

Special Purpose Zones / Tertiary Education Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Special Purpose Zones / Tertiary Education Zone / General TEDZ	Te Herenga Waka Victoria University of Wellington	106.11	Support in part	Considers that the Tertiary Education zone should be extended to include the McLean Flats site at 320A The Terrace (outlined in black in Figure 2 on original submission) and the substation site adjoining the Gordon Wilson Flats site on the northern side (outlined in blue in Figure 2 on original submission). Both sites will be utilised for university purposes in accordance with the CDP.	Seeks extension to the Tertiary Education zone to apply to the McLean Flats site and the substation site adjoining the Gordon Wilson Flats site. [Refer to original submission for map]
Special Purpose Zones / Tertiary Education Zone / General TEDZ	Massey University	253.22	Support in part	Supports in part the introduction of a specific tertiary education zone provided the relief sought in this submission are addressed.	Retain the Tertiary Education Zone with amendments sought in the submission.
Special Purpose Zones / Tertiary Education Zone / TEDZ-O1	Massey University	253.23	Support in part	Seeks relief to provide clarify to Objective TEDZ-O1.	Retain Objective TEDZ-O1 (Purpose) with amendment.
Special Purpose Zones / Tertiary Education Zone / TEDZ-O1	Massey University	253.24	Amend	Seeks relief to provide clarify to Objective TEDZ-O1.	Amend Objective TEDZ-O1 (Purpose) as follows: Victoria University's Kelburn Campus and Massey University's Mt Cook Campus operate efficiently and effectively and are recognised regionally, nationally and internationally as significant educational facilities supported by a range of primary and ancillary activities.
Special Purpose Zones / Tertiary Education Zone / TEDZ-O2	Massey University	253.25	Support in part	Supports the objective as the university has invested and established relationships with their iwi partners in Wellington and nationwide.	Retain TEDZ-O2 (Mana Whenua) with amendment.
Special Purpose Zones / Tertiary Education Zone / TEDZ-O2	Massey University	253.26	Amend	While Massey acknowledges Taranaki Whānui and Ngāti Toa Rangatira it does not wish for the objective to rule out other Mana Whenua and seeks to recognise the varying interests of all mana whenua within the area.	Amend Objective TEDZ-O2 (Mana Whenua) as follows: Taranaki Whānui, Te Āti Awa, and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations to these sites and the land are recognised in planning and developing the Tertiary Education Zone.
Special Purpose Zones / Tertiary Education Zone / TEDZ-O2	Massey University	253.27	Amend	While Massey acknowledges Taranaki Whānui and Ngāti Toa Rangatira it does not wish for the objective to rule out other Mana Whenua and seeks to recognise the varying interests of all mana whenua within the area.	Amend Objective TEDZ-O2 (Mana Whenua) as follows: Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the cultural association the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations have to these sites and the land are recognised in future planning and development of the Tertiary Education Zone.
Special Purpose Zones / Tertiary Education Zone / TEDZ-O2	Taranaki Whānui ki te Upoko o te Ika	389.124	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that TEDZ-O2 (Mana Whenua) is amended to include "Taranaki Whānui hold ahi kā and primary mana whenua status in Wellington City".
Special Purpose Zones / Tertiary Education Zone / TEDZ-O2	Te Rūnanga o Toa Rangatira	488.92	Support in part	Supports objective TEDZ-O2 and reference to mana whenua.	Retain TEDZ-O2 (Mana whenua) with amendment below.
Special Purpose Zones / Tertiary Education Zone / TEDZ-O2	Te Rūnanga o Toa Rangatira	488.93	Amend	Considers that TEDZ-O2 should requiring partnership with mana whenua rather than engagement.	Amend TEDZ-O2 (Mana whenua) to require partnership rather than engagement with mana whenua.
Special Purpose Zones / Tertiary Education Zone / TEDZ-O3	Massey University	253.28	Support in part	Considers objective TEDZ-O3 in its current form implies coordination is required between Massey University and Victoria University for their future development. Wants to ensure that there shall be no coordination expected between Massey University and Victoria University as they operate as separate entities. Relief is sought to provide clarity to distinct the development expectations on the respective universities.	Retain TEDZ-O3 (Amenity and design) with amendment.
