	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Richard W Keller	232.18	Amend	[No specific reason given beyond decision requested - refer to original submission]	Amend MRZ-S10 (Permeable surface areas) to require a minimum of 30 – 40% permeability .
Residential Zones / Medium Density Residential Zone / MRZ-S10	Gabriela Roque-Worcel	234.11	Support in part	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Wellington City Council	266.141	Oppose in part	Considers that given this is not a building provision, but a three waters/infrastructure provision, it is more logical to locate this standard in the THW chapter. Note: MRZ-P9 (Permeable surface area) and MRZ-S10 (Permeable surface area) are to be relocated to THW – see new THW-P6 and THW-R7.	Delete MRZ-S10 (Permeable surface area) in its entirety. Consequential renumbering of standards MRZ-S11 and MRZ-S14 to reflect change in numbering. Consequential update to references in notification clauses as required.
Residential Zones / Medium Density Residential Zone / MRZ-S10	Phillippa O'Connor	289.27	Not specified	Considers that the definitions lead to unnecessary restriction on site layout and design as currently drafted.	Seeks clarity on the whether the permeable surface area standard MRZ-S10 (Permeable surface area) is inclusive of landscaped area.
Residential Zones / Medium Density Residential Zone / MRZ-S10	Johanna Carter	296.19	Amend	Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.  [Refer to original submission for full reason]	Seeks that MRZ-S10 (Permeable surface area) is amended to adequately control the adverse impacts that will result from higher density development.
Residential Zones / Medium Density Residential Zone / MRZ-S10	Retirement Villages Association of New Zealand Incorporated	350.145	Support	Supports the exclusion of retirement villages from MRZ-S10.	Retain MRZ-S10 (Permeable surface area) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S10	WCC Environmental Reference Group	377.359	Support	Considers that MRZ-S10 will help to reduce the rate and amount of stormwater run off.	Retain MRZ-S10 (Permeable surface area) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S10	Henry Bartholomew Nankivell Zwart	378.17	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Add a new MRZ (Medium Density Residential Zone) permeability standard, such as that a minimum 30-40% of sites should be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Kāinga Ora Homes and Communities	391.418	Support in part	MRZ-S10 is supported but an amendment is sought.	Retain MRZ-S10 (Permeable surface area) with amendment.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S10	Kāinga Ora Homes and Communities	391.419	Amend	Considers that MRZ-S10 should be amended so that that reference to multi-unit housing is deleted, as this concept is not supported.	Amend MRZ-S10 (Permeable surface area) as follows: ... This standard does not apply to: <del>a. Multi-unit housing; and</del> <del>b. a. Retirement villages.</del>
Residential Zones / Medium Density Residential Zone / MRZ-S10	Matthew Tamati Reweti	394.16	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Add a new MRZ permeability standard, such as that a minimum 30-40% of sites should be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	David Cadman	398.15	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Add a new MRZ permeability standard, such as that a minimum 30-40% of sites should be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Emma Osborne	410.11	Support	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Metlifecare Limited	413.39	Support	The submitter states that no permeable surface area standard applies to retirement village development. This is appropriate as it will enable the efficient use of the site.	Retain MRZ-S10 (Permeable surface area) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S10	Luke Stewart	422.11	Support in part	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S10	Alicia Hall on behalf of Parents for Climate Aotearoa	472.17	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks a permeability standard in the Medium Density Residential Zone requiring a minimum 30-40% of a site to be permeable (including permeable pavers / gravel etc).
Residential Zones / Medium Density Residential Zone / MRZ-S11	Rod Halliday	25.32	Amend	Considers that the maximum height of 2m for fences and standalone walls is too low.	Seeks that MRZ-S11.2.b (Fences and standalone walls) be amended to allow a fence to be 1.5m in height before the 50% visually transparency requirement applies.
Residential Zones / Medium Density Residential Zone / MRZ-S11	Rod Halliday	25.33	Amend	Considers that the maximum height for fences and standalone walls needs to specifically exclude retaining walls.	Seeks that MRZ-S11 (Fences and standalone walls) be amended to exclude retaining walls from maximum height limits of fences and standalone walls.