Special Purpose Zones / Tertiary Education Zone / TEDZ-O3	Massey University	253.29	Amend	Considers objective TEDZ-O3 in its current form implies coordination is required between Massey University and Victoria University for their future development. Wants to ensure that there shall be no coordination expected between Massey University and Victoria University as they operate as separate entities. Relief is sought to provide clarity to distinct the development expectations on the respective universities.	Amend TEDZ-O3 (Amenity and design) as follows: Changes in land use and the built form of Victoria university's Kelburn campus and Massey University's Mt Cook campus' occur in a coordinated and integrated manner <u>respectively for each individual campus</u> , contribute to a well-functioning urban environment and recognise the functional and operational needs of <u>each of the individual</u> the university campus.
Special Purpose Zones / Tertiary Education Zone / TEDZ-O4	Massey University	253.30	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-O4 (Managing adverse effects) as notified.

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Special Purpose Zones / Tertiary Education Zone / TEDZ-O4	WCC Environmental Reference Group	377.510	Support	Support the policy as it currently stands because of the need to assist Wellingtons tertiary education sector into a transition of new learning styles (ie: Online learning). The student housing crisis is also addressed in point 4, with important emphasis placed on providing for a range of accommodation types that would include a range of prices and locations, acknowledging the need for cheaper higher quality living environments due to increased time spent in accommodation and increased cost of living.	Retain TEDZ-O4 (Managing adverse effects) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P1	Massey University	253.31	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-P1 (Enabled activities) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P2	Massey University	253.32	Support in part	Considers that an amendment is needed to let Massey University to allow other entities to utilize their established premises when a space is underutilized.	Retain Policy TEDZ-P2 (Incompatible activities) with amendment.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P2	Massey University	253.33	Amend	Considers that an amendment is needed to let Massey University to allow other entities to utilize their established premises when a space is underutilized.	Amend Policy TEDZ-P2 (Incompatible activities) as follows: Only allow other activities within the Tertiary Education Zone where they: 1. are compatible with the purpose of the Zone; and 2. will not have adverse effects on the vitality and amenity of the Zone; <u>and</u> 3. are facilitated by the tertiary education provider.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P3	Massey University	253.34	Support in part	Considers that often facilities within the zone are designed to be functional so as to meet their educational purpose, meaning that there are little opportunities for design modifications. Considers that managing design collaboration with their iwi partners via non-statutory documents such as the Massey's Te Tiriti o Waitangi objectives means that the plan as notified results in duplication.	Retain Policy TEDZ-P3 (Mana Whenua) with amendment.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P3	Massey University	253.35	Amend	Considers that often facilities within the zone are designed to be functional so as to meet their educational purpose, meaning that there are little opportunities for design modifications. Considers that managing design collaboration with their iwi partners via non-statutory documents such as the Massey's Te Tiriti o Waitangi objectives means that the plan as notified results in duplication.	Amend Policy TEDZ-P3 (Mana Whenua) as follows: Recognise and enable mana whenua association in the Tertiary Education Zone by: 1. ensuring that use and development in the Zone recognises and has regard to historical and contemporary relationship between mana whenua and these sites and universities; <u>and</u> 2. managing new development adjoining scheduled sites of significance to Māori; and 3. collaborating on the design and incorporation of traditional cultural elements into public space within the zone
Special Purpose Zones / Tertiary Education Zone / TEDZ-P3	Taranaki Whānui ki te Upoko o te Ika	389.125	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that TEDZ-P3 (Mana Whenua) is amended to include "Taranaki Whānui hold ahi kā and primary mana whenua status in Wellington City".
Special Purpose Zones / Tertiary Education Zone / TEDZ-P3	Te Rūnanga o Toa Rangatira	488.94	Support in part	Supports Policy TEDZ-P3 and reference to mana whenua.	Retain TEDZ-P3 (Mana whenua) with amendment.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P3	Te Rūnanga o Toa Rangatira	488.95	Support in part	Considers that TEDZ-P3 should requiring partnership with mana whenua rather than engagement.	Amend TEDZ-P3 (Mana whenua) to require partnership rather than engagement with mana whenua.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P4	Massey University	253.36	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-P4 (Providing for future needs) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P5	Massey University	253.37	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-P5 (Sense of place) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P5	Taranaki Whānui ki te Upoko o te Ika	389.126	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that TEDZ-P5 (Sense of place) is amended to include "Taranaki Whānui hold ahi kā and primary mana whenua status in Wellington City".
Special Purpose Zones / Tertiary Education Zone / TEDZ-P6	Massey University	253.38	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-P6 (Quality design outcomes and amenity) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P6	Waka Kotahi	370.446	Support	Policy TEDZ-P6 is supported as it promotes pedestrian and cycling access and accessibility for all ages and mobility.	Retain Policy TEDZ-P6 (Quality design outcomes and amenity) as notified.

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Special Purpose Zones / Tertiary Education Zone / TEDZ-P6	WCC Environmental Reference Group	377.511	Support	Support as the policy clearly and effectively encompasses all key considerations for future development within the Centre Zone. In particular the need for maintaining the amenity of culturally significant sites, creation of green space, climate change resilience, and incorporating current and future public transport	Retain TEDZ-P6 (Quality design outcomes and amenity) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P7	Massey University	253.39	Support in part	<p>Considers that Massey University has no agreement with any natural hazard and emergency services providers to serve as a resilience anchor during a natural hazard event, nor is the scope of this role/requirement defined.</p> <p>Considers that Policy TEDZ-P7(2) has not been justified through Wellington City Council's Section 32 reporting for the Tertiary Education Zone in the Wellington City Proposed District Plan. Consequently, the inclusion of Policy TEDZ-P7(2) has not been justified and imposes a requirement on Massey University that have not been agreed to.</p>	Retain Policy TEDZ-P7 (Resilience) with amendment.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P7	Massey University	253.40	Amend	<p>Considers that Massey University has no agreement with any natural hazard and emergency services providers to serve as a resilience anchor during a natural hazard event, nor is the scope of this role/requirement defined.</p> <p>Considers that Policy TEDZ-P7(2) has not been justified through Wellington City Council's Section 32 reporting for the Tertiary Education Zone in the Wellington City Proposed District Plan. Consequently, the inclusion of Policy TEDZ-P7(2) has not been justified and imposes a requirement on Massey University that have not been agreed to.</p>	<p>Amend Policy TEDZ-P7 (Resilience) as follows:</p> <p>Encourage new development within Victoria University's Kelburn campus and Massey University's t Cook campus that 1- is sustainable, resilient and adaptable to change in use over time, and 2- Supports the universities' role and function as resilience anchors during and after natural hazard events.</p>
Special Purpose Zones / Tertiary Education Zone / TEDZ-P7	WCC Environmental Reference Group	377.512	Support	Support this policy due to its clear and concise expression of support for improving Wellington City's tertiary education facilities whilst emphasising some of the most important considerations of any new development within the CBD that being their long term sustainability, resilience and capacity as a multi use building. In addition the policy also addresses the important role these facilities play in improving the resilience of surrounding areas to climate change induced natural hazards, an issue of increasing relevance and importance.	Retain TEDZ-P7 (Resilience) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-P8	Massey University	253.41	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-P8 (National war memorial) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R1	Massey University	253.42	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-R1 (Tertiary education facility) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R2	Massey University	253.43	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-R2 (Activities relating to the function of the National War Memorial including ceremonial activities) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R3	Te Herenga Waka Victoria University of Wellington	106.12	Support in part	<p>The term 'cannot be achieved' implies the standard must be complied with unless it is impossible to do so. Instead, the wording should reflect the intent of the provision, which is to introduce a more onerous activity status when permitted activity standards are not met.</p> <p>Amending the language to 'is not achieved' reflects language used in district plans elsewhere in the country and provides greater consenting flexibility for when permitted activity standards are not met.</p>	<p>Amend TEDZ-R3 (All other activities) as follows:</p> <p>[...]</p> <p>Where:</p> <p>a. Compliance with any of the requirements of the requirements of [...] cannot be <u>is not</u> achieved.</p>
Special Purpose Zones / Tertiary Education Zone / TEDZ-R3	Massey University	253.44	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-R3 (All other activities) as notified.