Residential Zones / Medium Density Residential Zone / MRZ-S11	Fire and Emergency New Zealand	273.188	Support in part	Considers it important that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. FENZ therefore seeks an amendment to provide for this.	Supports MRZ-S11 (Fences and standalone walls), with amendment.
Residential Zones / Medium Density Residential Zone / MRZ-S11	Fire and Emergency New Zealand	273.189	Amend	Considers it important that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. FENZ therefore seeks an amendment to provide for this.	Amend MRZ-S11 (Fences and standalone walls) as follows:  1. Any fence or standalone wall, or combination of these structures, must not <del>exceed</del> : <u>a. Exceed</u> a maximum height of 2m above ground level where within 1m of any side or rear boundary; <u>b. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves, or other emergency response facilities.</u>  2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not <del>exceed</del> : <u>a. Exceed</u> a maximum height of 2m above ground level; and <u>b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 4 below.</u> <u>c. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>
Residential Zones / Medium Density Residential Zone / MRZ-S11	Johanna Carter	296.20	Amend	Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.  [Refer to original submission for full reason]	Seeks that MRZ-S11 (Fences and standalone walls) is amended to adequately control the adverse impacts that will result from higher density development.
Residential Zones / Medium Density Residential Zone / MRZ-S11	Johanna Carter	296.21	Amend	Considers that MRZ-S11 (Fences) needs to allow building along busy roads to prevent traffic noise.	Seeks amendment to MRZ-S11 (Fences and standalone walls) to allow for provision for close-board fences along busy roads.



# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested								
Residential Zones / Medium Density Residential Zone / MRZ-S11	Retirement Villages Association of New Zealand Incorporated	350.146	Support in part	Supports the 2m height standard for fences/walls but considers an exclusion is required for temporary fences/walls e.g. for noise mitigation during construction.	Retain MRZ-S11 (Fences and standalone walls) and seeks amendment.								
Residential Zones / Medium Density Residential Zone / MRZ-S11	Retirement Villages Association of New Zealand Incorporated	350.147	Amend	Supports the 2m height standard for fences/walls but considers an exclusion is required for temporary fences/walls e.g. for noise mitigation during construction.	Amend MRZ-S11 (Fences and standalone walls) to exclude temporary fences/walls from the standard.								
Residential Zones / Medium Density Residential Zone / MRZ-S11	WCC Environmental Reference Group	377.360	Amend	Considers that solid fences of 2m in height detract from neighbourhood interactions, and create unsafe environments. Seeks that fences should be no higher than 1.2m in height at the street frontage. Add provision for 2m height where the height above 1.2m is 50% visually transparent on fences abutting public walkways.	Amend MRZ-S11 (Fences and standalone walls) to require fences on the front boundary are no greater than 1.2m in height.								
Residential Zones / Medium Density Residential Zone / MRZ-S11	WCC Environmental Reference Group	377.361	Amend	Considers that solid fences of 2m in height detract from neighbourhood interactions, and create unsafe environments. Seeks that fences should be no higher than 1.2m in height at the street frontage. Add provision for 2m height where the height above 1.2m is 50% visually transparent on fences abutting public walkways.	Amend MRZ-S11 (Fences and standalone walls) to require that fences abutting a public walkway be no more than 2m in height with the area above 1.2m being 50% visually transparent.								
Residential Zones / Medium Density Residential Zone / MRZ-S11	Living Streets Aotearoa	482.55	Oppose	Concerned that the height of fences at which they are allowed as permitted activities should be lowered.  High fences that cannot be seen through, are a public space problem for safety reasons.	Seeks amendment to standard MRZ-S11 (Fences and Standalone walls).								
Residential Zones / Medium Density Residential Zone / MRZ-S11	Living Streets Aotearoa	482.56	Amend	Concerned that the height of fences at which they are allowed as permitted activities should be lowered.  High fences that cannot be seen through, are a public space problem for safety reasons.	Seeks that MRZ-S11 is amended so that the fences up to 1m can be built with any material along a boundary with public space, and where higher than 1 metre they must be of a material that allows pedestrians to see through it from the adjacent path.								
Residential Zones / Medium Density Residential Zone / MRZ-S12	Property Council New Zealand	338.11	Amend	Considers that minimum unit sizes, coupled with increased height density, run the risk of buildings that are smaller in floor space but greater in height. The overall design outcome should be considered so that adverse design outcomes for small, skinny buildings with less total floor space be avoided.	Seeks that overall design outcomes be considered when setting minimum unit sizes in MRZ-S12 (Minimum residential unit size for multi-unit housing).								
Residential Zones / Medium Density Residential Zone / MRZ-S12	Kāinga Ora Homes and Communities	391.420	Support in part	MRZ-S12 is supported but an amendment is sought.	Retain MRZ-S12 (Minimum residential unit size for multi-unit housing) with amendment.								
Residential Zones / Medium Density Residential Zone / MRZ-S12	Kāinga Ora Homes and Communities	391.421	Amend	Considers that MRZ-S12 should be amended to allow for smaller floor areas for studio units and for simplicity, a minimum floor area for 1 or bedrooms.	Amend MRZ-S12 (Minimum residential unit size for multi-unit housing) as follows:  <table border="1"> <thead> <tr> <th>Residential Unit Type<sup>a</sup></th> <th>Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td><del>35m<sup>2</sup></del> 30m<sup>2</sup></td> </tr> <tr> <td>2. 1 or more bedroom unit</td> <td>40m<sup>2</sup></td> </tr> <tr> <td><del>3. 2+ bedroom unit</del></td> <td><del>55m<sup>2</sup></del></td> </tr> </tbody> </table>	Residential Unit Type <sup>a</sup>	Minimum Net Floor Area	a. Studio unit	<del>35m<sup>2</sup></del> 30m <sup>2</sup>	2. 1 or more bedroom unit	40m <sup>2</sup>	<del>3. 2+ bedroom unit</del>	<del>55m<sup>2</sup></del>
Residential Unit Type <sup>a</sup>	Minimum Net Floor Area												
a. Studio unit	<del>35m<sup>2</sup></del> 30m <sup>2</sup>												
2. 1 or more bedroom unit	40m <sup>2</sup>												
<del>3. 2+ bedroom unit</del>	<del>55m<sup>2</sup></del>												
Residential Zones / Medium Density Residential Zone / MRZ-S12	Metlifecare Limited	413.40	Support	The submitter states these provisions apply to multi-unit housing, not retirement villages. This is supported. It appropriately recognises that retirement villages contain a range of different units, including dementia and care units and/or serviced apartment units which are generally smaller than residential units established in multi-unit housing developments, due to the nature of the residents and their particular needs.	Retain MRZ-S12 (Minimum residential unit size for multi-unit housing) as notified.								

# Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S12	Willis Bond and Company Limited	416.71	Oppose	<p>Opposes MRZ-S12 as the submitter considers:</p> <ul style="list-style-type: none"> <li>- Minimum residential unit sizes restrict the ability for developers to provide affordable housing choices and a diverse range of housing.</li> <li>- Occupiers are well-equipped to make their own decisions as to the type and size of dwelling.</li> <li>- Health, fire egress and overcrowding issues that arise from small sized dwellings are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986).</li> <li>- Minimum unit sizes are not required where there are three or fewer residential units on a site (in accordance with the medium density residential standards). The submitter considers it is inconsistent to then provide minimum unit sizes for multi-unit housing and will create perverse incentives for developers.</li> <li>- Minimum unit sizes do not reflect the policy in HRZ-P3 to provide a range of housing sizes.</li> </ul>	Delete MRZ-S12 (Minimum residential unit size for multi-unit housing) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-S13	Rod Halliday	25.34	Amend	<p>Considers that communal space minimum area and dimensions would benefit from more clarification, namely a note section or an example.</p> <p>The assumption is that the minimum area of 10m<sup>2</sup> is cumulative, but that the minimum dimensions remain 8m.</p>	Clarify the intent of MRZ-S13 (Outdoor living space for multi-unit housing) by adding an example or a clarification note relating to communal space minimum area and dimensions.
Residential Zones / Medium Density Residential Zone / MRZ-S13	Design Network Architecture Limited	259.2	Amend	[No specific reason given beyond decision requested - see original submission for further reason]	Clarify MRZ-S13 (Outdoor living space for multi-unit housing) "Minimum Dimension" - so that for communal shared living spaces an 8m dimension is required at only one portion of the outdoor living space, with the other dimension able to be smaller than this. i.e. not an 8m x 8m space.