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Special Purpose Zones / Tertiary Education Zone / TEDZ-R3	WCC Environmental Reference Group	377.513	Amend	Considers the rule provides an outline for requirements for activities outside of other established outlines however as it currently stands it fails to include the important long term sustainability and resilience considerations outlined within policies, 6 and 7. As such we suggest including these within the listed policies outlined within the matters of discretion.	Amend TEDZ-R3 (all other activities) as follows: ... Matters of discretion are: 1. Any relevant matters in TEDZ-P1, TEDZ-P2, TEDZ-P3, TEDZ-P4 , <u>TEDZ-P6, TEDZ-P7</u> and TEDZ-P8; 2. The provision of an Event Management Plan, including details of traffic and noise generation from the proposed activity and how any effects of these will be managed; and
Special Purpose Zones / Tertiary Education Zone / TEDZ-R4	Massey University	253.45	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-R4 (Maintenance and repair of buildings and structures) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R5	Te Herenga Waka Victoria University of Wellington	106.13	Not specified	The term 'cannot be achieved' implies the standard must be complied with unless it is impossible to do so. Instead, the wording should reflect the intent of the provision, which is to introduce a more onerous activity status when permitted activity standards are not met. Amending the language to 'is not achieved' reflects language used in district plans elsewhere in the country and provides greater consenting flexibility for when permitted activity standards are not met.	Amend TEDZ-R5 (Demolition or removal of buildings and structures) as follows: [...] a. compliance with any requirements in TEDZ-R5.1.a cannot be achieved <u>is not achieved</u> .
Special Purpose Zones / Tertiary Education Zone / TEDZ-R5	Oliver Sangster	112.13	Amend	Considers that amendment to TEDZ-R5 is needed consistent with submission points to permit demolition of the Gordon Wilson Flats.	Amend TEDZ-R5 (Demolition or removal of buildings and structures) as follows: Activity status: Permitted Where: The demolition or removal is not of Gordon Wilson Flats at 220 the Terrace"
Special Purpose Zones / Tertiary Education Zone / TEDZ-R5	Massey University	253.46	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-R5.1 (Demolition or removal of buildings and structures) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R5	Massey University	253.47	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-R5.2 (Demolition or removal of buildings and structures) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R5	Greater Wellington Regional Council	351.309	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 TEDZ-R5 (Demolition or removal of buildings and structures) with amendment.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R5	Greater Wellington Regional Council	351.310	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 TEDZ-R5 (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.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R5	WCC Environmental Reference Group	377.514	Amend	Considers the second part of the rule in regards to controlled demolition activities does not effectively consider the potential significant local and wider environmental impacts of demolition activities within Wellington City. Suggest the addition of further consideration points that acknowledges these risks and the need for their minimisation.	Amend TEDZ-R5.2 (Demolition or removal of buildings and structures) ... Matters of control are: 1. The preparation and implementation of a demolition management plan; 2. Management of demolition effects on local amenity values; and 3. Recording of the building prior to demolition. <u>4. Establishment of a management plan for runoff of potential on site exotoxins and other environmental hazards.</u>

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Special Purpose Zones / Tertiary Education Zone / TEDZ-R6	Te Herenga Waka Victoria University of Wellington	106.14	Oppose	<p>Opposes changing the activity status for additions and alterations to buildings and structures in the Tertiary Zone from Controlled to Discretionary Restricted.</p> <p>Considers that changing the activity status would significantly expand the matters for assessment which are already sufficiently broad and that the Controlled activity status provides sufficient discretion to the Council to ensure neighbours are not adversely affected without exposing the University to unnecessarily onerous consenting requirements. There is a risk that this will cause unnecessary delay and cost, impacting the University's ability to grow.</p>	<p>Amend TEDZ-R6.2 (Additions and alterations to buildings and structures) as follows:</p> <p>2. Activity status: Restricted Discretionary <u>Controlled</u></p>
Special Purpose Zones / Tertiary Education Zone / TEDZ-R6	Te Herenga Waka Victoria University of Wellington	106.15	Oppose in part	<p>Considers that the definition of 'public spaces' in the PDP is broad and includes anywhere within the University that is accessible by a pedestrian. 'Public spaces' should be replaced with 'legal road or are located 10m away from a legal road boundary.'</p> <p>This would strike a reasonable balance between retaining Council oversight of additions and alterations that could affect the streetscape but will not impact activities well within the respective campuses.</p>	<p>Amend TEDZ-R6.1 (Additions and alterations to buildings and structures) as follows:</p> <p>Additions and alterations to Buildings and Structures</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The proposed additions or alterations:</p> <p>i. Do not alter the appearance of the building or structure; or</p> <p>ii. Are not visible from public spaces <u>a legal road or are located 10m away from a legal road boundary</u>; and</p> <p>iii. Compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3; and TEDZ-S4 is achieved.</p>
Special Purpose Zones / Tertiary Education Zone / TEDZ-R6	Te Herenga Waka Victoria University of Wellington	106.16	Support in part	<p>In the event that the activity status for TEDZ-6.2 remains restricted discretionary (i.e. is not changed to controlled); the University seeks that limited notification be precluded where the proposal otherwise complies with the relevant requirements under TEDZ-S1, TEDZS2, TEDZ-S3 and TEDZ-S4.</p> <p>The University considers it is appropriate to engage with the Council on matters of design (as is currently the situation under the Wellington Operative District Plan) but does not consider that development in the TEDZ that otherwise meets development standards warrants wider public involvement.</p>	<p>Amend notification clauses under TEDZ-R6.2 (Additions and alterations to buildings and structures) as follows:</p> <p>Notification status: An application for resource consent made in respect of rule TEDZ-R6.2 is precluded from being publicly notified, <u>and will be precluded from being limited notified where compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3; and TEDZ-S4 is achieved.</u></p>
Special Purpose Zones / Tertiary Education Zone / TEDZ-R6	Te Herenga Waka Victoria University of Wellington	106.17	Support in part	<p>The term 'cannot be achieved' implies the standard must be complied with unless it is impossible to do so. Instead, the wording should reflect the intent of the provision, which is to introduce a more onerous activity status when permitted activity standards are not met.</p> <p>Amending the language to 'is not achieved' reflects language used in district plans elsewhere in the country and provides greater consenting flexibility for when permitted activity standards are not met.</p>	<p>Amend TEDZ-R6 (Additions and alterations to buildings and structures) as follows:</p> <p>[...]</p> <p>Where:</p> <p>a. Compliance with any of the requirements of the requirements of [...] cannot be <u>is not</u> achieved.</p>
Special Purpose Zones / Tertiary Education Zone / TEDZ-R6	Massey University	253.48	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-R6 (Additions and alterations to buildings and structures) with amendment.

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Special Purpose Zones / Tertiary Education Zone / TEDZ-R6	Massey University	253.49	Amend	<p>Considers that the majority of Massey buildings are already visible from public spaces and if this standard were to remain as worded, all works on the Massey University Campus would be unable to comply.</p> <p>Furthermore, Massey considers Rule TEDZ-R6(1)(ii) can be sufficiently covered by Rule TEDZ-R6(2).</p>	<p>Amend Rule TEDZ-R6.1 (Additions and alterations to buildings and structures) as follows:</p> <p>Additions and alterations to buildings and structures</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The proposed additions or alterations:</p> <p>i. Do not alter the external appearance of the building or structure; or</p> <p>ii. Are not visible from public spaces; and</p> <p>iii. Compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3 and TEDZ-S4 is achieved.</p>
Special Purpose Zones / Tertiary Education Zone / TEDZ-R6	Massey University	253.50	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-R6.2 (Additions and alterations to buildings and structures) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Te Herenga Waka Victoria University of Wellington	106.18	Oppose	<p>Opposes changing the activity status for the construction of new buildings and structures in the Tertiary Zone from Controlled to Discretionary Restricted.</p> <p>Considers that changing the activity status would significantly expand the matters for assessment which are already sufficiently broad and that the Controlled activity status provides sufficient discretion to the Council to ensure neighbours are not adversely affected without exposing the University to unnecessarily onerous consenting requirements. There is a risk that this will cause unnecessary delay and cost, impacting the University's ability to grow.</p>	<p>Amend TEDZ-R7.2 (Construction of new buildings and structures) as follows:</p> <p>2. Activity status: Restricted Discretionary <u>Controlled</u></p>
Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Te Herenga Waka Victoria University of Wellington	106.19	Oppose in part	<p>Considers that the definition of 'public spaces' in the PDP is broad and includes anywhere within the University that is accessible by a pedestrian. 'Public spaces' should be replaced with 'legal road or are located 10m away from a legal road boundary.'</p> <p>This would strike a reasonable balance between retaining Council oversight of additions and alterations that could affect the streetscape but will not impact activities well within the respective campuses.</p>	<p>Amend TEDZ-R7.1 (Construction of new buildings and structures) as follows:</p> <p>Additions and alterations to Buildings and Structures</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The proposed additions or alterations:</p> <p>i. Do not alter the appearance of the building or structure; or</p> <p>ii. Are not visible from public spaces <u>a legal road or are located 10m away from a legal road boundary</u>; and</p> <p>iii. Compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3; and TEDZ-S4 is achieved.</p>
Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Te Herenga Waka Victoria University of Wellington	106.20	Support in part	<p>Considers that in the event that the activity status for TEDZ-7.2 remains restricted discretionary (i.e. is not changed to controlled); the University seeks that limited notification be precluded where the proposal otherwise complies with the relevant requirements under TEDZ-S1, TEDZ-S2, TEDZ-S3 and TEDZ-S4.</p> <p>The University considers it is appropriate to engage with the Council on matters of design (as is currently the situation under the Wellington Operative District Plan) but does not consider that development in the TEDZ that otherwise meets development standards warrants wider public involvement.</p>	<p>Amend notification clauses under TEDZ-R7.2 (Construction of new buildings and structures) as follows:</p> <p>Notification status: An application for resource consent made in respect of rule TEDZ-R7.2 is precluded from being publicly notified, <u>and will be precluded from being limited notified where compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3; and TEDZ-S4 is achieved.</u></p>

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Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Te Herenga Waka Victoria University of Wellington	106.21	Support in part	The term 'cannot be achieved' implies the standard must be complied with unless it is impossible to do so. Instead, the wording should reflect the intent of the provision, which is to introduce a more onerous activity status when permitted activity standards are not met. Amending the language to 'is not achieved' reflects language used in district plans elsewhere in the country and provides greater consenting flexibility for when permitted activity standards are not met.	Amend TEDZ-R7 (Construction of new buildings and structures) as follows: [...] Where: a. Compliance with any of the requirements of the requirements of [...] cannot be is not achieved.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Massey University	253.51	Support in part	Supports the entire rule with amendments	Retain Rule TEDZ-R7 (Construction of new buildings and structures) with amendments.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Massey University	253.52	Amend	Considers most Massey buildings are already visible from public spaces and a 100m2 footprint is too small to construct any form of structure required for the operation of a tertiary education facility.	Amend Rule TEDZ-R7.1 (Construction of new buildings and structures) as follows: Construction of new buildings and structures 1. Activity status: Permitted Where: a. The new building or structure: is not visible from a public space; and ii W will have a gross floor area of less than <u>or equal to</u> 1000 m2 ; and b. Compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3 and TEDZ-S4 is achieved.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Massey University	253.53	Amend	Considers that any potential adverse effects relating to visibility from a public space and large building sizes can be sufficiently covered by Rule TEDZ-R7(2).	Amend Rule TEDZ-R7.1 (Construction of new buildings and structures) as follows: Construction of new buildings and structures 1. Activity status: Permitted Where: a. The new building or structure: is not visible from a public space; and ii W will have a gross floor area of less than <u>or equal to</u> 1000 m2 ; and b. Compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3 and TEDZ-S4 is achieved.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Massey University	253.54	Amend	Considers that that further clarification is needed to Rule TEDZ-R7(2)(4) as a matter of discretion so as to make it clear that these views from roads and/or open space is limited to directly adjoining public areas. This is because the Massey University Site is visible from a wide range of vantages around Wellington, which would result in this matter of discretion being relatively wide reaching. Further, this could result in unintended consequences.	Amend Rule TEDZ-R7.2 (Construction of new buildings and structures) to read as follows: Construction of new buildings and structures 2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of TEDZ-R7.1 cannot be achieved: Matters of discretion are: 1. Any relevant matters in TEDZ-P3, TEDZ-P4, TEDZ-P5, TEDZ-P6, TEDZ-P7 and TEDZ-P8; 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringing standards; 3. The Centres and Mixed-Use Design Guide; and 4. The extent to which any service elements (e.g. roof plant, exhaust and intake units, and roof equipment) that could be viewed from the <u>directly adjoining</u> road or open space zone can be screened or integrated as part of the façade or roof of the building.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R8	Te Herenga Waka Victoria University of Wellington	106.22	Support in part	The term 'cannot be achieved' implies the standard must be complied with unless it is impossible to do so. Instead, the wording should reflect the intent of the provision, which is to introduce a more onerous activity status when permitted activity standards are not met. Amending the language to 'is not achieved' reflects language used in district plans elsewhere in the country and provides greater consenting flexibility for when permitted activity standards are not met.	Amend TEDZ-R8 (Outdoor storage areas) as follows: [...] Where: a. Compliance with any of the requirements of the requirements of [...] cannot be is not achieved.