Residential Zones / Medium Density Residential Zone / MRZ-S13	Design Network Architecture Limited	259.3	Amend	[No specific reason given beyond decision requested - see original submission for further reason]	Seeks amendment to HRZ-S13 (Outdoor living space for multi-unit housing) to allow 10m <sup>2</sup> minimum area to be achieved with alternative dimensions of 5m x 2m, or 3.2m x 3.2m.
Residential Zones / Medium Density Residential Zone / MRZ-S13	Johanna Carter	296.22	Amend	<p>Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.</p> <p>[Refer to original submission for full reason]</p>	Seeks that MRZ-S1 (Outdoor living space for multi-unit housing) is amended to adequately control the adverse impacts that will result from higher density development.
Residential Zones / Medium Density Residential Zone / MRZ-S13	Rimu Architects Ltd	318.26	Amend	<p>Considers that the outdoor living space for multi-unit housing in MRZ-S13 has large requirements. The requirement for only 10 square metres of communal outdoor living space per every 5 units fits oddly with both the much larger requirement per unit if the space is private and also the 8m minimum dimension requirement.</p> <p>An 8m x 8m area, would in theory be sufficient communal space for 30 residential units with 4 square metres 'spare' increasing the allowance 5 square metres (matching the studio/1 bedroom private allowance) would leave the minimum area as adequate for 12 residential units.</p> <p>There are also sites within this zone where the site width is less than 8m.</p>	<p>Amend MRZ-S13 (Outdoor living space for multi-unit housing) as follows:</p> <p>Living Space Type ... b. Communal i. For every <u>5 units unit</u></p> <p>Minimum area - <del>10m<sup>2</sup></del> <u>5m<sup>2</sup></u></p> <p>Minimum dimension - 8m <u>except where site width is less than 8m. In that situation an area the full width of the site and 8m deep is acceptable.</u></p>
Residential Zones / Medium Density Residential Zone / MRZ-S13	WCC Environmental Reference Group	377.362	Support	Considers that provision for outdoor living space is an important part of ensuring a healthy and pleasant environment for people living in higher density areas.	Retain MRZ-S13 (Outdoor living space for multi-unit housing) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S13	Kāinga Ora Homes and Communities	391.422	Oppose	Character Precincts are opposed, as well as all related Standards. It is sought that this Standard is deleted.	Replace MRZ-S6 (Outdoor living space (per unit)) with MRZ-S13 (Outdoor living space for multi-unit housing) and delete MRZ-S13 (Outdoor living space for multi-unit housing).
Residential Zones / Medium Density Residential Zone / MRZ-S13	Metlifecare Limited	413.41	Support	Considers that these provisions do not apply to retirement villages. This is supported. It is appropriate to recognise the needs of residents are different to those in a multi-unit housing development.	Retain MRZ-S13 (Outdoor living space for multiunit housing) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-S14	Johanna Carter	296.23	Amend	Considers that the MRZ rules one size fits approach does not adequately protect existing and future residents in the Medium Density Zone.  [Refer to original submission for full reason]	Seeks that MRZ-S14 (Outlook space for multi unit housing) is amended to adequately control the adverse impacts that will result from higher density development.