Special Purpose Zones / Tertiary Education Zone / TEDZ-R8	Massey University	253.55	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-R8.1 (Outdoor storage areas) as notified.

Special Purpose Zones / Tertiary Education Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Special Purpose Zones / Tertiary Education Zone / TEDZ-R8	Massey University	253.56	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-R8.2 (Outdoor storage areas) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-S1	Te Herenga Waka Victoria University of Wellington	106.23	Support in part	Considers that Height Control Area 4 (area shaded blue on PDP figure on original submission) should be extended to include the McLean Flats site at 320A The Terrace. The site is now owned by the University and will be utilised for university purposes.	Seeks extend Height Control Area 4 to include the McLean Flats site. [Refer to original submission for map]
Special Purpose Zones / Tertiary Education Zone / TEDZ-S1	Te Herenga Waka Victoria University of Wellington	106.24	Support in part	Considers that Height Control Area 4 should be amended to accommodate the proposed Te Huanui building which is anticipated to be between 8 to 12 metres above the maximum in Height Control Area 4. The Te Huanui project is expected to increase the level of amenity to the southern end of The Terrace and should be accommodated within the Height Control Areas of the Tertiary Education zone to reduce future consenting complexity.	Seeks amendment to apply TEDZ-S1 (Maximum height of buildings and structures) Height Control Area 2 to those parts of the site that are 20 metres or more away from a residential zone.
Special Purpose Zones / Tertiary Education Zone / TEDZ-S1	Massey University	253.57	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-S1.2 (Maximum height of buildings and structures) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-S1	Massey University	253.58	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-S1.3 (Maximum height of buildings and structures) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-S2	Te Herenga Waka Victoria University of Wellington	106.25	Support in part	The University supports the changes made to the PDP where the Council has identified zone boundaries around the Tertiary Education zone and the corresponding recession planes. However, the University seeks to remove '320 The Terrace' as a specific location from the height standards. The site at 320 The Terrace is included within the Tertiary Education zone not the High Density Residential zone and therefore no specific boundary control should apply.	Amend TEDZ-S2 (Height in relation to boundary) as follows: Location [...] Boundary adjoining any site within the HRZ, including 320 The Terrace
Special Purpose Zones / Tertiary Education Zone / TEDZ-S2	Massey University	253.59	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-S2.1 (Height in relation to boundary) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-S2	Massey University	253.60	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-S2.2 (Height in relation to boundary) as notified.
Special Purpose Zones / Tertiary Education Zone / TEDZ-S3	Te Herenga Waka Victoria University of Wellington	106.26	Oppose in part	The University opposes the proposed building setbacks because it seeks that 320 The Terrace is included in the Tertiary Education zone and considers that a 5 metre setback distance is appropriate for any boundary with any residential zone	Amend TEDZ-S3 (Building setbacks) as follows: 1. [...] 2. in relation to 320 The Terrace → A 5m setback shall apply to the boundaries with the High Density Residentially zoned areas, except for: 3. the boundary adjoining 302 The Terrace where a 1m setback shall apply; and 4. the boundary of 324 The Terrace where a 10m yard shall apply.
Special Purpose Zones / Tertiary Education Zone / TEDZ-S3	Massey University	253.61	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain TEDZ-S3.1 (Building setbacks) as notified.