Residential Zones / Medium Density Residential Zone / MRZ-S14	WCC Environmental Reference Group	377.363	Support	Considers that provision for outdoor living space is an important part of ensuring a healthy and pleasant environment for people living in higher density areas.	Retain MRZ-S14 (Outlook space for multi-unit housing) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-S14	Kāinga Ora Homes and Communities	391.423	Oppose	The submitter seeks that this standard replace MRZ-S7 as the level of outlook space proposed by this standard is appropriate for all sites not just sites developed with more than 3 residential units.	Replace MRZ-S7 (Outlook space (per unit)) with MRZ-S14 (Outlook space for multi-unit housing) and delete MRZ-S14 (Outlook space for multi-unit housing)
Residential Zones / Medium Density Residential Zone / MRZ-S14	Metlifecare Limited	413.42	Support	Considers that these provisions do not apply to retirement villages. This is supported. It is appropriate to recognise the needs of residents are different to those in a multi-unit housing development.	Retain MRZ-S12 (Outlook space for multi-unit housing) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S1	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.33	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-S1 (Fences and standalone walls) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S1	Khoi Phan	326.28	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend MRZ-PREC01-S1 (Fences and standalone walls) as follows:  1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of <del>2m</del> <u>1.5m</u> above ground level within 1m of any site boundary.  Except that: a. Any fence or standalone wall, or combination of these structures along a road boundary, must not exceed a maximum height of 1m above ground level within 1m of the boundary.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S1	Kāinga Ora Homes and Communities	391.424	Oppose	Character Precincts are opposed, as well as all related Standards. It is sought that this Standard is deleted.	Delete MRZ-PREC01-S1 (Fences and standalone walls) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S1	Lucy Harper and Roger Pemberton	401.80	Support	Supports the MRZ-PREC01-S1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-S1 (Fences and standalone walls) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S2	Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.34	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain MRZ-PREC01-S2 (Maximum height of an accessory building) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S2	Kāinga Ora Homes and Communities	391.425	Oppose	The Oriental Bay Height Precinct is opposed, as well as all related Standards. It is sought that this Standard is deleted.	Delete MRZ-PREC01-S2 (Maximum height of an accessory building) in its entirety.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC01-S2	Lucy Harper and Roger Pemberton	401.81	Support	Supports the MRZ-PREC01-S2 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC01-S2 (Maximum height of an accessory building) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S1	Waka Kotahi	370.317	Not specified	Takes a neutral position to standards that relate to the Oriental Bay Height Precinct.	Neutral position on Standard MRZ-PREC03-S1 (Boundary setbacks) and seeks to retain standard.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S1	Waka Kotahi	370.318	Support	Standard MRZ-PREC03-S1 is generally supported.	Retain Standard MRZ-PREC03-S1 (Boundary setbacks) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S1	Kāinga Ora Homes and Communities	391.426	Oppose	The Oriental Bay Height Precinct is opposed, as well as all related Standards. It is sought that this Standard is deleted.	Delete MRZ-PREC03-S1 (Boundary setbacks) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S1	Lucy Harper and Roger Pemberton	401.82	Support	Supports the MRZ-PREC03-S1 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-S1 (Boundary setbacks) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S2	Waka Kotahi	370.319	Not specified	Takes a neutral position to standards that relate to the Oriental Bay Height Precinct.	Neutral position on Standard MRZ-PREC03-S2 (Height in relation to boundary) and seeks to retain standard.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S2	Waka Kotahi	370.320	Support	Standard MRZ-PREC03-S2 is generally supported.	Retain Standard MRZ-PREC03-S2 (Height in relation to boundary) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S2	Kāinga Ora Homes and Communities	391.427	Oppose	The Oriental Bay Height Precinct is opposed, as well as all related Standards. It is sought that this Standard is deleted.	Delete MRZ-PREC03-S2 (Height in relation to boundary) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S2	Lucy Harper and Roger Pemberton	401.83	Support	Supports the MRZ-PREC03-S2 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-S2 (Height in relation to boundary) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S3	Tore Hayward	170.3	Support	<p>Supports the proposed height restrictions of 11m in MRZ-PREC03 for Hay Street because of NPS-UD and MRZ qualifying matters.</p> <p>Considers that increasing the height limits above this would detract significantly from the public amenity for those who visit Oriental Parade and use Oriental Bay beach.</p> <p>There are also health and safety considerations (slips) relevant to houses above 11 and 13 Hay Street. Intensification would increase the impact of this risk.</p> <p>[Refer to original submission for full reasons].</p>	Retain MRZ-PREC03-S3 (Maximum height) as notified, with respect to the 11m height limit in Hay Street.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S3	Tore Hayward	170.4	Support	<p>Supports the proposed height restrictions of 11m in MRZ-PREC03 for the narrow private road that runs off Hay Street, providing access to number 10 to 30B Hay Street and 218, 220, and 224 Oriental Parade ("Hay Street extension") because of NPS-UD and MRZ qualifying matters.</p> <p>There are also health and safety considerations (slips) relevant to houses above 11 and 13 Hay Street. Intensification would increase the impact of this risk. Considers that there is a particularly strong case for this height recommendation to apply to the "Hay Street extension" due to health and safety considerations.</p> <p>[Refer to original submission for full details].</p>	Retain MRZ-PREC03-S3 (Maximum height) as notified, with respect to the 11m height limit in Hay Street.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S3	Scott Galloway & Carolyn McLean	171.3	Support	<p>Supports the proposed height restrictions of 11m in MRZ-PREC03 (or lower heights) because of qualifying matters that apply to Oriental Bay residential side streets including Hay Street and Baring Street.</p> <p>There are many qualifying matters relating to the steep cliff side streets which render higher levels of development inappropriate. Those matters include safety to pedestrians on unformed paths, restricted access for emergency vehicles and a long history of slips and instability of the coastal cliffs.</p> <p>Furthermore, the area has a special character and historic values, and comprises an iconic landscape of very high public significance.</p>	Retain MRZ-PREC03-S3 (Maximum height) as notified, with respect to the 11m height limit in Hay Street and Baring Street.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S3	Waka Kotahi	370.321	Not specified	Takes a neutral position to standards that relate to the Oriental Bay Height Precinct.	Neutral position on Standard MRZ-PREC03-S3 (Maximum height) and seeks to retain standard.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S3	Waka Kotahi	370.322	Support	Standard MRZ-PREC03-S3 is generally supported.	Retain Standard MRZ-PREC03-S3 (Maximum height) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S3	Kāinga Ora Homes and Communities	391.428	Oppose	The Oriental Bay Height Precinct is opposed, as well as all related Standards. It is sought that this Standard is deleted.	Delete MRZ-PREC03-S3 (Maximum height) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S3	Lucy Harper and Roger Pemberton	401.84	Support	<p>Supports the MRZ-PREC03-S3 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.</p> <p>The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.</p>	Retain MRZ-PREC03-S3 (Maximum height) as notified.

## Residential Zones / Medium Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S4	Kāinga Ora Homes and Communities	391.429	Oppose	The Oriental Bay Height Precinct is opposed, as well as all related Standards. It is sought that this Standard is deleted.	Delete MRZ-PREC03-S4 (Minimum residential unit size) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S4	Lucy Harper and Roger Pemberton	401.85	Support	Supports the MRZ-PREC03-S4 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-S4 (Minimum residential unit size) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S5	Kāinga Ora Homes and Communities	391.430	Oppose	The Oriental Bay Height Precinct is opposed, as well as all related Standards. It is sought that this Standard is deleted.	Delete MRZ-PREC03-S5 (Outlook space) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S5	Lucy Harper and Roger Pemberton	401.86	Support	Supports the MRZ-PREC03-S5 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-S5 (Outlook space) as notified.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S6	WCC Environmental Reference Group	377.364	Amend	Considers that solid fences of 2m in height detract from neighbourhood interactions, and create unsafe environments. Seeks that fences should be no higher than 1.2m in height at the street frontage. Add provision for 2m height where the height above 1.2m is 50% visually transparent on fences abutting public walkways.	Amend MRZ-PREC03-S6 (Fences and standalone walls) to require fences on the front boundary are no greater than 1.2m in height.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S6	WCC Environmental Reference Group	377.365	Amend	Considers that solid fences of 2m in height detract from neighbourhood interactions, and create unsafe environments. Seeks that fences should be no higher than 1.2m in height at the street frontage. Add provision for 2m height where the height above 1.2m is 50% visually transparent on fences abutting public walkways.	Amend MRZ-PREC03-S6 (Fences and standalone walls) to require that fences abutting a public walkway be no more than 2m in height with the area above 1.2m being 50% visually transparent.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S6	Kāinga Ora Homes and Communities	391.431	Oppose	The Oriental Bay Height Precinct is opposed, as well as all related Standards. It is sought that this Standard is deleted.	Delete MRZ-PREC03-S6 (Fences and standalone walls) in its entirety.
Residential Zones / Medium Density Residential Zone / MRZ-PREC03-S6	Lucy Harper and Roger Pemberton	401.87	Support	Supports the MRZ-PREC03-S6 as the submitter considers that the provisions in the medium density chapter generally allow for more of the population to live close to city and work, to enable efficient public transport and to take advantage of the existing compact city form.  The submitter supports the identification of character areas and considers the accompanying provisions enables the retention of Wellington's early development and city character while allowing for provision of housing.	Retain MRZ-PREC03-S6 (Fences and standalone walls) as notified.